CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT

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May 24, 2024

Paul McDougall
State Department of Housing and Community Development
C/O Land Use and Planning Unit
2020 W. El Camino Ave, Suite 500
Sacramento, CA 95833

RE: Submission of Adopted 2023-2031 Housing Element for the City of San Mateo

Dear Mr. McDougall,

The City of San Mateo is pleased to submit its Adopted Housing Element for the State of California's sixth housing cycle (2023-2031) to the Department of Housing and Community Development (HCD) for review and certification. Following receipt of HCD's letter finding that the City's Revised Housing Element was in substantial compliance with State law on January 19, 2024, the City moved forward with local adoption hearings.

The Revised Housing Element was made available for public review and comment from **April 16 to April 22, 2024,** in accordance with the requirement in AB 215, with the document posted to the City's website and interested parties notified. Legal notifications for the public hearings, as well as additional outreach, including social media posts and eblasts to City mailing lists, were completed to ensure community awareness of the public hearings to adopt the Revised Housing Element. A public hearing before the Planning Commission was held on April 23, 2024, with the Commission recommending adoption to the City Council. On May 20, 2024, the City Council held a public hearing and voted to adopt the Revised Housing Element, based on the required Housing Element Law findings and supported by substantial evidence in the record.

As part of the preparation of the City's Housing Element for adoption, the document was reformatted to align with the recently adopted General Plan 2040. The Housing Element and its appendices were also updated for internal consistency, grammar and other minor technical improvements; and there were several updates to the Housing Resources and Sites Inventory sections to add more information and evidence to support the City's methodology and assumptions. Since the Housing Element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households, the City retained Economic and Planning Systems, Inc. (EPS) to perform a peer review of the City's Sites Inventory methodology and assumptions, and to provide supplemental analysis. Overall, the peer review and analysis found that despite certain challenges posed by existing uses, market trends demonstrate that redevelopment of existing uses on sites included in the Sites Inventory is likely to occur within this Housing Cycle. Furthermore, the methodology reflects observed industry trends, property owner interests, and site-specific conditions that are likely to support redevelopment, such as surface parking lots being redeveloped with new housing without the need to displace existing uses. The EPS Sites Inventory Review Memorandum is included as an attachment with this letter.

We also want to note the following activities and accomplishments that have happened since you last reviewed the City's Housing Element in January 2024.

- The City Council adopted General Plan 2040 on March 18, 2024, with a land use map that adds 19,700 units of housing capacity on over 1,200 parcels around the City, subject to voter approval of a ballot measure to alter current height and density limits. These limits were enacted by a prior ballot measure (Measure Y).
- On May 20, 2024, the City Council held a study session to review next steps for placing a measure to amend Measure Y on the November ballot and directed staff to move forward with outreach and education, and to schedule a public hearing in July to consider sending a ballot measure to the voters.
- Pursuant to AB 1398 and Housing Element Policy H 1.10, the City is moving forward with an ordinance to establish a By-Right Designation for Prior Housing Sites (40 sites in total). A public hearing before the Planning Commission is scheduled for May 28 and a City Council hearing is anticipated in June/July.
- Public hearings before the Planning Commission and City Council to update City requirements to remove the pre-application process and eliminate third-party design review for housing projects (Policy H 1.6) are scheduled for June/July.
- Two additional housing opportunity sites were identified, based on input from the property owner, and they have been added to the Sites Inventory. With these additional sites, the City now has identified capacity for at least 10,286 new housing units (145% of the RHNA).

As outlined above, San Mateo is fully committed to implementing the ambitious set of policies and programs in our Housing Element and we look forward to achieving certification from HCD. Please contact me at zdahl@cityofsanmateo.org or (650) 522-7207 for any questions or to further discuss the City's Housing Element.

Sincerely,

Zachary Dahl, AICP
Community Development Director

Attachments:
Adopted 2023-2031 Housing Element
Appendix A - Needs Analysis
Appendix B - Constraints Analysis
Appendix C - Housing Resources and Sites Inventory
Appendix D - Affirmatively Furthering Fair Housing Narrative
Appendix E - Review of Prior Housing Element
Appendix F - Public Participation
Appendix G - Public Review Period Comments
Housing Element Sites Inventory Review Memorandum, May 17, 2024

Housing Element of the General Plan 2023-2031

Adopted May 20, 2024

STRIVE SAN MATEO
GENERAL PLAN 2040

Housing Element of the General Plan 2023-2031

Acknowledgements

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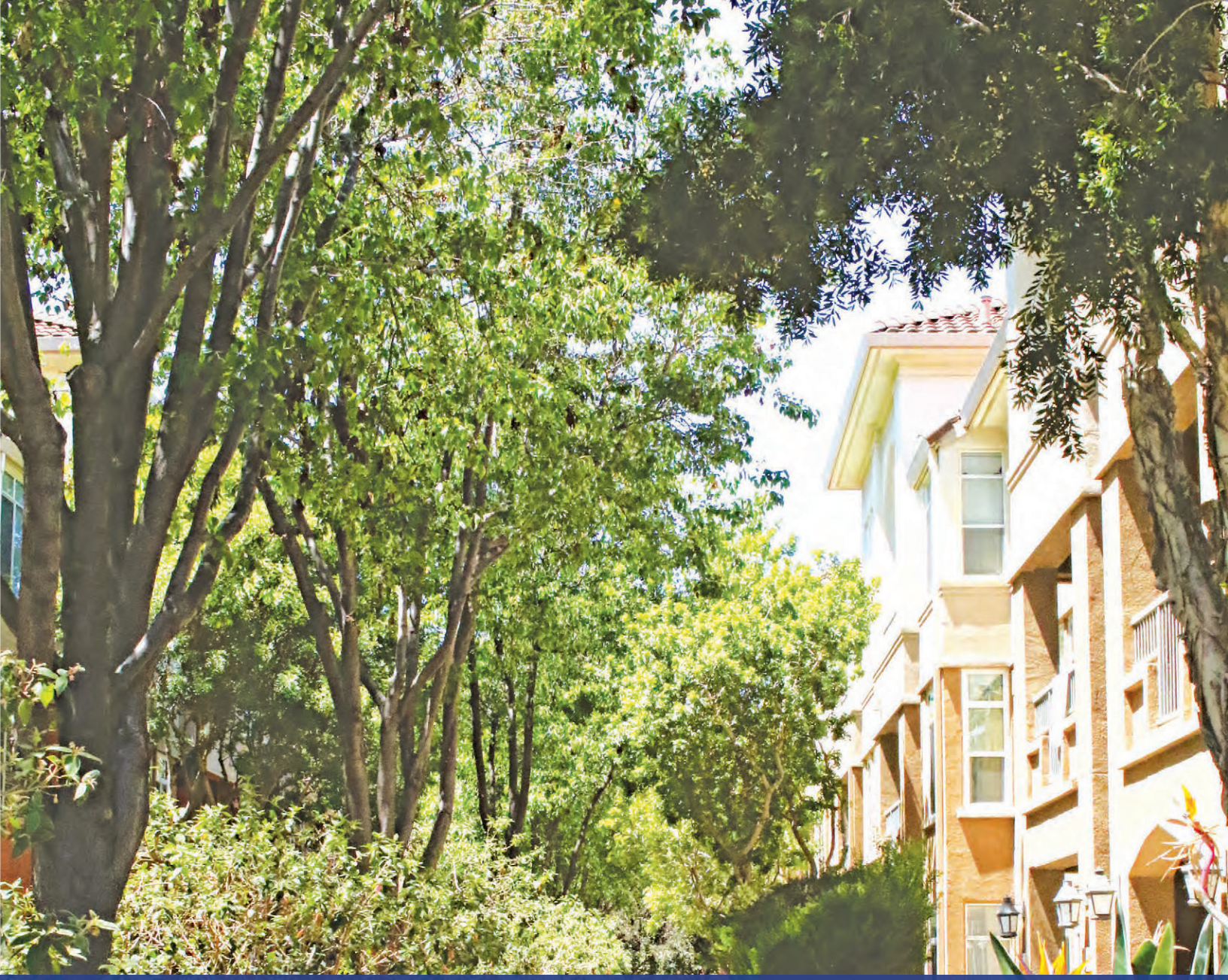

SECTION 1

Executive Summary

STRIVE SAN MATEO
GENERAL PLAN 2040

EXECUTIVE SUMMARY

San Mateo's 2023-2031 Housing Element is a plan to help address the region's housing crisis, a blueprint for supporting all forms of housing, and a demonstration of the City's commitment to achieving greater housing equity and access for all residents. The Housing Element identifies existing housing conditions and community needs, describes where new housing can be developed, establishes goals, policies and programs, and creates a plan for supporting the production of housing to meet the needs of the City's current and future residents. It includes nine sections as outlined below.

"Home is where one starts from."

– T.S. Eliot

1. Executive Summary

This Executive Summary provides a high-level summary of each section, and its findings and conclusions. The Sites Inventory is in Section 3, the Affirmatively Furthering Fair Housing Assessment is in Section 6 and the Housing Plan, with a complete breakdown of the goals, policies and programs, is included in Section 6. Detailed technical information and documentation to support the Housing Element's findings and conclusions are included in the seven appendices.

2. Introduction and Background

The City of San Mateo is located in San Mateo County, California, on the San Francisco Bay Peninsula and has a population of 105,661 per the 2020 Census. It is approximately 20 miles south of San Francisco and borders Burlingame to the north, Hillsborough to the west, the San Francisco Bay and Foster City to the east and Belmont to the south.

The Housing Element is an integral part of the General Plan, which guides the City of San Mateo's development and policy decisions, and it is the only element that requires certification by the State. California has also established a significant number of new housing related laws to address the State's housing crisis and this section provides an overview of the applicable legislation that the Housing Element is required to comply with and address. The State Department of Housing and Community Development (HCD) is tasked with reviewing housing elements for compliance and adequacy and is responsible for certifying the City's Housing Element.

All new housing units need to have access to adequate infrastructure and municipal services, and in particular, sewage disposal and water capacity must be demonstrated. The City's electrical and natural gas provider is Pacific Gas and Electric (PG&E), and the water service provider is predominantly the California Water Company, except for the portion of San Mateo east of the slough, which is served by the Estero Municipal Improvement District. Recology provides recycling, composting and waste disposal services and sewage disposal services are provided by a Joint Powers Authority led by the City. An assessment of Cal Water's Urban Water Management Plan combined with increased water efficiency and conservation requirements found that there is sufficient water capacity to serve at least 7,015 new housing units by 2031. For sewage disposal, the City is currently building an updated sewage treatment facility which will have the capacity to serve the City into the future, including the new units for this housing cycle.

3. Housing Needs and Sites Inventory

For this upcoming eight-year housing cycle, HCD has identified the nine-county Bay Area region's housing need to be 441,176 units; with this number broken down into four income categories that cover housing types for all income levels, from extremely low-income households to market rate (above moderate income) housing. This Regional Housing Needs Determination (RHND) is based on population projections produced by the California Department of Finance (DOF) as well as adjustments that incorporate the region's existing housing need. The City of San Mateo's Regional Housing Needs Allocation (RHNA) for this cycle is 7,015 new housing units.

A summary of facts about San Mateo's demographic data is provided to establish a basis for the City's housing needs and issues. A full version of the City's demographic report can be found in Appendix A. A key fact identified in this data is that the number of homes in San Mateo increased 3.6% from 2010 to 2020, which is *below* the growth rate for San Mateo County and *below* the growth rate of the region's housing stock during this time period. And, during this time period, home prices increased by 115.6% and rental prices increased by 74.2%. Overall, this demographic data supports the finding that the City does not have sufficient housing units to meet the needs of its residents and that housing affordability is a significant barrier for many middle- and lower-income residents.

An analysis of existing affordable housing units that are at risk of conversion/reversion to market rate, rendering them no longer affordable to the people living in them, identified 65 units in two developments (Bridgepoint Condominiums and Belmont Building) that have expiring affordability covenants. The potential loss of existing affordable housing units is an important issue to the City due to displacement of lower-income tenants and the limited alternative housing available to such persons. Preservation of these units can be achieved in a variety of ways and policies and programs have been included in the Housing Plan to explore options to retain the units as affordable, replace the units elsewhere, or relocate tenants into alternative housing that is affordable to them.

To demonstrate how San Mateo can accommodate its RHNA of 7,015 new housing units, the Housing Element must identify adequate sites for housing (Sites Inventory), including rental housing, factory-built housing, and mobile homes, and make adequate provision for the existing and projected needs of all economic segments of the community. The Sites Inventory is required to include an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and analyze the development capacity that can realistically be achieved for each site.

The purpose of the Sites Inventory is to evaluate whether there are sufficient sites with appropriate zoning capacity to meet the City's RHNA goal. The Sites Inventory analysis does not include the economic feasibility of specific sites, does not necessarily take into consideration the owner's intended use of the land now or in the future, and does not dictate where residential development will actually occur. Based on previous Housing Elements, it is anticipated that some of the sites on the list will be developed with new housing, some will not, and some housing will be built on sites not listed in the Sites Inventory.

The methodology used to estimate the development potential of each property included on the Sites Inventory was developed based on the criteria established by State law, on the physical characteristics, existing uses, redevelopment potential (including improvement to land value ratio, floor area ratio, age of structures, existing height, lot coverage and known developer/owner interest), location and context, local knowledge, and environmental and infrastructure constraints. To ensure a higher likelihood of new developments exceeding the estimates in the Sites Inventory, conservative assumptions were employed. Overall, the Sites Inventory identified sites spread around the City with capacity to develop up to 10,286 units, or 146% of the City's RHNA. This development capacity exists within the City's current zoned densities and does not require any rezoning to achieve. While many of the sites identified are non-vacant sites, they have a significantly high redevelopment potential as noted through example projects, individual site analysis including developer or owner interest, and other factors such as aging building stock and low utilization rates including underutilized parking lots or strip malls (Appendix C). The following table provides a summary breakdown of the Sites Inventory by income category. In addition to the capacity within the City's existing zoning identified in the Sites Inventory, the recently adopted General Plan 2040 will add at least 10,000 units of additional housing capacity.

Executive Summary Table: San Mateo Sites Inventory Breakdown					
Housing Opportunity Areas	**Total Units**	**Very Low**	**Low**	**Moderate**	**Above Moderate (Market Rate)**
San Mateo RHNA	7,015	1,777	1,023	1,175	3,040
ADUs	440	132	132	132	44
Pipeline Projects	3,110	562		14	2,534
Remaining RHNA	3,465	1,974		1,029	462
Fashion Island Area	817	167	121	109	418
Hillsdale Mall	1,200	0	180	180	840
Downtown	1,213	177	305	85	646
Other Sites	3,528	1,290		721	1,520
Total Sites	**6,758**	**2,240**		**1,095**	**3,424**
Grand Total	**10,286**	**3,129**		**1,278**	**5,880**
Buffer Over Remaining RHNA	**3,271 (94%)**	**329 (17%)**		**103 (10%)**	**2,840 (484%)**
General Plan 2040 Buffer	**10,000**	**2,533**	**1,458**	**1,675**	**4,334**

This information is included as Table 6 in Section 3.5 of the Housing Element.

4. Other Required Housing Element Components

This section provides a summary and evaluation of housing production constraints, an overview of the funding opportunities and housing resources provided by the City, and the applicable energy conservation and climate change policies and requirements for new housing developments.

The constraints section analyzes potential and actual governmental and non-governmental constraints to the maintenance, improvement, or development of housing that hinder a jurisdiction from meeting its housing goals. Governmental constraints to housing include zoning and development standards, infrastructure requirements, development impact and permitting fees, and the development review and permitting processes. Non-governmental constraints include availability of financing, the price of land,

the cost of construction, Measure Y (voter approved growth limits) and the length of time to design and construct new housing.

The City is in the process of implementing measures to reduce development costs, streamline the development review process and amend/simplify the Zoning Code to reduce these constraints. A comprehensive evaluation of all housing impact and permitting fees, with a focus on reducing costs for smaller multi-family projects, will also be completed. Non-governmental constraints are largely determined by market conditions and other factors over which the City has little control. However, the General Plan Update process is facilitating a community conversation around Measure Y, with a goal of building consensus around an updated ballot measure that would allow for the production of more housing, in particular affordable housing, to meet the City's current and future needs.

The Housing Resources of the City are grouped into three categories. The first is the various funding sources that the City is able to leverage for affordable housing production, preservation, and protection; the second are the existing programs that the City manages and supports to increase the housing supply or otherwise serve past, current, and prospective residents of affordable housing; and the third is the inventory of sites that are adequate for development to meet projected housing needs.

Home energy efficiency has become an increasingly significant factor in housing construction, particularly in the past few years with the increasing demand to build energy efficient and sustainable buildings in California. The California Energy Code and the California Green Building Code in State Title 24 establish uniform energy efficiency and green building standards that all construction must adhere. The City's 2020 Climate Action Plan (CAP) sets standards to reduce greenhouse gas (GHG) emissions for housing and construction by exceeding minimum State requirements, providing education and outreach on benefits and financial incentives associated with energy upgrades, and continuing support for energy efficiency and electrification retrofits.

5. Public Participation

Over the past twelve months, the City has conducted a significant community outreach effort to engage with the community, with over nineteen public and community meetings and workshops, five intercept/pop-up events, four surveys and partnership with 21 Elements. The outreach effort included an emphasis on connecting with community members for whom English was not spoken at home, renters, those under 45 years of age, low-income and very low-income households, people with disabilities, seniors, single female heads of household, people experiencing homelessness, and those from under-represented neighborhoods.

Key accomplishments of the community outreach efforts included:

- Launch of a Housing Element Update website (www.cityofsanmateo.org/HousingElement2023) that included links to past event video recordings, meeting materials, outreach and survey summaries, and information about upcoming meetings and ways to get involved.
- Two mailers – one citywide in October 2021 was sent to 27,000 households and a second in January 2022 targeted to renters – inviting community members to participate in community workshops, public meetings, and online surveys. Both mailers included printed information in English and Spanish.

- Three public Housing Element workshops, six presentations/discussions at City Council and Planning Commission public meetings, a focus group discussion with builders, developers and architects, and presentations to many local community-based organizations, including the Chamber of Commerce, Downtown Merchants Association and San Mateo-Foster City School District Parent Teacher Association (SMFCSD PTA).
- Two related Housing Element Surveys conducted by the City between October 11, 2021 and January 16, 2022 received a total of 750 responses. Online responses from community members accounted for 594 responses, with 156 additional responses to a subset of questions collected by staff and the consultant team as intercept surveys during pop-up events in the North Central and Shoreview Neighborhoods, as well as Macedonia food distribution events.

Feedback and insights from tenants, non-English speakers, lower-income residents, property owners and developers helped to highlight new policy opportunities and ways to strengthen and improve existing policies, with the overarching challenge of housing affordability and availability being a reoccurring topic. Themes that were incorporated into the Housing Plan included production of more missing middle housing, more outreach and education to tenants and landlords, streamlining and simplifying development review and permitting processes, doing more to address fair housing and equity, and ensuring that new housing is sustainable and addresses climate change.

On April 6, 2022, the City published the Draft Housing Element for public review. The 30-day public review period ended on May 6, 2022. During the review period, the City received 20 public comment letters. Comments reflected a broad range of sentiments including support for housing generally and the Draft Housing Element, a desire for the Draft Housing Element to articulate methods to greatly expand the supply of housing and tenant protections, concern about the future of existing very low density neighborhoods, and worry that future growth would strain the City's transportation infrastructure and available water supplies. On April 26 and May 3, 2022, the Planning Commission held public hearings and provided input on the Draft. On May 23, 2022, the City Council held a public hearing to consider the public comments and provide staff with input and direction. On November 7, 2022, the City Council held a study session to discuss HCD's first review letter and receive public comments. Following an update to the Housing Element to address HCD comments, public comments and City Council direction, the Revised Draft Housing Element was published for public review on December 30, 2022 to January 10, 2023 for the mandated 7-day public comment period.

The Revised Draft was reviewed by the Planning Commission at a public hearing on January 12, 2023 and adopted by the City Council on January 24, 2023, to affirmatively further fair housing and accommodate the City's Regional Housing Needs Allocation (RHNA) of 7,015 units for the 2023-2031 Housing Element cycle. The Adopted Housing Element was submitted to HCD on January 27, 2023. HCD completed their review of the City's Adopted Housing Element and provided written comments to the City on March 27, 2023.

The City Council held study sessions on April 17, 2023 and June 5, 2023 to consider public comments and provide staff with input on direction on how to update the Housing Element in response to HCD's second comment letter. The third revised Draft Housing Element was published for public review on July 26, 2023 and submitted to HCD on August 4, 2023. On September 20, 2023, following multiple meetings with HCD where additional deficiency comments were provided verbally, the City rescinded the revised Draft Housing Element submittal to allow for technical updates and clarifications.

On November 8, 2023, a revised third Draft Housing Element was published for public review, with the comment period ending on November 15, 2023. Following a review of the public comments submitted, the revised third Draft Housing Element was submitted to HCD on November 22, 2023. On January 19, 2024, The City received a letter from HCD noting that the revised third Draft Housing Element, with the technical clarifications submitted on January 17, 2024, met the statutory requirements and will substantially comply with State Housing Element Law once adopted.

6. Affirmatively Furthering Fair Housing (AFFH) Assessment

This section provides an overview of AFFH requirements; a history of segregation in the region; and an assessment of the San Mateo's AFFH issues.

"Affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. California law, as established by AB 686, requires all public agencies to "administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing, and take no action inconsistent with this obligation." The law also required that housing elements include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

The United States' oldest cities have a history of mandating segregated living patterns—and Northern California cities are no exception. The Association of Bay Area Governments (ABAG), in its recent Fair Housing Equity Assessment, attributes segregation in the Bay Area to historically discriminatory practices—highlighting redlining and discriminatory mortgage approvals—as well as "structural inequities" in society, and "self-segregation" (i.e., preferences to live near similar people).

A Fair Housing Assessment for all San Mateo County jurisdictions was conducted by 21 Elements, a countywide jurisdictional collaborative. For the City of San Mateo, the Assessment describes fair housing enforcement and outreach capacity, integration and segregation, access to opportunity and disparate housing needs as contributing factors that should be addressed in the city's fair housing action plan. Some primary findings in the Fair Housing Assessment included:

- 16% of fair housing complaints filed in San Mateo County between 2017 to 2021 (57 total) were in the City of San Mateo (9 total), which is approximately aligned with the City share of the county's population (14%).
- Racial and ethnic minority populations are disproportionately impacted by poverty, low household incomes, overcrowding, and homelessness compared to the non-Hispanic White population in the City of San Mateo. Additionally, racial and ethnic minorities are more likely to live in moderate resources areas and be denied for a home mortgage loan.
- The northeast area of San Mateo is disproportionately impacted by high poverty, low education opportunity, low economic opportunity, low environmental scores, high social vulnerability scores, concentrations of cost burdened households, overcrowding, and moderate resource scores. These areas are generally on either side of Highway 101 and stretch to the San Francisco Bay waterfront, encompassing the North Central and Shoreview neighborhoods.

- The City of San Mateo has a slight concentration of residents with a disability with 9% of the population compared to 8% in the county. Residents living with a disability in the City are more likely to be unemployed and are largely concentrated in areas around Highway 101.
- Racial and ethnic minority students in the City of San Mateo—served by the San Mateo Union High School District and the San Mateo-Foster City Elementary School District—experience lower educational outcomes compared to other students.
- Nearly half of all renter households in the City of San Mateo are cost burdened—spending more than 30% of their gross income on housing costs—and one in four are extremely cost burdened—spending more than 50% of their gross income on housing costs.

Contributing factors to these Primary Findings include:

- Higher rates of mortgage denial rates among Hispanic households stems from decades of discrimination in housing markets and challenges building wealth through economic mobility and homeownership.
- The northern portion of the City offers the most affordable homes, and as such, residents living in these areas have lower incomes and higher rates of poverty.
- Hispanic residents are more likely than others to work low wage jobs that do not support the City's or region's housing prices, resulting in higher rates of cost burden and overcrowding.
- Hispanic residents are primarily concentrated in the northeastern area of the City where residents face higher poverty and cost burden as well as poor opportunity outcomes according to TCAC's opportunity maps.
- Concentration of naturally occurring affordable ownership and rental housing opportunities in the northeast areas of the City further concentrates poverty, cost burden, and overcrowding in areas with low economic and environmental outcomes.
- There is a relative lack of affordable housing opportunities in higher resourced areas of the City.
- Highway 101 creates a major barrier between the Shoreview neighborhood and the rest of the City of San Mateo.
- The unemployment rate for the City of San Mateo's residents with a disability is four times that of persons without a disability.
- The undersupply of accessible housing units, particularly for renters, creates a scarcity of units for residents living with a disability.
- There are concentrations of the population living with a disability west of Highway 101 in the North Central neighborhood.
- Residents with disabilities and Hispanic households face increased housing discrimination.

In response to this analysis, as well as community input, an Affirmatively Furthering Fair Housing Action Plan, which details how the City proposes to respond to the factors contributing to the fair housing challenges identified in this analysis, was developed. The Action Plan is included in Appendix D and the policies and programs to implement the Action Plan are included in the Housing Plan under Goal 5.

7. Housing Plan

The City of San Mateo's primary objective is to maintain and provide a diversity of housing opportunities for current and future residents. There should be a variety of housing types and sizes, a mixture of rental and ownership housing, and housing that supports special needs populations, including seniors, farmworkers, single female heads of household, people with disabilities, and those who are unhoused. This variety of housing opportunities should accommodate a diverse population, leading to a variety of household sizes and types at all income levels.

In addition, the City needs to increase housing supply to meet the housing demand caused by current and future job growth. The types of new housing created should accommodate all income levels consistent with the city's RHNA. The goals, polices, and actions contained in this Housing Plan support these overarching objectives while also ensuring that the City will meet its statutory obligations to affirmatively further fair housing and facilitate housing production at all income levels.

The City has identified five goals to guide the Housing Element's policies and programs. The first three are based upon the "3Ps" framework that seeks to address the region's housing needs through a combination of Production, Preservation and Protection and is endorsed by the Association of Bay Area Governments (ABAG). The fourth goal, or "fourth P," is Promotion of community engagement and public outreach to support social resilience, and the fifth goal is to Affirmatively Further Fair Housing (AFFH).

- **Goal H-1 – Production –** Facilitate and support the production of new housing at all income levels, but especially affordable housing. Twenty (20) policies with fifty-one (51) implementing actions have been identified to support this goal.
- **Goal H-2 – Preservation –** Preserve existing housing that is affordable to lower- and middle-income residents. Six (6) policies with thirteen (13) implementing actions have been identified to support this goal.
- **Goal H-3 – Protection –** Protect current residents to prevent displacement. Seven (7) policies with seventeen (17) implementing actions have been identified to support this goal.
- **Goal H-4 – Promotion –** Promote social resilience through public education and community outreach to make information more available and accessible. Five (5) policies with twelve (12) implementing actions have been identified to support this goal.
- **Goal H-5 – Affirmatively Further Fair Housing –** Address the issues of fair housing, equity and access while reinforcing the objective that affirmatively furthering fair housing is both a stand-alone priority and decisively inseparable from achieving the Housing Element's other goals. Fifteen (15) policies with twenty-three (23) quantified objectives have been identified to support this goal.

8. Quantified Objectives

In addition to the Sites Inventory and the Housing Plan, the City is required to provide an estimate of actual housing units that can be preserved and produced given available resources, permits issued and projected pipeline projects expected to be completed within the next housing cycle. State law recognizes that the city's total housing needs exceed available resources and the community's ability to satisfy this need within the content of the general plan. The total development cost for the City's RHNA allocation of affordable units (3,975 total units) would exceed $4 billion dollars, of which there is approximately a $2 billion financing gap. Thus, the quantified objectives do not need to completely account for San Mateo's RHNA but do establish the maximum number of housing units that can realistically be constructed, rehabilitated, and conserved in the City over an eight-year timeframe.

For the upcoming housing cycle, the city's quantified objectives for conservation are 719 units, with 323 being affordable units, and the quantified objectives for construction are 5,931 units, with 1,481 being affordable units. The total of quantified objectives for the City are 6,650 units, including 1,804 affordable units. For a full breakdown of units by affordability level and by project or category, see Table 14 – Quantified Objectives for Cycle 6 (2023 – 2031), in this Section.

9. Review of Prior Housing Element

This section provides a summary of the key accomplishments, challenges, and opportunities learned from the city's previous Housing Element. The city's RHNA for the fifth housing cycle (2015 – 2022) was 3,100 units. The City was able to achieve many of its goals through successful implementation of most of its policies and programs, but fell short of its affordable housing production goals. Key accomplishments included increased accessory dwelling unit (ADU) production, new affordable housing funding sources, protecting existing affordable housing units, and using new technology and streamlined processes to speed up development approvals. During this time, the City also adopted updates to the Below Market Rate (BMR) Program to increase minimum inclusionary housing requirements from 10% to 15% for residential development projects. Significant progress was also made on the design, entitlement and/or construction of two affordable housing projects on City-owned properties in Downtown (Kiku Crossing and Bespoke). From 2015 through the end of 2022, the City was able to achieve a total of 2,501 new housing units and exceed its market rate housing target; however, this only represents 81 percent of the city's total RHNA for Cycle 5. A variety of factors have contributed to this production shortfall, including high land and construction costs[1], outdated policies, and community division regarding intensity of growth and building heights. The lessons learned over this past cycle have been used to help inform the Housing Plan in this Housing Element.

1 It should be noted during Cycle 5, national and global factors contributed to the high cost of construction including: a) The Great Recession which affected the banking industry and residential investments; b) COVID-19 pandemic which contributed to construction worker and material shortages, and c) 2021-2022 Global Supply Chain Crisis which contributed to construction material cost increases and delays that extended construction schedules locally by a year or more.

SECTION 2

Introduction and Background

STRIVE SAN MATEO
GENERAL PLAN 2040

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INTRODUCTION AND BACKGROUND

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has not kept pace, contributing to the housing shortage that communities around the Bay Area are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people, particularly those in the middle- and lower-income tiers, being able to purchase homes or meet surging rents.

The Housing Element is part of the City's General Plan and sets forth the policies and programs to address the housing needs for San Mateo. It is the City's eight-year housing strategy from the period of 2023-2031 for how it will meet the community's housing needs. State law (Government Code Sections 65580-65589.8) requires that every city and county in California adopt a Housing Element, subject to State approval, as part of its General Plan. Per SB 375 (Statutes of 2008), the planning period for the Housing Element is eight years.

Since 1969, State law requires that jurisdictions throughout California complete a Housing Element. The City itself is not responsible for building or producing this housing, but it must demonstrate that it has policies and programs in place to support housing construction for all income levels, as well as available land appropriately zoned to accommodate new housing. The Housing Element must include a variety of statistics on housing needs, constraints to development, and policies and programs to implement a variety of housing-related land use actions, and a detailed inventory of "opportunity sites" on which future housing may be built.

The Housing Element is the only element of a locality's General Plan that must be approved ("certified") by the State, through its Department of Housing and Community Development (HCD) to ensure it meets all statutory requirements. Having a certified Housing Element is a prerequisite for many State grants and funding programs. This is the sixth cycle of the Housing Element and covers the eight-year period from 2023 to 2031.

2.1 HISTORY OF SAN MATEO

One of only two charter cities in San Mateo County, the City of San Mateo was incorporated in 1894 and is governed by a five-member City Council. The City encompasses 15.9 square miles in the San Francisco Bay Area in the center of the Peninsula and is currently home to an estimated 105,661 residents.[2] Its strategic location at the crossroad of the east-west coastal stagecoach and the north-south railroad drew a number of residents after its incorporation. The land around this settlement was controlled by some of the wealthiest families in the State, who created large suburban estates. San Mateo emerged in the postwar periods as a rapidly expanding and progressive city when the population of the City nearly quadrupled between 1940 and 1990.[3] Some of the current land use constraints, such as voter approved Measure H, P, and Y in 1991, 2004, and 2020, respectively, which limit heights to 55 feet and density to no more than 50 units per acre in the City were a direct result of this rapid expansion.

2 US Census estimate, April 2020. https://www.census.gov/quickfacts/sanmateocitycalifornia
3 Mitchell P. Postel, *San Mateo – A Centennial History*,"Foreword", 1994, Page ix.

Despite the Measure Y growth limitations, San Mateo has seen a significant amount of growth over the past two decades. Recent development activity includes a mix of single-family homes, multi-family dwellings, senior housing, office space, retail areas, hotels, and mixed-use (commercial and residential) projects.

San Mateo has very few remaining vacant sites with development potential (approximately 40 parcels). The areas that are undeveloped are generally protected as open space, parks, and waterways. However, there are many sites that have aging buildings or are under-developed that provide opportunity for new mixed-use and higher-density housing development. Development interest in San Mateo remains high with a variety of projects in the pipeline, including those in the early planning stages.

San Mateo's economy has grown quickly in recent years, in large part due to the strength of Silicon Valley technology companies and the city's strategic geographic location. Current low vacancy rates for retail, office, and industrial space confirm that businesses find San Mateo a desirable location, and new development projects will produce more non-residential space to help meet that demand. Between 2010 and 2019, the number of jobs in San Mateo increased by 33 percent, and there are currently approximately 52,800 people[4] employed in the City. The "professional and technical services" sector, which includes technology jobs, makes up about 20 percent of local jobs, about the same proportion as in San Francisco and more than in Silicon Valley. Retail, health care, food services, public agencies, are other primary employment sectors in the community.

San Mateo's vibrant Downtown, desirable neighborhoods, diversity of employment options, high quality public services, and recent developments such as Hillsdale/Bay Meadows and Station Park Green, make it an ever-popular place to live and work. Major new development in San Mateo is concentrated primarily near the three Caltrain stations (in the Downtown, Hayward Park and Hillsdale areas), and along El Camino Real. The city's three Caltrain stations, extensive bicycle and pedestrian network, SamTrans bus system, and well-maintained local roadways lead efficiently to destinations in the City, on the Peninsula, and beyond.

4 City of San Mateo, *General Plan Update - Alternatives Evaluation*, 2019.

The City has many distinct and diverse individual neighborhoods, including two designated historic districts, the Downtown and the Glazenwood Historic Districts. The Downtown area, which maintains a 1930s character, is of particular importance and interest with respect to historic structures. The residential neighborhood of Glazenwood is a unique early 1920's development of Spanish Colonial Revival homes. Other areas of the City contain buildings of exceptional architectural interest and reflect local historical periods.

San Mateo has about 41,250 housing units; roughly half are rental units and half are occupied by homeowners, which are also split almost evenly between single-family and multi-family residences. Older homes are common in San Mateo, with almost 50 percent being 60 years or older. Local housing costs are very high, driven by high demand and a lack of production, which is due to a variety of factors including lack of available land and regulatory limits. The average cost for a single-family home in San Mateo is about $1.7 million, up more than 80 percent in just five years.[5] A typical rental unit costs $2,900 a month, 31 percent higher than five years ago. With the current median annual income of $175,000, a four-person household in San Mateo could comfortably afford to purchase a home priced at up to $700,000 – less than half of the realistic cost.[6] Even with the high housing costs, there is ongoing demand for new affordable and market rate housing to meet current and future needs and keep pace with job growth in the City and the larger Bay Area region.

2.2 LEGISLATIVE CONTEXT

Since the city's last Housing Element was adopted and certified in 2014, several substantive changes to State housing law and Housing Element requirements have occurred, as summarized below.

Affordable Housing Streamlined Approval Process. Senate Bill 35 (2017), Assembly Bill 168 (2020) and Assembly Bill 831 (2020). SB 35 created a streamlined, ministerial review process for qualifying multifamily, urban infill projects in jurisdictions that have failed to approve housing projects sufficient to meet their State-mandated RHNA. Among other requirements, to qualify for streamlining under SB 35, a project must incorporate one of two threshold levels of affordable housing: (1) 10 percent of the project's units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for above moderate-income housing or have failed to submit an annual progress report as required under State law; or (2) 50 percent of the project's units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for below moderate-income housing. AB 168 added a requirement to provide a formal notice to each California Native American tribe that is affiliated with the area of the proposed project. The Housing Element must describe the City's processing procedures related to SB 35. This is discussed further in Appendix B.

5 San Mateo County Association of Realtors, 2018
6 CoStar; Economic & Planning Systems, Inc., 2018.

Additional Housing Element Sites Analysis Requirements. Assembly Bill 879 (2017) and Assembly Bill 1397 (2017). These bills require additional analysis and justification of the sites included in the sites inventory of the city's Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Additionally, the bills require additional analysis of non-vacant sites and additional analysis of infrastructure capacity, and place size restrictions on all sites.

Affirmatively Furthering Fair Housing. Assembly Bill 686 (2017). AB 686 law ensures that public entities, including local governments, administer their programs relating to housing and urban development in a manner affirmatively to further the purposes of the federal Fair Housing Act and do not take any action that is materially inconsistent with its obligation to affirmatively further fair housing. It also requires that housing elements of each city and county promote and affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act, Government Code Section 65008, and any other State and federal fair housing and planning law. AB 686 requires jurisdictions to conduct an assessment of fair housing in the housing element, prepare the housing element site inventory through the lens of affirmatively furthering fair housing, and include program(s) to affirmatively further fair housing.

No-Net-Loss Zoning. Senate Bill 166 (2017). SB 166 amended the No-Net-Loss rule to require that the land inventory and site identification programs in the Housing Element include sufficient sites to accommodate the unmet RHNA. When a site identified in the Housing Element as available to accommodate the lower-income portion of the RHNA is actually developed for a higher income group, the city must either (1) identify, and rezone if necessary, an adequate substitute site or (2) demonstrate that the land inventory already contains an adequate substitute site.

AB 1397, Low (Chapter 375, Statutes of 2017). The law made several revisions to the site inventory analysis requirements of Housing Element Law. In particular, it requires stronger justification when nonvacant sites are used to meet housing needs, particularly for lower income housing, requires by right housing when sites are included in more than one housing element, and adds conditions around size of sites, among others.

Safety Element to Address Adaptation and Resiliency. Senate Bill 1035 (2018). SB 1035 requires the General Plan Safety Element to be reviewed and revised to include any new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies with each revision of the housing element.

By Right Transitional and Permanent Supportive Housing. Assembly Bill 2162 (2018) and Assembly Bill 101 (2019). AB 2162 requires the City to change its zoning to provide a "by right" process and expedited review for supportive housing. The bill prohibits the City from applying a conditional use permit or other discretionary review to the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater. The change in the law applies to sites in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily use. Additionally, AB 101 requires that a Low Barrier Navigation Center development be a use by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements.

Accessory Dwelling Units (ADUs). Assembly Bill 2299 (2016), Senate Bill 1069 (2016), Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly 587 (2019), Senate Bill 13 (2019), Assembly Bill 670 (2019), Assembly Bill 671 (2019), Assembly Bill 3182 (2020). In recent years, multiple bills have added requirements for local governments related to ADU ordinances. The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and limits on parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days, remove lot size requirements and replacement parking space requirements and require local jurisdictions to permit junior ADUs. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, prohibits fees on units of less than 750 square feet, and permits ADUs at existing multi-family developments. AB 671 requires the Housing Element to include plans to incentivize and encourage affordable ADU rentals. AB 3182 prohibits homeowner's associations from imposing rental restrictions on ADUs.

Density Bonus and Development Incentives. Assembly Bill 1763 (2019) and Assembly Bill 2345 (2020). AB 1763 amended California's density bonus law to authorize significant development incentives to encourage 100 percent affordable housing projects, allowing developments with 100 percent affordable housing units to receive an 80 percent density bonus from the otherwise maximum allowable density on the site. If the project is within half a mile of a major transit stop, the City may not apply any density limit to the project, and it can also receive a height increase of up to three additional stories (or 33 feet). In addition to the density bonus, qualifying projects will receive up to four regulatory concessions. Additionally, the City may not impose minimum parking requirements on projects with 100 percent affordable housing units that are dedicated to special needs or supportive housing. AB 2345 created additional density bonus incentives for affordable housing units provided in a housing development project. It also requires that the annual report include information regarding density bonuses that were granted.

Housing Crisis Act of 2019. Senate Bill 330 (2019). SB 330 enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prohibits localities from imposing a moratorium or similar restriction or limitation on housing development; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels. The City's processing procedures related to SB 330 are described further in Appendix B.

Surplus Land Act Amendments. Assembly Bill 1486 and AB 1255 (2019). AB 1486 refines the Surplus Land Act to provide clarity and further enforcement to increase the supply of affordable housing. The law requires the City to include specific information relating to surplus lands in the Housing Element and Housing Element Annual Progress Reports, and to provide a list of sites owned by the City or County that have been sold, leased, or otherwise disposed of in the prior year. AB 1255 requires the City to create a central inventory of surplus and excess public land each year. The City is required to transmit the inventory to HCD and to provide it to the public upon request. As of April 2022, the City of San Mateo has identified three surplus sites, two of which are under negotiations for affordable housing development (4th Avenue and Railroad Avenue known as the Talbot's Site), and one is a City parking lot available for affordable housing development (located at 308 5th Avenue).

AB 1486, Ting (Chapter 644, Statutes of 2019). The law expanded the definition of surplus land and added additional requirements on the disposal of surplus land. In addition, local agencies must send notices

of availability to interested entities on a list maintained by HCD. This list and notices of availability are maintained on HCD's website. Local agencies must also send a description of the notice and subsequent negotiations for the sale of the land, which HCD must review, and within 30 days submit written finding of violations of law. Violations of the Surplus Land Act can be referred to the Attorney General. Finally, it adds a requirement in Housing Element Law for the jurisdiction to identify which of the sites included in the inventory are surplus property.

Housing Impact Fee Data. Assembly Bill 1483 (2019). AB 1483 requires the City to publicly share information about zoning ordinances, development standards, fees, exactions, and affordability requirements. The City is also required to update such information within 30 days of changes. This Housing Element describes governmental constraints on the production of housing, including a look at zoning requirements, development standards, fees, exactions, and affordability requirements. Changes in requirements made during the Housing Element planning period will also be reported as part of the city's annual Housing Element Progress Report.

SB 6, Beall (Chapter 667, Statutes of 2019). Jurisdictions are required to prepare the housing site inventory on forms developed by HCD and send an electronic version with their adopted housing element to HCD. HCD will then send those inventories to the Department of General Services by December 31 of each year.

Housing Opportunity and More Efficiency (HOME) Act. Senate Bill 9, Atkins (Chapter 162, Statutes of 2021). SB 9 requires the City to allow up to two residential dwelling units and residential lot splits in single-family zones. SB 9 allows for reduced standards, such as setbacks, minimum parcel dimensions, and parking. The City must apply objective zoning standards that do not preclude construction of up to two 800 square-feet units. To prevent displacement, the State does not allow SB 9 projects to demolish any affordable or rent controlled housing, or housing that has been occupied by a tenant within the last three years. Projects that meet the qualifying criteria and requirements must be ministerially approved and are not subject to CEQA review. The City adopted a local SB 9 Ordinance on October 3, 2022, as described in Policy H 1.11.

Senate Bill 10, Wiener (Chapter 163, Statutes of 2021). SB 10 authorizes cities to adopt an ordinance to zone for up to ten units of residential density on any parcel located within transit rich or urban infill areas. If adopted, the ordinance allows ministerial approval of up to ten units (not counting ADUs or JADUs) at a height specified by the City. The intent of this bill is to streamline production of housing in urban infill neighborhoods with access to transit. SB 10 includes a sunset date of January 1, 2029; the City has identified Policy H 1.12 to evaluate sites and "Missing Middle" housing policies consistent with SB 10 by 2026.

2.3 CONSISTENCY WITH THE GENERAL PLAN

As this Housing Element was being developed, the City was also undertaking a larger effort to comprehensively update the General Plan. Section 3.4.6 provides additional information about the General Plan Update. The Housing Element is the only chapter in a general plan with statutorily-prescribed timelines for completion, so it is being prepared on a shorter schedule than the rest of the General Plan Update. To ensure internal consistency among all General Plan elements, work on both the General Plan Update and the Housing Element Update is being coordinated. Other elements of the General Plan that specifically require updates statutorily triggered by the Housing Element include:

- Flood Hazard and Management (Gov. Code § 65302(d)(3) and (g)(2)(B))
- Fire Hazard (Gov. Code § 65302 and 65302.5) (Safety Element updates)
- Environmental Justice (Gov. Code § 65302(h))
- Climate Adaptation (sustainability throughout the General Plan Update)

All four of these topics are addressed as part of the General Plan Update. To ensure ongoing consistency among all elements of the General Plan, the City tracks all General Plan amendments as they occur and prepares revisions as needed. This will ensure ongoing consistency throughout the planning period.

2.4 WATER/SEWER CAPACITY

As part of the Housing Element, jurisdictions must provide information regarding water and sewer capacity to accommodate future development. In addition, jurisdictions must include narratives about how they will comply with two specific pieces of legislation, SB 1087 and SB 244.

- **SB 1087 – Housing Elements** – Requires a city to immediately forward its adopted Housing Element to its water providers so they can grant priority for service allocations to proposed housing developments that include units affordable to lower-income households.
- **SB 244 – Land Use and General Plans** – Requires cities and counties, prior to adoption of a housing element, to address the infrastructure needs of disadvantaged unincorporated communities outside the city's limits but within the city's planning area. Because the city's planning area does not contain any unincorporated areas, no such conditions exist.

The cities, water districts and private utilities represented by the Bay Area Water Supply and Conservation Agency (BAWSCA) rely upon the Hetch Hetchy system for water to protect the health, safety and economic well-being of 1.8 million citizens, businesses and community organizations. Together, the BAWSCA agencies account for two-thirds of water consumption from the system and pay for two-thirds of its upkeep.

The regional water system provides water to 2.7 million people in San Francisco, Santa Clara, Alameda and San Mateo counties. Eighty-five percent of the water comes from Sierra Nevada snowmelt stored in the Hetch Hetchy reservoir situated on the Tuolumne River in Yosemite National Park. Hetch Hetchy water travels 160 miles via gravity from Yosemite to the San Francisco Bay Area. The remaining 15 percent of water comes from runoff in the Alameda and Peninsula watersheds and is captured in reservoirs located in San Mateo and Alameda counties. Overall, this regional system, which consists of over 280 miles of pipelines, over 60 miles of tunnels, 11 reservoirs, five pump stations and two water treatment plants, delivers approximately 260 million gallons of water per day.

The City's water providers are California Water Company (Cal Water) and Estero Municipal Improvement District (EMID). Cal Water's Mid-Peninsula District, which includes the City of San Carlos, serves the majority of San Mateo, and EMID serves the bayside portions of San Mateo east of Seal Slough and the City of Foster City.

The City's wastewater treatment plant, which is currently undergoing upgrades that are expected to be completed in 2024, is jointly owned by the City of San Mateo and the City of Foster City/Estero Municipal Improvement District (EMID). The treatment facility serves more than 130,000 people and businesses in its service area at an average flow of 12 million gallons each day. By effectively treating wastewater at an

advanced biological treatment facility, the plant helps keep San Francisco Bay environmentally clean and safe. These upgrades will also result in significant increased capacity to serve San Mateo and Foster City well into the future.

Both Cal Water and EMID have adopted Urban Water Management Plans that were developed based on the City's existing zoning densities. Since the City will not need to increase density or rezone any sites to meet its RHNA, combined with increased water efficiency and conservation requirements for new development, there appears to be sufficient water capacity to serve at least 7,015 new housing units by 2031. However, the entire State has experienced significant fluctuation in water supply availability over the past decade, including many unprecedented drought years, which impacts the City's ability to use current water supply to ensure future water availability. Thus, the City is fully committed to working with its two water supply agencies, neighboring jurisdictions and regional partners to take the necessary actions to ensure that our water supply meets demand to build the necessary new housing through 2031.

Policy H 1.19 outlines how the City will support the water and sewer providers to ensure adequate capacity for new housing development and includes the following programs:

1. Upon adoption of the Housing Element, provide a copy of the Element to California Water Company, Estero Municipal Improvement District, and San Mateo Public Works Dept, for greater awareness of affordable housing priorities and collaboration, in compliance with AB 1087.
2. Pursuant to AB 1087, work with Cal Water and EMID to establish a procedure to prioritize water allocation for developments that include units set aside as affordable housing for lower income households, including affordable housing within larger, mixed-use developments and larger residential subdivisions.
3. Establish a written procedure for the City to grant priority sewer service to developments with units that are affordable to lower-income households.
4. Support efforts by Cal Water and EMID to expand their water supplies with new water sources and develop water efficiency and conservation methods to offset demand from new development projects.

In addition, the Public Services and Facilities Element in the City's General Plan Update (GPU), with a horizon year of 2040, includes a section that focuses on water supply, and includes a goal to "Support access to a safe, sustainable, and resilient supply of water for San Mateo." This goal is supported by over 20 policies and actions that support both water agencies when updating their UWMPs, increases water efficiency and conservation in new development, and supports the development of new water sources, including recycled water, with a target of no net increase in water usage. This target is further analyzed in the GPU's Environmental Impact Report.

Based on this information, it is anticipated that the City has sufficient water service capacity and sewage processing capacity to meet new housing development needs for this housing cycle. The current facilities and/or infrastructure are reported to be in good operating condition. Therefore, with **Policy H 1.19**, it is determined that the City has sufficient capacity to serve the 7,015 housing units stipulated in the 2023-2031 Regional Housing Needs Allocation.

SECTION 3

Housing Needs and Sites Inventory

STRIVE SAN MATEO
GENERAL PLAN 2040

SLICES
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HOUSING NEEDS AND SITES INVENTORY

3.1 HOUSING NEEDS SUMMARY

The Plan Bay Area 2050 Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year timeframe covered by this Housing Element, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from extremely low-income households to market rate housing.

Every year, the US Department of Housing and Urban Development (HUD), in conjunction with the State of California, establish income categories based on the median income in each county. Based on new requirements for the completion of the Housing Element, jurisdictions must now report on the following categories of income:

- Extremely Low Income: 0-30% of Area Median Income, or AMI
- Very Low Income: 30-50% AMI
- Low Income: 50-80% AMI
- Moderate Income: 80-120% AMI
- Above Moderate Income: 120%+ AMI

Table 1 illustrates the income categories for San Mateo County in 2023. The median income for a family of four is $175,000.

Table 1: Income Limits for San Mateo County, 2023

Number of Persons in Household:		1	2	3	4	5	6	7	8
San Mateo County Area Median Income: $175,000	Acutely Low	$18,400	$21,000	$23,650	$26,250	$28,350	$30,450	$32,550	$34,650
	Extremely Low	$39,150	$44,750	$50,350	$55,900	$60,400	$64,850	$69,350	$73,800
	Very Low Income	$65,250	$74,600	$83,900	$93,200	$100,700	$108,150	$115,600	$123,050
	Low Income	$104,400	$119,300	$134,200	$149,100	$161,050	$173,000	$184,900	$196,850
	Median Income	$122,500	$140,000	$157,500	$175,000	$189,000	$203,000	$217,000	$231,000
	Moderate Income	$147,000	$168,000	$189,000	$210,000	$226,800	$243,600	$260,400	$277,200

Source: State of California Department of Housing and Community Development, June 6, 2023. https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml

The Regional Housing Needs Determination (RHND) is based on population projections produced by the California Department of Finance (DOF) as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from the DOF, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households and seek to bring the region more in line with comparable ones.5 These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

Almost all jurisdictions in the Bay Area received a larger RHNA this cycle compared to the last cycle, primarily due to changes in State law that led to a considerably higher RHND compared to previous cycles. The allocation that San Mateo received from the Draft RHNA Methodology is broken down by income category as shown in Table 2.

Table 2: Final Regional Housing Needs Allocations

Income Group	San Mateo Units	San Mateo County Units	Bay Area Units	San Mateo Percent	San Mateo County Percent	Bay Area Percent
Very Low Income (<50% of AMI)	1,777	12,196	114,442	25.3%	25.6%	25.9%
Low Income (50%-80% of AMI)	1,023	7,023	65,892	14.6%	14.7%	14.9%
Moderate Income (80%-120% of AMI)	1,175	7,937	72,712	16.7%	16.6%	16.5%
Above Moderate Income (>120% of AMI)	3,040	20,531	188,130	43.3%	43.1%	42.6%
Total	7,015	47,687	441,176	100.0%	100.0%	100.0%

Source: Association of Bay Area Governments Final Regional Housing Needs Allocations Plan, adopted on December 16, 2021 and approved by California Housing and Community Development on January 12, 2022.

3.2 DEMOGRAPHICS

The following are key facts regarding the City's demographic data and housing needs and issues from the demographic report, which can be found in Appendix A.

- **Population** – Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of San Mateo increased by 11.5% from 2000 to 2020, which is below the growth rate of the Bay Area.
- **Age** – In 2019, San Mateo's youth population under the age of 18 was 21,827 and senior population 65 and older was 16,093. These age groups represent 20.9% and 15.4%, respectively, of San Mateo's population.
- **Race/Ethnicity** – In 2020, 40.9% of San Mateo's population was White while 1.9% was African American, 26.2% was Asian, and 25.1% was Latinx. People of color in San Mateo comprise a proportion below the overall proportion in the Bay Area as a whole.

- **Employment** – San Mateo residents most commonly work in the Financial & Professional Services industry. From January 2010 to January 2021, the unemployment rate in San Mateo decreased by 3.6 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 16,810 (42.7%). Additionally, the jobs-household ratio in San Mateo has increased from 1.17 in 2002 to 1.45 jobs per household in 2018.
- **Number of Homes** – The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in San Mateo increased 3.6% from 2010 to 2020, which is below the growth rate for San Mateo County and below the growth rate of the region's housing stock during this time period.
- **Home Prices** – A diversity of homes at all income levels creates opportunities for all San Mateo residents to live and thrive in the community.
  - » **Ownership** – The largest proportion of homes had a value in the range of $1M-$1.5M in 2019. Home prices increased by 115.6% from 2010 to 2020.
  - » **Rental Prices** – The typical monthly rent for an apartment in San Mateo was $2,380 in 2019. Rental prices increased by 74.2% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make $95,240 per year.
- **Housing Type** – It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 44.3% of homes in San Mateo were single family detached, 9.9% were single family attached, 6.3% were small multifamily (2-4 units), and 39.4% were medium or large

multifamily (5+ units). Between 2010 and 2020, the number of multi-family units increased more than single-family units. Generally, in San Mateo, the share of the housing stock that is detached single family homes is below that of other jurisdictions in the region.

- **Cost Burden** – HUD considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." In San Mateo, 20.8% of households spend 30%-50% of their income on housing, while 16.8% of households are severely cost burdened and use the majority of their income for housing.
- **Displacement/Gentri ication** – According to research from The University of California, Berkeley, 0.0% of households in San Mateo live in neighborhoods that are susceptible to or experiencing displacement, and 0.0% live in areas at risk of or undergoing gentrification. 63.4% of households in San Mateo live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.
- **Neighborhood** – 56.4% of residents in San Mateo live in neighborhoods identified as "Highest Resource" or "High Resource" areas by State-commissioned research, while 0.0% of residents live in areas identified by this research as "Low Resource" or "High Segregation and Poverty" areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.
- **Special Housing Needs** – Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In San Mateo, 9.1% of residents have a disability of some kind and may require accessible housing. Additionally, 9.0% of San Mateo households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 9.1% of households are female-headed families, which are often at greater risk of housing insecurity.

3.3 UNITS AT RISK OF CONVERSION TO MARKET RATE

State law requires that each city provide analysis and programs for preserving existing affordable multi-family rental housing units that were developed with public subsidies. Units at risk of conversion are those units in which the restrictions, agreements or contracts to maintain the affordability of the units expire or are otherwise terminated. At expiration, units may revert to market rate, rendering them no longer affordable to the people living in them. Loss of affordability can occur at the termination of bond funding, the expiration of density bonuses, and other similar local programs.

The potential loss of existing affordable housing units is an important issue to the City due to displacement of lower-income tenants and the limited alternative housing for such persons. It is typically less expensive to preserve the affordability of these units than to subsidize construction of new affordable units due to the inflation of land and construction costs which has occurred since the original development of the affordable housing projects.

3.3.1 Preservation and Replacement Options

Based on City records and information from the California Housing Partnership Corporation, a total of 65 units in San Mateo have affordability covenants that will expire during the next ten years (2023-2033):

Bridgepointe Condominiums. This development from 1999 contains the City's first Below Market Rate (BMR) units, 59 in all, of which 24 are very low income (50% AMI) and the remainder (35) are at 120% of AMI, at the top of the moderate-income level. The expiration date for the 59 units is 2027, and the City has included a program (H 2.2) to assist in the preservation of these units. However, the 24 very low-income units are most at risk since rents at 120% of median are closer to market rate.

Belmont Building. Originally financed in 1993, this project involved the conversion of six units to family rentals, serving very low-income households (50% AMI). The affordability of the project was created through loans in two programs. Federal HUD loans were used for the rehabilitation of the building. These loans are set to expire in 2032. The developer of this project was a private entity, but a longtime participant in the Section 8 voucher program.

Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes.

Rehabilitation Projects. The City funds rehabilitation projects for low-income residents of San Mateo to promote access to suitable living environments within each home. The Minor Home Repair program is funded through the Community Development Block Grant (CDBG) program and serves an annual goal of 10 units through general repairs, 14 units through accessibility modifications, and 7 units through weatherization upgrades. Furthermore, the City provides low-interest loans for rehabilitation projects of up to $60,000 per

home for low-income homeowners through the CALHOME program. During this cycle, 10 rehabilitation loan projects are anticipated to be completed. **Policy H 2.1** includes programs and implementation actions to support funding these rehabilitation projects. **Overall, these programs will result in the rehabilitation of a total of 258 affordable housing units.**

3.3.2 Rental Assistance

State, local, or other funding sources can be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Housing Choice Voucher/Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. Unit sizes for the at-risk properties range from studios to two-bedroom units and are generally reserved for very low-income households. The total annual subsidy to maintain the 30 at-risk units (the 24 from Bridgepointe and the six from Belmont Building) is estimated at least $600,000.

3.3.3 Transfer of Ownership

If the current organizations managing the units at risk are no longer able to maintain the project, transferring ownership of the affordable units to a nonprofit housing organization is a viable way to preserve affordable housing for the long term. The estimated market value for the 30 affordable units that are potentially at high risk of converting to market rate is nearly $350,000 per unit, or $10.5 million total.

3.3.4 Construction of Replacement Units

The construction of new low-income housing can be a means to replace at-risk units, though extremely costly. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, land and development costs. Using the Terner Center's research on the cost to develop affordable housing around the Bay Area, the cost to replace the units would be at least $700,00 per unit, if not more based on increasing materials and labor costs, so the total would be at least $21 million.

3.3.5 Entities Interested in Participating in California's First Right of Refusal Program

An owner of a multi-family rental housing development with rental restrictions (i.e., is under agreement with federal, State, and local entities to receive subsidies for low-income tenants), may plan to sell their "at risk" property. The California Department of Housing and Community Development (HCD) have listed qualified entities that may be interested in participating in California's First Right of Refusal Program. If an owner decides to terminate a subsidy contract or prepay the mortgage or sell or otherwise dispose of the assisted housing development, or if the owner has an assisted housing development in which there will be the expiration of rental restrictions, the owner must first give notice of the opportunity to offer to purchase to a list of qualified entities provided to the owner.

HCD has identified six entities that may be interested in participating in California's First Right of Refusal Program in San Mateo County:

- ROEM Development Corporation

- Northern California Land Trust, Inc.
- Housing Corporation of America
- Mid-Peninsula Housing Coalition
- Affordable Housing Foundation
- Alta Housing (previously Palo Alto Housing Corp)

Of these entities, some have worked specifically in San Mateo, and others have completed projects in surrounding areas. If a development becomes at risk of conversion to market-rate housing, the City will maintain contact with local organizations and housing providers who may have an interest in acquiring at-risk units and will assist other organizations in applying for funding to acquire at-risk units.

3.3.6 Funding Sources

A critical component to implement any of these preservation options is the availability of adequate funding, which can be difficult to secure. In general, Low-Income Housing Tax Credit funding is not readily available for rehabilitation and preservation, as the grant application process is highly competitive and prioritizes new construction. The City's previous ongoing funding source, Low/Mod Housing Funds available through the Redevelopment Agency, no longer exists due to the dissolution of Redevelopment more than a decade ago. However, affordable housing impact fees are a new, local funding source, and the City may consider developing inclusionary zoning in lieu fees as well. Additional available funding sources that can support affordable housing preservation include sources from the federal and state governments, as well as local and regional funding.

Federal Funding

- HOME Investment Partnerships (HOME) Program
- Project-Based Vouchers (Section 8)
- Section 811 Project Rental Assistance
- Veterans Affairs Supportive Housing (VASH) Vouchers

State Funding

- Affordable Housing and Sustainable Communities (AHSC) Program
- Golden State Acquisition Fund (GSAF)
- Project Homekey
- Housing for a Healthy California (HHC)
- Multifamily Housing Program (MHP)
- National Housing Trust Fund
- Predevelopment Loan Program (PDLP)
- Permanent Location Housing Allocation (PLHA)

Regional, Local, and Nonprofit Funding

- San Mateo County Affordable Housing Fund
- Housing Successor Agency for the Redevelopment Agency
- City Housing Fund
- Commercial Linkage Fee (CLF)
- City General Fund

As outlined in **Policy H 2.2**, the City will work with the owners of both the Bridgepointe and Belmont Building projects prior to the expiration of their affordability restrictions to develop a plan to retain the units as affordable, replace the units elsewhere, or relocate tenants into alternative housing that is affordable to them.

3.4 RHNA ALLOCATION SUMMARY AND METHODOLOGY

3.4.1 Legislative Context for the Housing Element's Inventory of Sites

Per State law, the State of California, in conjunction with Association of Bay Area Governments (ABAG), has projected future population figures for the nine Bay Areas counties which translates into the need for additional housing units. Each jurisdiction is then assigned a portion of the regional need based on factors such as growth of population and adjusted by factors including proximity to jobs, and high resource areas that have excellent access to amenities such as good school and employment centers. This assignment is known as the Regional Housing Needs Allocation (RHNA). Each jurisdiction must ensure that there is enough land at appropriate zoning densities to accommodate its RHNA in its Housing Element in four income categories (very low-, low-, moderate- and above moderate-income). The RHNA for City of San Mateo for the Housing Element 2023-2031 is 7,015 units, which are broken down by income category in Table 3.

Table 3: San Mateo RHNA Targets Summary

Income Group	Very Low 50% AMI	Low 80% AMI	Moderate 120% AMI	Above Market Rate	Total
2023-31 Allocation	1,777	1,023	1,175	3,040	7,015

Source: Housing Element Cycle 6 RHNA Allocation.

A key component of the Housing Element is a projection of a jurisdiction's housing supply. State law requires that the element identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and make adequate provision for the existing and projected needs of all economic segments of the community. This sites list is required to include an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, including analysis of the development capacity that can realistically be achieved for each site.

The purpose of the Sites Inventory is to evaluate whether there are sufficient sites with appropriate zoning to meet the RHNA goal. It is based on the City's current land use designations and zoning requirements. 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. It does not dictate where residential development will actually occur, and the decision whether or not to develop any particular site always remains with the owner of the property, not the City. Based on previous Housing Elements, the City anticipates that some of the sites on the list will be developed with new housing, some will not, and some housing will be built on sites not listed in the inventory. The Sites Inventory is further outlined below, with a breakdown of the units in Table 8. The complete Sites Inventory is included as Appendix C.

A number of new housing laws have significantly changed how a sites inventory is developed, introducing changes to the following components of the site inventory:

- Design and development of the site inventory (SB 6 (2019))
- Requirements in the site inventory table (AB 1397 (2017)), (AB 1486 (2019))
- Capacity calculation (AB 1397 (2017))
- Infrastructure requirements (AB 1397 (2017))
- Suitability of nonvacant sites (AB 1397 (2017))
- Size of site requirements (AB 1397 (2017))
- Locational requirements of identified sites (AB 686 (2018))
- Sites identified in previous housing elements (AB 1397 (2017))
- Non-vacant site replacement unit requirements (AB 1397 (2017))
- Rezone program requirements (AB 1397 (2017))

These laws are further described in Section 2.2 (Legislative Context) of the Housing Element and were adhered to for development of the Sites Inventory.

3.4.2 Site Inventory Methodology

City staff inventoried vacant and underutilized parcels in San Mateo to determine what land is available for development at various levels of density. Types of sites included:

- Vacant sites zoned for residential use.
- Vacant sites zoned for nonresidential use that allow residential development.
- Residentially zoned sites, including non-residentially zoned sites with a residential overlay, that are capable of being developed at a higher density (non-vacant sites, including underutilized sites).
- Sites owned or leased by a city, county, or city and county.

The number of units that might be able to be developed at various affordability levels was then estimated, e.g., available land zoned at higher densities can be counted toward the very low- and low-income level needs, and land zoned at lower densities are counted toward the moderate and above moderate-income housing need. The analysis was then completed using the actual average residential densities for comparable developments built on land with various zoning designations over the past five years.

The City of San Mateo's Sites Inventory for future housing includes property zoned for multi-family use that is currently vacant as well as land that is underutilized. Sites that are zoned commercial or office but allow residential uses were included. As seen in Table 8 below, the adequate sites analysis demonstrates that there is enough land with sufficient zoning capacity to meet the City's RHNA. The analysis for affordable housing units for extremely low, very low, and low-income households is based on the assumption that land zoned at densities higher than 30 units to the acre can facilitate affordable housing development, given the City's inclusionary requirements of 15%. More than 50% of the City's below market rate housing would be developed on lands that are underutilized. However, the City is experiencing a high volume of residential and mixed-use development projects looking to revitalize these sites and seeking density bonus and other incentives to achieve higher density residential development. Example projects that demonstrate this trend are included in Attachment C.

3.4.3 Site Inventory Approach

Staff conducted a site-by-site review of all potential development sites, citywide. As is demonstrated below, there are enough sites with sufficient acreage that can meet the RHNA, plus a buffer, within the existing zoning densities and the growth limits of the voter-approved heights and density limits under Measure Y.[7] However, it should be noted that because of the density limit set by Measure Y, additional sites and overall acreage are included in the Sites Inventory to meet the RHNA. The land use map in the City's 2040 General Plan Update (GPU) proposes significant increases in the upper range of densities from 35 and 50 dwelling

7 Measure Y imposes growth limits on the height, density and intensity of new development that can be built in San Mateo through 2030.

units per acre (dua) under Measure Y, up to 99 and 130 dua. Once effective, half as many sites currently listed would be needed to achieve the RHNA for this housing cycle. The updated land use map in the 2040 GPU will create capacity for at least 10,000 new housing units and add significantly to the buffer for affordable units (**Policy H 1.20**).

Factors Used in Selecting Sites. Site selection criteria are detailed in Appendix C of this Housing Element. Based on the trends of recent development, as well as characteristics of sites with expressed interest from property owners and developers for redevelopment, each site is evaluated based on the following factors:

1. Site with property owner or developer interest
2. Site that is developer owned
3. Site with previous proposal for redevelopment
4. Vacant site
5. Site containing limited improvements (such as parking and outdoor storage)
6. Existing uses are consistent with recent redevelopment trends
7. Age of structure
8. Single story versus multi-story structure
9. Improvement to land value ratio
10. Lot coverage

Zoned versus Realistic Capacity. When establishing realistic unit capacity calculations, the jurisdiction must consider current development trends of existing or approved residential developments at a similar affordability level in that jurisdiction, as well as the cumulative impact of standards such as maximum lot coverage, height, open space, parking, and floor area ratios. The capacity methodology must be adjusted to account for any limitation as a result of availability and accessibility of sufficient water, sewer, and dry utilities. For non-residential zoned sites (mixed-use areas or commercial sites that allow residential development), the capacity methodology must account for the likelihood of residential development on these sites. While a site may be zoned to accommodate, say, 100 units, site constraints or other development standards may preclude development to the full 100 units.

San Mateo has several office and commercial zones that also allow residential development. As a result, 90% of projects in the last five years located in commercial or mixed-use zones have included a residential component. The timeframe of five years (2019 to end of 2023) is used because it is most representative of the type of projects that are anticipated moving forward and best aligns with the current local and State regulatory environments (i.e., inclusionary requirements, density bonus). The only commercial zone that prohibits residential uses is the C-4 Service Commercial district, which includes uses such as auto repair and light industrial uses and encompasses less than 1% of the total commercial-zoned land within the City. The table below shows the number of approved projects on sites in commercial and mixed-use zones over the last five years.

The 2019-2023 residential project data was also used to determine the realistic capacity of each site within the site inventory. Based on this data, it was determined that sites in the inventory that had either a commercial, downtown, executive office, or transit-oriented development zone could be developed to 90% of capacity. Meanwhile, sites that were zoned for multi-family or other residential zoning could be developed to 75% of capacity. These factors were multiplied by site acreage and maximum units per acre allowed by zoning (50 units/acre for commercial, executive office, downtown, or transit-oriented development and 35 units/acre for residential) to create the realistic capacity assumptions in the Sites Inventory Table.

Identification of Sites for Affordable Housing. Sites on the Inventory must also be classified as suitable for various income levels including very low, low, moderate and above moderate. Several housing laws impact how sites are selected for inclusion by income category. In general, sites less than 0.5 acres cannot be considered as available for lower income development ***unless*** the jurisdiction demonstrates that it has a track record of affordable developments at this size of lot. 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 for moderate income, above moderate income, or both.

Sites larger than 10 acres are generally considered unavailable for affordable housing, unless the Housing Element can demonstrate a track record for developing such sites of this size, or the City can demonstrate it is otherwise feasible to develop affordable housing. The City has a demonstrated track record of large site development, typically completed in phases, that includes affordable residential development. Station Park Green (12 acres), Concar Passage (14.5 acres), and Bay Meadows (175 acres) are examples of built or approved large development projects that include substantial numbers of affordable units.

In this inventory, there are only two sites larger than 10 acres. This includes Concar Passage and Hillsdale Mall. Concar Passage (14.53 acre) is an approved mixed-use development with commercial, retail and residential uses. The project provides 961 residential units, including 73 units that are affordable for lower income families (80% AMI). Additional information on Concar Passage can be found in Appendix C. The following discussion will focus on the Hillsdale Mall and Bridgepointe Shopping Center as feasible sites for affordable housing, however it should be noted that the Bridgepointe Shopping Center site has been reduced in the sites inventory to 8.5 acres to account for underutilized parts of the site.

- **Hillsdale Mall**. Originally built in the 1940's, the Hillsdale Shopping Center is approximately 47 acres in total, of which about 33 acres are included in the inventory. The property owner, the Bohannon Organization, has expressed interest in redeveloping a significant portion of the site to address what it calls "a changing retail landscape." In a recent article in the Daily Journal, David Bohannon (President) stated that his organization is interested in bringing more vibrancy to the place, with additional office and housing on site. In 2019, more than 4,000 people provided input on what should happen with the Hillsdale Mall on the www.reimaginehillsdale.com website, and 54.2% stated that providing new housing, including affordable workforce housing, was very important to respondents. Based on the express interest in providing a mixed-use development with housing for the site, the inventory shows a distribution of affordable units based on the RHNA calculations at 42 units per acre. It should also be noted that the land use map in General Plan 2040 has identified this site for Mixed-Use Medium II (51 to 99 units/acres) and Mixed-Use High (100 to 130 units/acre) land use designations. To support this effort and ensure sufficient development capacity on this site, **Policy H 1.20** supports adoption of General Plan 2040.

  Within the Housing Element planning period, it is anticipated that the property owner will submit a planning application for a Master Plan to redevelop a large portion of the property. This is based upon the property owner's letter of interest[8], as well as the owner's ongoing commitment (since 2019) to gather input from the community through a robust outreach and engagement strategy which includes an interactive learning, ideation, and sharing space called the "Idea Store" within the center,

8 "Hillsdale Shopping Center—Preferred Land Use Scenario," David Bohannan, updated April 15, 2022, https://strivesanmateo.org/wp-content/uploads/2022/04/2022_04_15_Bohannon-Organization_Redacted.pdf

Table 4: January 2019 – December 2023 Planning Development Approvals (ranked by density)

Address Development Type	Description	No. of Dwelling Units	% of Project Residential (approx.)	Base Zoning	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
480 E 4th Ave. (Kiku Crossing) Multi-Family	Demo surface parking lot (City-owned parcel). Construct new 7-story100% affordable multi-family building with a separate 5-level parking structure.	225	53%	CBD-S: Commercial and DT residential	2.41	93	186%	Two Public Parking Lots	No Building	0	0.0	0.0
Block 21 Mixed-Use	Demo existing retail and residential structures (8 units). New mixed-use building with office and residential uses.	111	33%	CBD-S: Commercial and DT Residential	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 5-story office and residential building.	120	80%	E2-2: Office	1.6	75	150%	Office	1980s	1	0.3	0.7
616 S. B St. Nazareth Vista Mixed-Use	Demo existing commercial buildings. New 5-story mixed-use building with commercial and residential uses.	48	86%	C1-3/R5: Commercial and Residential	0.64	75	150%	Retail	1956- 1974	1	0.4	0.0
1919 O'Farrell St. Multi-Family	Demo existing office building. New 5-story residential apartment building.	49	100%	E1-1/R4: Office with residential overlay	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 5-story residential apartment building.	191	100%	TOD: Mixed use	2.82	68	136%	CalTrain Parking Lot	No Building	0	0.0	0.0
303 Baldwin Ave. Mixed-Use	Demo existing grocery store. New 5-story mixed-use building with commercial, office and residential uses.	64	40%	C1-2/R5: Commercial with residential overlay	0.93	68	136%	Grocery Store	1956	1	0.4	0.3
1650 S. Delaware St. Multi-Family	Demo the existing office building. New 5-story 73-unit residential apartment building.	73	100%	TOD: Mixed-Use	1.07	68	136%	Office	Before the 1980s	2	0.4	0.3
666 Concar Dr. Mixed-Use	Demo existing shopping center. New mixed-use buildings with commercial, office and residential uses.	961	97%	TOD: Mixed use	14.51	66	132%	Regional Retail	1969- 1991	1	0.3	2.6
1 Hayward Ave Mixed-Use	Demo existing commercial and residential uses (5 units). New mixed-use building with office and residential uses.	18	77%	E2-1/R4: Office with residential overlay	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 4-story mixed-use building on MU2 Block with ground floor retail uses and office above; and new 4-story mixed-use building on MU3 Block with ground floor retail uses and residential above.	67	15%	BMSP: Mixed-Use per Bay Meadows Specific Plan	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 4-story condominium building.	10	100%	R4: Multi-Family Dwelling	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 4-story office and residential building.	25	14%	CBD-S: Commercial and DT Residential	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 5-story office and residential building.	18	16%	CBD-S: Commercial and DT Residential	0.25	20	40%	Gas station	1980s	1	0.1	0.1
2988 Campus Dr. Multi-Family	Demo 4 office buildings on 2 sites. New multi-family residential buildings (townhouses) on two hillside parcels.	290	100%	E1-1: Office	15.45	19	38%	Offices	1970s	3	0.3	0.3
1, 2 and 3 Waters Park Dr. Multi-Family	Demo office campus. New multi-family buildings with single-family, townhouses and condominium units.	190	100%	Rezoned from E1: Office to R3 multi-family	11.13	17	49%	Executive business park	1979	2	0.3	0.4
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	7%	CBD/R: Commercial with residential overlay	1.13	9	18%	Grocery Store	1997	2	1.3	0.8
2089 Pacific Blvd. Multi-Family	Conversion of eight two-bedroom units into 16 studio units for a net increase of 8 units within an existing apartment complex	16	100%	TOD: Mixed-Use	2.37	7	14%	Apartment	2015	3	2.0	3.9

Based on the history described in Tables 4 and 5, the Sites Inventory calculates the realistic capacity of housing opportunity sites listed as follows:

- 75% of base zoned density for infill sites zoned as multi-family residential (R3, R4, R5); or
- 90% of base zoned density for infill sites zoned as commercial, executive office, downtown or transit-oriented development (C, E, CBD, TOD); and
- Calculated at either 50 du/ac or 35 du/ac in accordance with base zoning

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a 25-question in-store and online survey, public presentations, dialogue sessions, website and social media. Given the changing retail climate, it is anticipated that some of the existing commercial uses in the center may choose to relocate elsewhere while others may choose to find a new space within the new development. While the site has a zoned capacity of 50 units per acre (capacity for up to 2,350 units), to account for a mixed-use redevelopment of the site, a portion being maintained as a retail shopping center and per the owner's assessment of what could be developed on the site, a realistic capacity of 1,200 units (approx. 36 units per acre) has been estimated for this site, with 15% of the units identified as affordable in accordance with the City's Inclusionary Housing policy. A detailed narrative of the Hillsdale sites is provided in Appendix C.

- **Bridgepointe Shopping Center**. The inventory includes a portion of the approximately 22 acres Bridgepointe Shopping Center, an underutilized commercial shopping center with significant amounts of surface parking. The portion of the site included in the Sites Inventory is approximately 8.5 acres and consists of the surface parking lot at the east end of the shopping center. This site is estimated to produce 340 units. There have been a variety of discussions with the shopping center's ownership representatives who have expressed interest in mixed-use redevelopment that includes both housing and commercial. By assuming mixed-use development on a portion of the site that is a surface parking, the City is calculating the realistic capacity at 30 units per acre. General Plan 2040 includes policies to update the Bridgepointe Area Plan that would guide redevelopment of the shopping center into a mixed-use neighborhood that supports a variety of housing types, including affordable housing.

General Plan 2040's land use plan designates Bridgepointe as Mixed-Use High, which would allow up to 130 units per acre. A detailed narrative of the Bridgepointe site is provided in Appendix C.

Locational Requirements of Sites. The new requirements for Affirmatively Further Fair Housing (AFFH), pursuant to AB 686, dictate that the City avoid, to the extent possible, the location of potential affordable housing in the inventory in a manner that would exacerbate existing concentrations of poverty, as well as contribute to increasing the number of lower-income households in lower-income neighborhoods. The City must also consider locating housing away from environmental constraints such as sea level rise or high fire hazard severity zones, and near areas of higher or highest opportunities or are in affluent areas, including quality schools, parks, and educational opportunities. The State indicates that jurisdictions consider the following factors when determining the best locations for affordable housing.

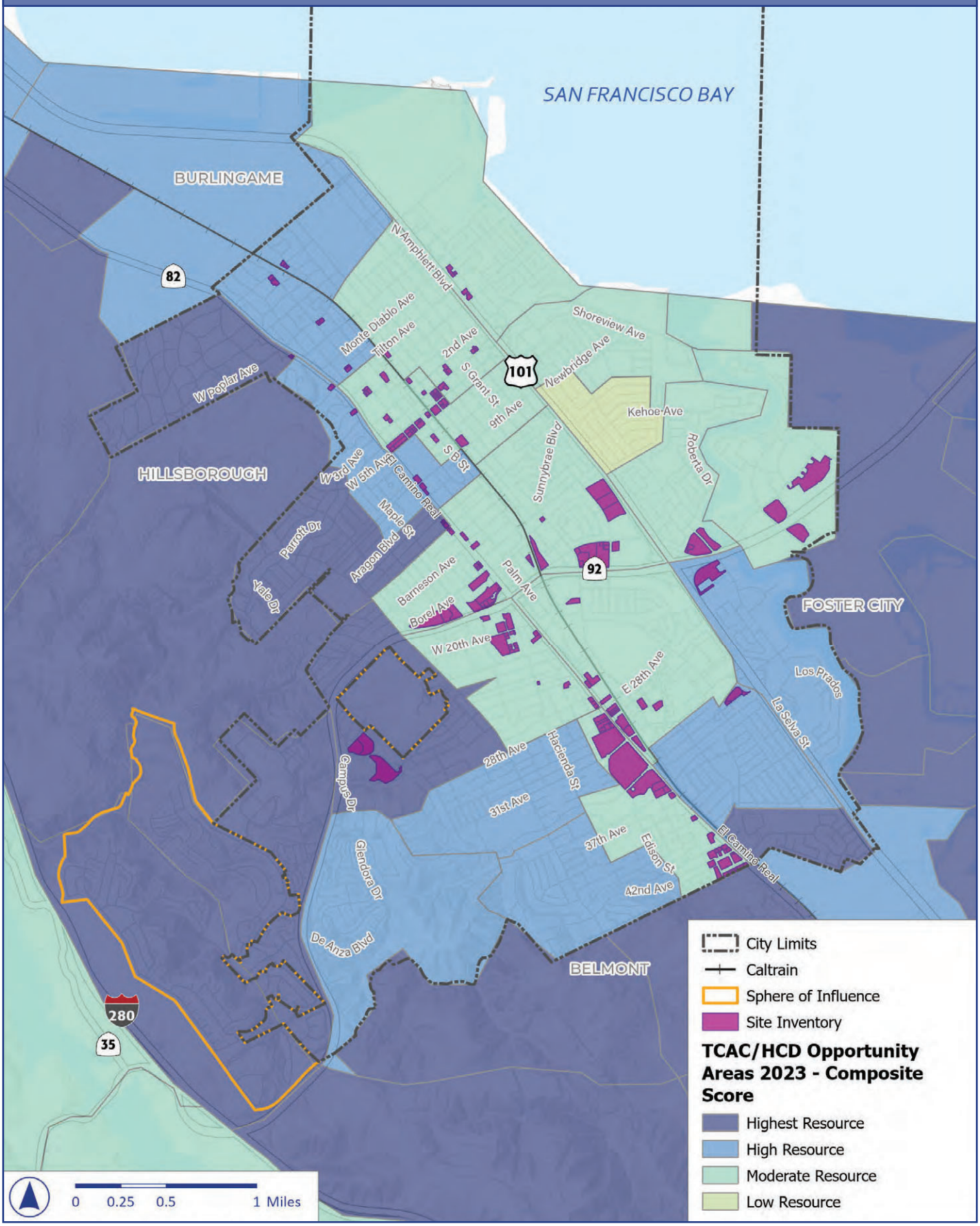
- Proximity to transit.
- Access to high performing schools and jobs.
- Access to amenities, such as parks and services.
- Access to health care facilities and grocery stores.
- Locational scoring criteria for Low-income Housing Tax Credit (TCAC) Program funding.
- Proximity to available infrastructure and utilities.
- Sites that do not require environmental mitigation.
- Presence of development streamlining processes, environmental exemptions, and other development incentives.

One measurement tool to evaluate neighborhood amenities and resources is the Tax Credit Allocation Committee (TCAC) Opportunity Area Map. Each site in the inventory list is rated as either Low, Moderate, High or Highest Resource area utilizing the mapping tool (there are no "Low" resource areas in San Mateo). The Sites Inventory, which includes properties citywide, many of which are in high resource areas, appears to comply with these requirements as currently understood. Overall, the sites identified as suitable for lower income housing in San Mateo are located in moderate or high resource areas. The inventory currently does not project any new affordable housing to be developed in the Shoreview, North Central, and similar areas, which include higher concentration of lower-income households than other areas of the City. Information about all of the AFFH requirements and how they have been addressed in the Sites Inventory is included in Appendix D. A map that shows the HCD/TCAC Opportunity Map overlaid with the Sites Inventory housing sites is provided as Figure 1.

Distribution of Units by Affordability. Consistent with State guidance, individual sites less than 0.5 acres were assumed to be developed with moderate- and above-moderate income, split 50% to each. For sites larger than 0.5 acres, the distribution of units by income category fell into two types:

1. For sites in the pipeline, the actual proposed distribution of units by affordability was included. For example, Concar Passage (Planning Application PA-2018-052) includes a total of 961 units, of which 73 will be very low-income. These are the figures used in the spreadsheet.
2. For all other sites, the distribution of units by affordability varies by site size. Most sites in the inventory have unit affordability distributed in proportion to the RHNA allocation. For large sites over 10 acres, the City applies only the inclusionary housing requirement (15%) for the lower income category. For the moderate category, 15% was also applied to the smaller sized units that are naturally affordable to moderate income households.

Figure 1: 2021 TCAC/HCD Opportunity Map



Source: ESRI, 2024; CAHCD, 2023; City of San Mateo, 2024; PlaceWorks, 2024.

The State recommends using the proportion of units in the RHNA allocation as a guide for allocating units among sites. This mathematical process is intended to demonstrate that there are enough sites zoned at appropriate densities to accommodate all of the RHNA allocation, rather than an assumption about the specific location and number of affordable units that will actually be built. In part, this is because the City does not determine specific sites for affordable housing, but rather reviews and evaluates projects as they are proposed by property owners, developers and other outside entities.

3.4.4 Pipeline Projects

In addition to the sites potentially available for development or redevelopment, projects that have been approved, permitted, or received a certificate of occupancy since the beginning of the RHNA period may be credited toward meeting the RHNA allocation based on the affordability and unit count of the development. For these projects, affordability is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability in the planning period of the units within the project. These sites are included in the Sites Inventory (Appendix C), as each project is anticipated to receive its Certificate of Occupancy during this housing cycle (after June 30, 2022). New development currently in the pipeline includes 655 new housing units under construction, 1,588 new housing units approved and 856 new housing units under review. **The total number of pipeline project units is 3,099, which accounts for 44% of the City's total RHNA.**

3.4.5 Accessory Dwelling Units

Accessory dwelling units (ADUs) are a housing type that can meet the needs of middle- and lower-income individuals and households and are often located in the City's High and Highest Resource areas.

Based on increased documentation and State guidance, jurisdictions are allowed to count projected development of ADUs based on prior year production averages. As outlined in Table 5, the City has issued an annual average of 60 building permits for ADUs, including JADUs, over the last four years (2019-2022). Consistent with the accepted approach of using a four-year average of permitting data, the Sites Inventory is using an estimate of 55 new ADUs annually, below the annual average of 60, which results in 440 new ADUs projected over the eight-year cycle. It should be noted that ADU permitting in both 2021 and 2022 exceed the annual estimate of 55. The City has over 17,000 parcels that are zoned R1 and has issued permits for 271 ADUs over the last eight years, so there are a significant number of eligible parcels that have the capacity to add an ADU and/or a JADU.

Table 5: ADU/JADU Annual Permit Data

	2019	2020	2021	2022	4-Year Ave.
Applications Submitted	56	94	94	115	90
Permits Issued	44	47	66	84	60

A study conducted by the Association of Bay Area Governments (ABAG) in September 2021 found that ADUs are rented at a variety of rates and often meet lower income affordability requirements based on the incomes of the occupants and/or their rental rates. Based on these findings, local jurisdictions are justified in using certain percentages to meet their affordable housing allocations. The study's recommended affordability breakdown that a Bay Area jurisdiction can use for ADUs, which is noted as being conservative, is 30% very low, 30% low, 30% moderate and 10% above moderate. The City is using the 30/30/30/10 approach to estimate the ADU affordability mix in the Sites Inventory.

Based on this information, a total of 440 new ADUs are estimated during this Housing Cycle. To support this production target, Policy H 1.4 includes programs to support and incentivize ADU production, as well as to monitor occupancy and rental rate to ensure affordability targets are being achieved. If annual targets are not being achieved, the City will take additional actions to increase ADU production.

3.4.6 San Mateo General Plan Update

The City's 2040 General Plan Update (GPU) kicked off in Fall 2018 with a series of visioning workshops and community meetings. From April 2019 through November 2022, the City identified study areas where growth and change would occur, to create a range of growth alternatives, and receive feedback and direction on the preferred land use and circulation scenarios from the community and, ultimately, the City Council. In April 2022, the preferred land use and circulation scenarios were selected by the City Council, and in July 2022, the draft land use map that would go into the GPU was confirmed by the City Council.

The land use map in the GPU's Land Use Element includes significant changes to the allowable heights and densities within the ten Study Areas, with densities increasing from 35-50 units per acre to 99-130 units per acre. **The increased density in the land use map will add capacity for over 19,000 new housing units over the next 20 years.** Adoption of the GPU will also significantly increase the housing capacity of the housing sites identified on the Sites Inventory since over 90 percent of these sites are within a Study Area and will have an updated land use designation with increased base density. Figure 2 illustrates how the Sites Inventory sites overlay with the GPU's 10 Study Areas.

As part of the GPU process, a community conversation about Measure Y, the voter approved initiative that sets growth and density limits until 2030, is being facilitated in order to build consensus around a path forward that allows for the housing growth that is needed over the next 20 years while balancing community concerns about growth and change. The land use map in the GPU includes building heights and densities that exceed the limits set by Measure Y, so over the next year, the community discussion around Measure Y and the GPU will continue. Ultimately, all elements of the GPU that exceed the growth limits set by Measure Y will require voter approval before they can take effect. Community input, and ultimately City Council direction, will guide how to best address the elements of the GPU that go beyond the Measure Y height and density limits. Next steps in this discussion include community outreach and meetings in Summer and Fall 2023. Following adoption of General Plan 2040, an initiative that updates Measure Y will need to be placed on the ballot in November 2024.

The Draft General Plan was published in July 2023 and the Draft Environmental Impact Report (EIR) was published in August 2023. The target for adoption of General Plan 2040 is March 2024, with a ballot initiative to update Measure Y targeted for November 2024. More information about the General Plan Update can be found at www.StriveSanMateo.org.

To support adoption of General Plan 2040 and a successful ballot initiative, **Policy H 1.20** includes a commitment to increase heights and densities and to add capacity for at least 10,000 new housing units, support for a community conversation around Measure Y and to bring a ballot initiative before the voters in November 2024. It also includes a provision for a backup plan to add housing capacity of at least 1,700 units for an affordable housing buffer of at 25%, if the ballot initiative is not successful. However, even within the confines of Measure Y, this Housing Element clearly demonstrates that the City's existing Zoning has capacity for over 10,000 housing units, which achieves its RHNA targets in each category with buffers.

3.4.7 City Properties and Funding

In prioritizing public land for affordable housing, the City will comply with all requirements of the Surplus Lands Act, which contains requirements and procedures for designating public properties as surplus and selling or leasing those properties. The Surplus Lands Act requires that, before selling or leasing a property, local agencies must send a Notice of Availability to housing sponsors, local public entities, and local, regional and states agencies. Entities have 60 days to respond to the notice and 90 days to negotiate with respondents in good faith. The Surplus Lands Act requires that, during the negotiation process, local agencies cannot prohibit a residential use or limit residential density below what is provided by zoning. When selecting a development partner, cities are generally required to prioritize affordable housing uses. Under the Surplus Land Act, State HCD would review disposition agreements for compliance with State law prior to the execution of a final sale or lease agreement.

The City of San Mateo is committed to supporting the development of affordable housing by utilizing City owned properties and funding to help achieve this goal. Two significant 100% affordable housing projects are currently underway on City owned parcels (formerly public parking lots). In compliance with the Surplus Lands Act, the City issued Notices of Availability to interested parties and selected development partners for the two City properties described below.

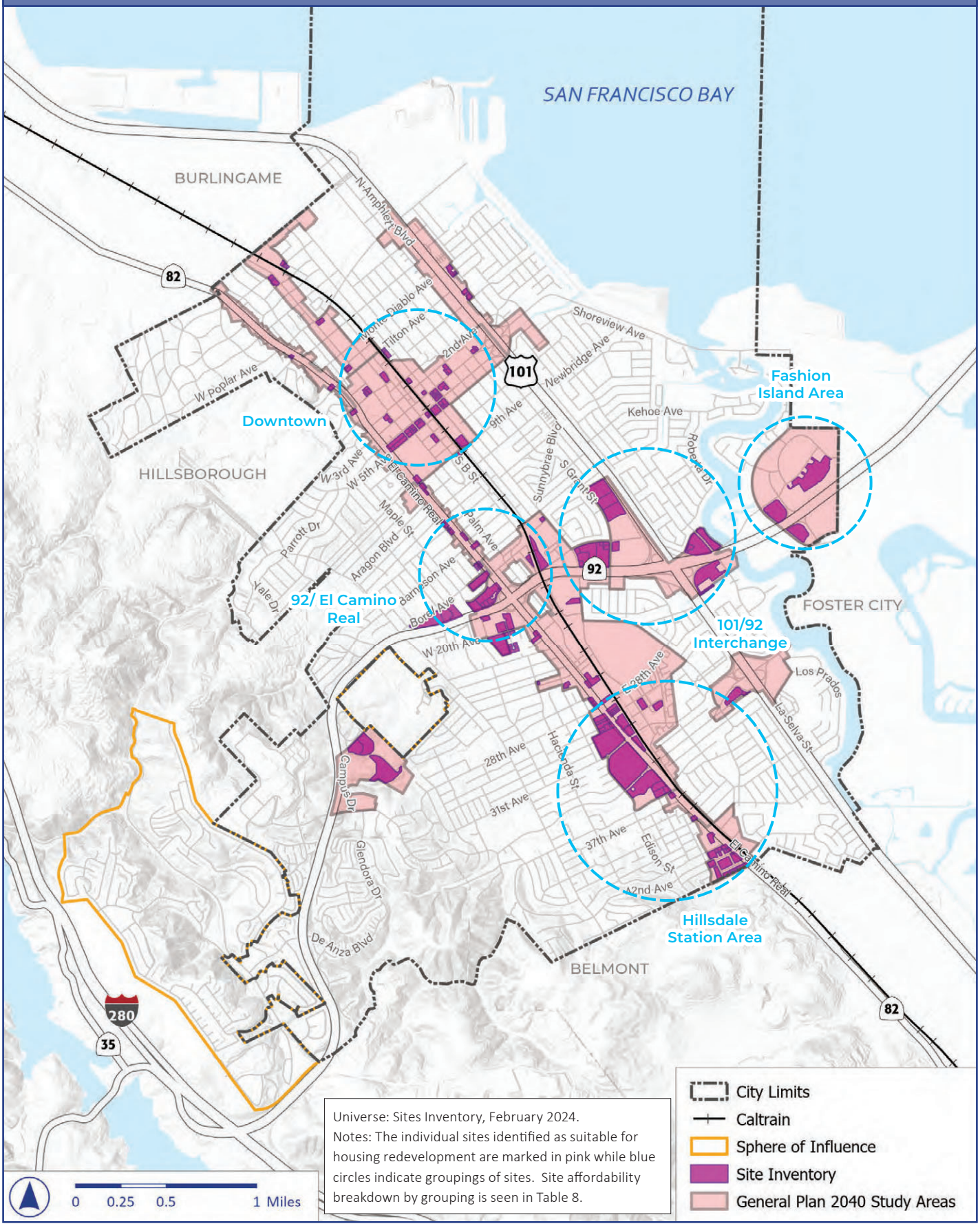
480 E. 4th Avenue (Kiku Crossing) This project will provide 225 affordable homes for families and individuals in San Mateo, including 22 units for formerly homeless households and eight units for individuals with intellectual and developmental disabilities, and 57 units for public employees. The affordability of the units will be a mix of ELI, VLI and LI. Construction started in January 2022 and is expected to finish in spring 2024. It is being built on City owned property and funded by a combination of City, State, and Federal dollars.

445 S. B Street (Bespoke) This project is a public-private partnership that will redevelop a full City block that includes a City owned property and a City monetary contribution. The project will provide 71 affordable apartment units (at ELI, VLI and LI levels), community facilities, and commercial and office space. The project is currently under review, with a target for approval in 2024 and construction starting in 2025/2026.

To support the ongoing development of new affordable housing in San Mateo, the City established a dedicated funding source in 2016 with the adoption of an Affordable Housing Commercial Linkage Fee (SMMC Chapter 23.61). In addition, the City has a policy to set aside 20% of the general fund property tax revenues from former Redevelopment Area (RDA) sites for its Housing Fund. Based on these two funding sources, as well as the Permanent Local Housing Allocation (PLHA), Below Market Rate (BMR) fractional and in-lieu fees, and other miscellaneous housing funds, the City's Affordable Housing Fund currently has approximately $5.8M, and is estimated to generate approximately $26M over the next eight years. Using the estimate of $100k per affordable unit, the City estimates that it may be able to create 260 new affordable units throughout the 6th Housing Element Cycle. The Housing Fund was used to support both the Kiku Crossing and Bespoke affordable projects and the City continues to actively look for other partnership opportunities to construct additional affordable housing in San Mateo in the coming years. **Policy H 1.2** includes programs and implementing actions to support these affordable housing projects and utilize City funds and other identified City-owned sites to support the development of additional affordable housing.

In total, the City has contributed property and funding to support the development of **283 affordable housing units** and maintains a Housing Fund with dedicated revenue that has a target of constructing an additional **260 affordable housing units,** for a total of **543 new affordable housing units** during this cycle.

Figure 2: Sites Inventory Map



Source: ESRI, 2024; City of San Mateo, 2024; PlaceWorks, 2024.

3.4.8 Missing Middle Housing

Missing middle housing and constraints to the development of such housing has been identified as a key programmatic priority for the City. Missing Middle housing describes small to medium-scale development such as duplexes, triplexes, and 4-10 unit projects that are compatible in scale with single-family homes within walkable neighborhoods. To address this need and existing zoning constraints in the City that limit production of this type of housing, multiple policies and programs are included in the Housing Element that would directly or indirectly support the production of such housing. Specifically, programs and implementation measures under the following policies are focused on reducing development standard constraints, reducing costs, expanding opportunities and streamlining the development review process for missing middle housing projects. The City is committed to expanding opportunities for Missing Middle housing and has included six policies that support this objective.

- **Policy H 1.4** Support Increased Accessory Dwelling Unit Development
- **Policy H 1.6** Streamline Housing Application Review
- **Policy H 1.7** Update Zoning Code Development Standards to Support Housing Production
- **Policy H 1.8** Adopt Objective Design Standards
- **Policy H 1.12** Encourage Development of Missing Middle Housing
- **Policy H 1.17** Permitting and Development Fee Review

3.4.9 Single Room Occupancies (SRO) Housing

Single Room Occupancy (SRO) units are a type of housing alternative that is typically available to residents with low or minimal incomes. SROs are single-room (zero bedroom) units that are typically intended for occupancy by a single resident who shares a kitchen and bathrooms with other residents in a multi-tenant building. Government Code 65583(c)(1) requires local jurisdictions to specify the areas where SROs are permitted. Currently SROs are not identified as a separate allowed use in the City's Municipal Code. However, given the nature of the use, they would be considered similar to multiple-family dwellings and would be allowed as a special use in several zoning districts that allow multi-family developments including R3, R4 and R5.The Housing Element includes a new program in Policy H 1.7 to amend the Zoning Code to reduce or eliminate constraints to housing construction including the identification of the R3, R4 and R5 districts where SROs will be permitted consistent with State law.

3.5 SITES INVENTORY

Based on the methodology and approach described in detail in Appendix C, the Sites Inventory includes a range of sites located citywide that could be developed with up to 10,286 new housing units. The 2040 General Plan Update will also add at least 10,000 units of additional housing capacity. Table 6 provides a high-level summary of the sites listed on the Sites Inventory broken down by income. Figure 1 shows a map of where each site is located within the City and the housing opportunity areas.

Table 6: Sites Inventory Affordability Breakdown

Housing Opportunity Areas	Total Units	Very Low	Low	Moderate	Above Moderate (Market Rate)
San Mateo RHNA	7,015	1,777	1,023	1,175	3,040
ADUs	440	132	132	132	44
Pipeline Projects	3,110	562		14	2,534
Remaining RHNA	3,465	1,974		1,029	462
Fashion Island Area	817	167	121	109	418
Hillsdale Mall	1,200	0	180	180	840
Downtown	1,213	177	305	85	646
Other Sites	3,528	1,290		721	1,520
Total Sites	**6,758**	**2,240**		**1,095**	**3,424**
Grand Total	**10,286**	**3,129**		**1,278**	**5,880**
Buffer Over Remaining RHNA	**3,271 (94%)**	**329 (17%)**		**103 (10%)**	**2,840 (484%)**
General Plan 2040 Buffer	**10,000**	**2,533**	**1,458**	**1,675**	**4,334**

Table Source: Housing Resources Sites Inventory.

The Sites Inventory was developed to meet all applicable statutory requirements and provide a realistic and achievable roadmap for the City to meet and potentially exceed its RHNA. The Sites Inventory is summarized as follows:

- The housing sites are spread throughout the City, with a significant number located in high resource areas, to meet AFFH requirements.
- The housing projections utilize existing land use and zoning densities, and no rezoning is necessary.
- The housing sites capacity estimates utilize conservative production and density assumptions.
- A significant number of housing units are already in the pipeline and anticipated to be completed during this housing cycle.
  - » 655 housing units are currently under construction;
  - » 1,588 housing units are approved or entitled; and
  - » 867 housing units are under review as active projects.
- The housing projections do not have any reliance on new units developed under SB 9 and a low reliance on new ADU production.
- In accordance with AB 725, the inventory identifies more than 25 percent of the moderate and above moderate RHNA units on sites that allow at least four units of housing; and all sites are zoned at least R-3 (multi-family) or equivalent, which allow five or more units by right.

- For sites with existing residential units that are anticipated to be demolished for new housing development, the City will require replacement housing units subject to the requirements of Government Code Section 65915(c)(3), for units that are restricted or have been occupied by a lower income household in the past five years. The City will also conduct a study to create a permanent replacement housing program (**Policy H 2.6**).

The City can clearly meet its 2031 RHNA under existing zoning and land use designations. In addition, the City's 2040 General Plan Update will add capacity for at least 10,000 new housing units with increased density and height limits. Over 90% of the housing opportunity sites listed in the Sites Inventory are located within one of the ten General Plan Land Use Study Areas and will see an increase in base density. Since the City is committed to increasing densities in the General Plan Update and updating the voter approved height and density limit (Measure Y) through a ballot measure by the end of 2024, significant additional housing capacity will be added around the City and will result in a significantly expanded buffer beyond the City's RHNA. Should the Measure Y ballot initiative not be successful, the City has committed to exploring alternative options, such as rezonings, that will add at least 1,700 more units to achieve a buffer of at least 25% **(Policy H 1.20)**.

The analytical process that went into creating the Sites Inventory and the justification for commercial site redevelopment are fully detailed in the Sites Inventory Approach and Methodology sections above as well as in the Sites Inventory section of Appendix C, Housing Resources and Sites Inventory List. The full list of sites adequate for housing development identified by the City is included in Appendix C.

SECTION 4

Housing Needs and Sites Inventory

STRIVE SAN MATEO
GENERAL PLAN 2040

2857

OTHER REQUIRED HOUSING ELEMENT COMPONENTS

4.1 CONSTRAINTS ANALYSIS SUMMARY

The purpose of the constraints analysis section, per Government Code Section 65583(a)(5-6), is to identify and analyze potential and actual governmental and non-governmental constraints to the maintenance, improvement, or development of housing that hinder a jurisdiction from meeting its share of the regional housing needs. A summary of governmental and non-governmental constraints is provided below, and a more detailed analysis is contained in Appendix B.

4.1.1 Governmental Constraints

State law (Government Code, Section 65583(a)(5)) requires Housing Elements to contain an analysis of governmental policies and regulations that can result in both positive and negative effects on the availability and affordability of housing. Potential constraints to housing include zoning regulations, development standards, infrastructure requirements, permit and development impact fees, and the development approval processes. While government policies and regulations are intended to serve public objectives and further the public good, the City recognizes that its actions can potentially constrain the availability and affordability of housing to meet the community's future needs. The City has implemented several measures to reduce development costs and streamline the approval process and has identified additional opportunities for streamlining the City's review process, including eliminating the pre-application process for housing projects and allowing residential project with up to 25 units to be approved administratively (**Policy H 1.6**).

Land Use Controls: The City has also identified outdated zoning code regulations and development standards in several areas, including open space in R3 zones, citywide parking requirements including for 1,400 square feet units, as well as density, floor area, and height controls related to Measure Y, that may pose a barrier, individually or cumulatively, to housing development and to Missing Middle housing. To remove these constraints, the Housing Element includes several implementation programs to update zoning code standards necessary to remove these barriers (**Policies H 1.6, H 1.7, H 1.12, and H 1.20**). This includes reducing residential parking requirements to align with density bonus laws (thus eliminating floor area size to parking requirements), and completing the General Plan Update to increase height, floor area, and density limits (**Policy H 1.20**). It's important to note that the City does not have lot coverage standards for residential districts (R1, R2, R3, R4, R5). However, **Policy H 1.12** specifically addresses reducing developmental constraints such as open space requirements in R3 and other zones to maximize developable area for missing middle housing. Additionally, the building height limit of 35 feet in the R3 district is measured to the top of plate; but the top of roof (or the roof peak) is allowed to extend beyond 35 feet. The City does not limit the number of stories in a building; thus a three-story building is allowed, and has been achieved at several projects, most recently at 21-27 Lodato Avenue, under the existing 35-foot to top of plate height limit.

The City also adopted Objective Design Standards (ODS) for multi-family projects (**Policy H 1.8**) at the end of 2023. To address permitting and development impact fees, an implementation program has been included to evaluate the City's cumulative permit fee costs for new housing developments, with the goal of reducing overall costs and a particular focus on reducing per unit costs for small multi-family or "Missing Middle" projects (**Policy H 1.17**). Further information and analysis are provided in Appendix B.

4.1.2 Non-Governmental Constraints

State law (California Government Code, Section 65583(a)(6)) requires Housing Elements to contain an analysis of non-governmental constraints to the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, and the length of time between receiving entitlement approval for a housing development and submittal of an application for building permits for that development. Potential non-governmental constraints are largely determined by market conditions or other factors, over which local jurisdictions have little control. However, local governments can influence market conditions and their associated costs indirectly.

Aside from the high costs of land and construction in the Bay Area, the most significant Non-Governmental Constraint that affects housing production in San Mateo is the voter-approved ballot initiative Measure Y, which restricts density, heights, and intensity of new development. Under Measure Y, building height is limited to 55 feet (up to 75 feet in specific areas) and residential density is limited to 50 dwelling units per acre. Measure Y was approved in November 2020 and sunsets in 2030. The City's original growth control ballot initiative (Measure H) was approved by the voters in 1990, followed by the adoption of Measure P in 2004, and then Measure Y in 2020. Although identified as a constraint, the presence of Measure Y causes the RHNA housing units to be spread across a greater number of sites to achieve the same amount of housing units, and results in a smaller buffer. Even with the Measure Y constraint, the City has identified adequate housing sites to meet its RHNA targets for 2031 given the strong history of developed and pipeline residential and mixed-use projects.

To allow for a stronger buffer of at least 25% and to remove the constraint on realizing even higher density projects (99-130 dwelling units per acre), additional discussion to address the constraints created by Measure Y is provided in Section 3.4.6 (General Plan Update). **Policy H 1.20** outlines how the City is committed to facilitating a community conversation around Measure Y and placing an initiative on the ballot in November 2024 to update Measure Y. Should the 2024 ballot measure not succeed, the City identifies other alternative options in **Policy H 1.20**, including rezoning, to create additional capacity for 1,700 new units for a buffer of at least 25%. Further information and analysis about Measure Y and other non-governmental constraints are provided in Appendix B.

4.2 HOUSING RESOURCES SUMMARY

The Housing Resources of the City of San Mateo can be summarized into three sections. The first is the various funding sources the City is able to pool together for affordable housing production, preservation, and protection. The second is a list of the existing programs the City manages and supports to increase the housing supply or otherwise serve past, current, and prospective residents of affordable housing. The third is an inventory of sites that are adequate for projected housing needs. A full description of each funding source and housing program are included in Appendix C - Housing Resources and Sites Inventory List, including detailed inventory.

4.2.1 Funding Opportunities

Activities that housing funding may be used for includes but is not limited to the following: predevelopment, acquisition, construction, rehabilitation, conversion and preservation. Also included is funding that is used for housing related activities, which provide service to the residents of low-income housing. A list of the most relevant funding sources is as follows:

Federal Programs

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Low Income Housing Tax Credits (LIHTC)
- Section 8 Rental Assistance Program
- Other Federal Sources (Section 811 Project Rental Assistance, Veterans Affairs Supportive Housing (VASH) Vouchers)

State Programs

- Permanent Local Housing Allocation (PLHA)
- Other State Sources (CALHome, CalHFA, Infill Infrastructure Grant (IIG), Local Housing Trust Fund (LHTF), Affordable Housing and Sustainable Communities (AHSC) Program, Golden State Acquisition Fund (GSAF), Project Homekey, Housing for a Healthy California (HHC), Multifamily Housing Program (MHP), Predevelopment Loan Program (PDLP))

Other Public Funds

- Housing Successor Agency for the Redevelopment Agency
- Below Market Rate Program (BMR)
- City Housing Fund
- San Mateo County Affordable Housing Fund

Private For-Profit and Nonprofit Sources

- Community Reinvestment Act (CRA)
- Private Developers
- Non-Profit Agencies
- Housing Endowment and Regional Trust (HEART)

4.2.2 Existing Housing Programs

The City manages and supports several programs that aim to either increase the housing supply, improve existing housing, or serve residents of San Mateo within the scope of housing or homelessness. While many of these programs are a direct effort of the City, some are part of a regional collaboration across San Mateo County, of which the City is an active participant. A list of these programs are as follows:

- Minor Home Repair
- Home Rehabilitation
- Lead-Based Paint Hazard Reduction
- First Time Home Buyers Program
- Acquisition of Land
- Acquisition and Rehabilitation of Existing Housing
- Community Housing Development Organizations (CHDO)
- New Construction
- Accessory Dwelling Units
- Special Needs Housing Operation Subsidies
- Homeless Programs
- Regional Collaborations
- Chronic Homelessness
- Homeless Prevention
- Discharge Policy

4.3 CLIMATE CHANGE AND ENERGY CONSERVATION

Home energy efficiency has become an increasingly significant factor in housing construction, particularly in the past few years with the increasing demand to build energy efficient and sustainable buildings in California. Energy costs related to housing include not only the energy required for home heating, cooling and the operation of appliances, but the energy required for transportation to and from home.

State Title 24 Part 6 is the California Energy Code, first enacted in the 1980s, permits builders of new residential units to achieve compliance either by calculating energy performance in a prescribed manner or by performance based on computer modeling. The energy code is updated every three years by the Energy Commission to advance the energy efficiency standards for building construction. In addition to the energy code, the State Green Building code establishes sustainable building construction standards. The Green Building code addresses the use of sustainable materials, methods of construction, recycling of construction waste, and electric vehicle infrastructure. These measures contribute to overall building energy efficiency and sustainability and have an added ongoing benefit throughout the useful life of a building.

In order to save natural resources and to make utilities more affordable, the City's Home Repair programs, implemented under **Policy H 2.3**, provide both funding and information referral for participants to include weatherization improvements and utilize energy and water efficient appliances and fixtures. Program participants are encouraged to use the energy conservation programs provided by Pacific Gas and Electric (PG&E).

All new development, including housing projects, are also subject to compliance with applicable greenhouse gas (GHG) emission reduction strategies contained in the City's Climate Action Plan (CAP). The CAP, which was last updated in 2020, demonstrates the City's leadership to reduce GHG emissions and provides a comprehensive list of community-wide actions that will help reduce the community's GHG emissions. Specifically, for housing and new construction, the CAP includes Measures EE 1, EE 2, EE 3, ME 1 and ME 2 for exceeding minimum State energy efficiency requirements, providing education and outreach on benefits and financial incentives associated with energy upgrades, and continuing support for energy efficiency upgrades through utility programs and programs with local and regional agencies.

The CAP also identifies building electrification strategies (Measures BE 1, BE 2 and ME 3) to encourage the transition from gas to electric equipment, in line with the City's goal to phase out natural gas in existing buildings by 2030. Strategies include outreach and education to residents, businesses and contractors on the benefits of building electrification and rebates for electric technologies (e.g., induction cooktops, heat pump water heaters, electric clothes dryers) and adopting policies to encourage or require eliminating the use of natural gas in new or existing buildings.

Policies and programs that explicitly address the City's CAP, as well as energy efficiency and sustainability, will be contained in other elements of the City's updated General Plan, but are not contained the Housing Element. However, as outlined above, addressing climate change, continuing to improve energy efficiency and building homes sustainably are key City priorities and will be applied to housing projects and housing program implementation for the upcoming housing cycle. In addition, **Policy H 2.3** supports In creased energy and water efficiency in existing lower income housing units.

SECTION 5

Public Participation

STRIVE SAN MATEO
GENERAL PLAN 2040

STRIVE SAN MATEO
GENERAL PLAN 2040
Draft General Plan 2040 Is Here!
The General Plan is the City's blueprint and includes the following big ideas that will guide new development, policymaking and budgeting priorities over the next 20 years.
Balance Growth and Change.
General Plan 2040 sets the stage for higher density residential and mixed-use development close to transit and jobs while maintaining existing development patterns in lower density neighborhoods, which will help reduce vehicle miles traveled and greenhouse gas emissions while meeting housing needs.
Enhance San Mateo's Neighborhood Fabric and Quality of Life.
General Plan 2040 promotes context sensitive single-family design, supports neighborhood shopping areas and improves neighborhood walkability and traffic congestion.
Preserve Nature as the Foundation of the City.
General Plan 2040 honors San Mateo's natural setting as an irreplaceable asset that is the physical foundation of the community by protecting open space and natural habitat, maintaining the City's urban forest, and expanding access to parks and open space.
Encourage All Ways to Travel Around the City.
General Plan 2040 supports a multimodal transportation system implemented using a complete streets approach that emphasizes safety and access for walking, bicycling, transit, and driving, which will help reduce congestion on local streets, vehicle miles traveled and greenhouse gas emissions.
Support the Local Economy.
General Plan 2040 focuses on ways to keep jobs and dollars in San Mateo by supporting local shops, businesses, and services, and encouraging new businesses that residents need and enjoy in convenient locations throughout the community.
Address Historic Preservation Holistically.
General Plan 2040 provides a comprehensive blueprint for historic preservation, including a citywide historic context statement, Historic Preservation Ordinance update, and updates to the City's historic resources inventory.
Initiate a Comprehensive Sea Level Rise Strategy.
General Plan 2040 prioritizes development of a climate change adaptation plan to establish a comprehensive strategy for resiliency and adaptation against sea level rise and flooding.
Strengthen Community Outreach.
General Plan 2040 prioritizes extensive community engagement and affirms culturally sensitive outreach methods that encourage early communication and broad representation.
Focus on Equity and Health for all Residents.
General Plan 2040 directs City investment to public improvements that address health and infrastructure disparities in equity priority communities, including the North Central and North Shoreview neighborhoods.
Improve Community Safety Planning and Awareness.
General Plan 2040 establishes clear actions to protect the community from flooding, wildfires and earthquakes, including reinforcing the City's emergency readiness and response capabilities, increasing power system resilience and providing community training programs.
StriveSanMateo.org
What Is a General Plan?
San Mateo is updating its General Plan, the plan that determines how the City will look, feel, and change over the next 20 years! It's your turn to shape the decisions and the plans that will guide homes, streets, parks, shops, and more for the next generation.
The General Plan guides how and where to:
Create neighborhoods that are welcoming for all.
Preserve existing housing and build new homes and apartments, including affordable housing.
Relieve traffic congestion, add new bike paths, and improve sidewalks.
Keep the community safe, both day-to-day and from natural disasters and climate change.
Reduce pollution and improve health.
Make San Mateo a place our children can live and will want to live.
We're listening and we want to hear from you.
Please visit our website to:
Learn more about the project
Share your thoughts 24/7
View upcoming events
StriveSanMateo.org
ELEMENT
IMPORTANT TOPICS
Conservation, Open Space, and Recreation
Natural resource protection, access to nature, open space preservation, creeks and riparian areas, air quality, parks and recreation
Public Services and Facilities
Police and Fire services, water supply, wastewater, flood control, energy and telecommunications, public facilities, child care, schools, healthcare, social services, solid waste.
Safety
Emergency readiness, emergency operations, geologic and seismic hazards, flood hazards, sea level rise, wildfire hazards, hazardous materials.
Noise
Exterior noise standards, interior noise standards, measuring and regulating noise, reducing and mitigating noise.
The City's 2023-2031 Housing Element was locally adopted on January 24, 2023. It is the City's blueprint for all housing related decisions and sets an action plan to meet State required housing allocations and other statutory requirements, and to ensure that housing can be provided for all residents and community members. Visit the San Mateo Housing Element 2023-2031 website to learn more.
Measure Y and the Draft General Plan 2040
Measure Y is a ballot measure that San Mateo voters passed in November 2020. It retained existing height and density limits on new development that were originally adopted under Measure P and has a sunset date of 2030. Overall, Measure Y sets height limits around the city of up to 55 feet (five stories), density limits that allow up to 50 units per acre, and floor area ratio maximums of up to 3.0. It also allows for heights of up to 75 feet on specified locations when certain criteria are met.
Any components of the General Plan that are inconsistent with Measure Y will require voter approval before they can take effect or until it sunsets in 2030. If voters do not approve the proposed changes to Measure Y, the City will need to explore increased densities spread throughout the city, consistent with Measure Y, to accommodate the City's future housing needs.
The Bay Meadows development project is an example of a 5-7 story mixed use building near Transit
Existing 9-story mediterranean building in Downtown San Mateo
Scan this QR code to view Frequently Asked Questions about Measure Y and Draft General Plan 2040.

PUBLIC PARTICIPATION

5.1 OVERVIEW

The City of San Mateo recognizes an engaged community is essential to drafting and implementing a strong Housing Element. A key strength of this draft Housing Element is the incorporation of key findings collected at over nineteen public and community meetings and workshops, five intercept/pop-up events, and four surveys. A summary of public participation and community outreach activities and key takeaways are included here. The collected public input received is included as an appendix to this draft Element (Appendix F). To reach as many community members who live in or are a part of the San Mateo as possible, the City developed and implemented a proactive outreach plan at the outset of the draft Housing Element development process. Its goals were to:

- Raise awareness among San Mateo residents of the importance of the Housing Element update on shaping the future of the community
- Have robust and diverse community participation throughout the process that is representative of the full range of demographics, perspectives, and experiences in the San Mateo community
- Build a level of public trust in the update process and support for the Housing Element that will lead to its successful implementation after adoption.

The City proactively engaged community members for whom English was not spoken at home, renters, those under 45 years of age, low-income and very low-income households, people with disabilities, seniors, single female heads of household, people experiencing homelessness, and those from under-represented neighborhoods.

In recent years, the community has participated in many conversations about affordable housing, tenant rights, displacement, and fair housing. In addition to conversations focused on the Housing Element, the City's efforts to establish district elections, the ongoing General Plan Update effort, and the 2019 Community Conversations: Housing in San Mateo event series have provided opportunities for many additional collaborative outreach activities. For other outreach work, we partnered with other San Mateo County jurisdictions for a first-of-its-kind countywide outreach effort, through an award-winning collaboration called 21 Elements. Specific activities included:

Website, Social Media, and Printed Mailing. The City of San Mateo launched a Housing Element Update website, and conducted extensive email and social media outreach beginning in March 2021. Physical mailers were sent City-wide in October 2021 (to 27,000 households), and a second targeted mailer was sent out in January 2022. Physical mailers included printed information in English and Spanish. City staff and consultants also participated in and helped shape the Let's Talk Housing initiative. Through this award-winning collaborative, the jurisdictions of San Mateo County worked together to increase awareness

of and participation in the Housing Element Update process and make sure everyone is involved in shaping our shared future.

Community Meetings. The City organized three public Housing Element workshops and presented at five public commission/council meetings. These included:

- Community and Housing Needs Workshop /Community Relations Commission 9/29/21
- Housing Element Update/Planning Commission 10/12/21
- Housing Policy Workshop 11/2/21
- Housing Element Update/Senior Commission 11/8/21
- Housing Element Update/City Council 11/15/21
- Fair Housing Workshop 1/13/22
- Joint PC/CC Study Session - Housing Programs /Policies Study Session 2/7/22
- Planning Commission Recommendation 4/26/22
- Planning Commission Recommendation 5/3/22
- City Council Review and Direction 5/23/22
- City Council Study Session 11/7/22
- Planning Commission Recommendation 1/12/23
- City Council Local Adoption 1/24/23
- City Council Study Session 4/17/23
- City Council Study Session 6/5/23
- Final Planning Commission and City Council Adoption Spring 2024

Focus groups and presentations at the meetings of local community-based organizations included:

- Housing Element and General Plan Update/ Bay Area Community Health Advisory Council (BACHAC) 9/9/21
- Builders Focus Group 11/15/21
- Housing Element Update/Chamber of Commerce 12/14/21
- Housing Element Update/Downtown Merchants Association 12/14/21
- Housing Element Update/ SMFCSD PTA Association 1/10/22

The City also participated in several meetings and webinars in partnership with 21 Elements, including:

- Let's Talk Housing - Introduction to the Housing Element
  - 3/25/21 (Joint with Millbrae, Burlingame, Hillsborough, East Palo Alto)
  - 7/26/21 (Virtual countywide meeting about the Housing Element update in Spanish)
- All About RHNA - 4/23/21 (countywide)
- Listening Sessions (countywide)

» Fair Housing 9/27/21

» Housing Advocates 10/18/21

» Builders 11/01/21

» Service Providers 11/15/21

Outreach Activities. City staff and consultants conducted an online survey, in-person intercept surveys at pop-up events and other community events, and a statistically reliable community survey that included some Housing Element-related questions.

These efforts included:

- Harvest Festival at King Park in North Central 10/16/21
- Central Park Storytime in the Park 10/27/21
- Mi Rancho Market in North Central 10/29/21
- Chavez Market in Shoreview 11/18/21
- Macedonia Food Distribution, Various Tuesdays October to December
- Online Survey 10/11/21 to 1/16/22
- Intercept Surveys 10/16/21 to 12/21/21
- True North Community Survey 1/21/22 to 2/2/22

The City also supported an Equity Advisory Group with 21 Elements to ensure outreach was set up to meet people where they were at as much as possible. Specifically, all intercept surveys were conducted in printed and conducted in both English-language and Spanish-language, with English and Spanish speakers available to engage and facilitate completion of the surveys and record first person accounts of housing needs and challenges. Examples of the Spanish and English intercept surveys are included in Appendix F.

5.2 ACCOMPLISHMENTS AND KEY TAKEAWAYS

5.2.1 Website, Social Media, and Printed Mailing

As a starting point for accomplishing extensive research, San Mateo launched a Housing Element Update website that included links to past event video recordings, meeting materials, outreach and survey summaries, and information about upcoming meetings and ways to get involved. It also contained draft Housing Element documents and collected community feedback. Email Blasts and social media efforts from March 2021 through January 2022 included invitations to participate in community workshops, public meetings, and online survey to several City-maintained email lists. The City was also successful in similar messages being circulated in the newsletters of at least five community groups including: San Mateo High School District Employees Newsletter, San Mateo-Foster City School District Parent Teacher Association (SMFCSD PTA) Newsletter, Chamber of Commerce Newsletter, Downtown San Mateo Association Newsletter, and to the affordable housing residents of Human Investment Project (HIP) Housing and MidPen Housing properties within San Mateo.

A Citywide mailer was sent to every household (27,000) on October 18, 2021 and a second mailer targeted to renters was sent on January 2, 2022 also inviting community members to participate in community workshops, public meetings, and online surveys. Mailers included printed information in English and Spanish. An example of the mailer is included in Appendix F (Additional Community Outreach Collateral and Activities). Community intermediaries also distributed stacks of printed fliers with similar content to businesses with significant Spanish-speaking clientele in the North Central and Shoreview neighborhoods. an example is also included in Appendix F.

From September to November 2021, four joint Housing Element and General Plan Update-focused Facebook live events were conducted in Spanish by Peninsula Conflict Resolution Center (PCRC), a trusted community partner in Spanish-speaking communities to introduce the Housing Element and General Plan Update and keep community members informed about events and updates. Participants expressed an interest in a variety of housing and community safety topics and supported the City's emphasis on getting input from the Latinx community.

The City also participated in, and helped shape, the Let's Talk Housing initiative with 21 Elements, which included a countywide website available in five languages, detailing our timeline, engagement activities, and resources, videos about the process in several languages, and a social media presence. As of February 2022, the website had been visited more than 17,000 times, with more than 20% from mobile devices.

5.2.2 Community Meetings

The City held three public Housing Element workshops, presented at five public commission/council meetings, hosted a focus group discussion with housing architects and developers, and provided presentations to local community-based organizations including the Chamber of Commerce, Downtown Merchants Association, San Mateo-Foster City School District Parent Teacher Association (SMFCSD PTA) and neighborhood associations. The workshops were advertised and offered in Spanish and English-language formats.

In partnership with 21 Elements/Let's Talk Housing: An Introduction to the Housing Element event, provided a housing element overview with breakout discussion rooms that was part of a series of introductory meetings attended by more than 32 people in San Mateo and over 1,000 community members countywide. Additionally, *Let's Talk Housing held an All About RHNA* webinar and a countywide four-part webinar series to help educate and inform San Mateo County residents and stakeholders on regional and local housing issues. The four-part series took place on Zoom in fall of 2021, focusing on the following topics and how they intersect with the Bay Area's housing challenges and opportunities: Why Affordability Matters, Housing and Racial Equity, Housing in a Climate of Change, Putting it All Together for a Better Future. The series included speaker presentations, audience Q&A, breakout sessions for connection and debrief discussions.

The sessions were advertised and offered in Spanish, Mandarin and Cantonese, though participation in non-English channels was limited. The *All About RHNA* webinar provided an in-depth dive into sites methodology. On July 26th, San Mateo joined a virtual countywide meeting about the Housing Element update in Spanish, hosted by El Comité, a trusted community organization. English interpretation was provided so non-Spanish speaking staff could participate in the conversation, and a total of 57 people participated.

5.2.3 Outreach Activities

San Mateo conducted a Housing Element online survey from October 11, 2021 to January 16, 2022. The online survey received 594 responses. In the fall, to ensure survey results were as representative as possible, City staff and their consultant team also organized pop-up events and conducted an intercept survey and received 156 responses in the North Central and Shoreview Neighborhoods, as well as Macedonia food distribution events. True North Research, Inc. was retained to conduct statistically reliable community survey in January and February of 2022 across a variety of topics, including some housing-related questions.

Community-wide survey. In order to provide decision makers with a statistically reliable understanding of its residents' satisfaction, priorities, opinions, and concerns as they relate to City services, facilities, and policies, True North Research, Inc. was retained to conduct a community-wide survey. The survey was specifically designed to avoid the self-selection bias common in informal feedback mechanisms, public comment fora, and other mechanisms for public engagement. A statistically reliable community survey was conducted in January and February of 2022 across a variety of topics, including some housing-related questions and was completed by 775 community members. Key Housing Element-related themes include:

- 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%)
- Respondents were less satisfied with the City's efforts to facilitate the creation of affordable housing (33%), and address homelessness (42%)
- Approximately two-thirds of residents indicated that there is currently too little housing that is affordable
- Factors that were viewed as most important in planning for future housing were ensuring adequate water supplies, minimizing greenhouse gases, creating homes that are affordable for low- and middle-income residents, preserving open space and parklands, and creating pedestrian friendly areas that encourage people to walk rather than drive.
- 63% were willing to support higher density buildings up to 12 stories near downtown/transit

Housing Element Online Survey. 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 are presented below. A total of 594 surveys were completed online by community members. The information in this report should be considered with a similar weight as other qualitative forms of feedback and should not be treated as statistically reliable. When compared to City averages overall, survey respondents tended to be older, more white, more likely to own their own home, more likely to live in a single-family home, and less likely to be low income. Some areas resulted in conflicting input from the community with many commenters emphasizing their belief that increasing housing supply was a top priority for the City, while many others emphasizing the view that "new housing is not needed or desired". Key themes are summarized below:

- Most important housing related challenges: "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."
- Best location to place additional housing: "New housing should be walkable/bikeable to shops and services," and "New housing should be concentrated near public transit." Key themes from open ended responses: "new housing should be located in high opportunity areas," and "new housing is not needed or not desired."
- Best strategies to manage production of new housing: "Encourage mixed-use projects that have both commercial and residential uses," "Create housing by redeveloping existing properties that have additional potential," and "Increase allowable density in areas that are close to transit." Key themes from open ended responses: "increase density throughout the City," "new housing is not needed or not desired'" and "prioritize single family housing."

- What types of housing should be prioritized: "Smaller units that are less expensive to live in." Key themes from open ended responses: "support for building housing in general," "prioritize affordable housing, require affordable housing, or establish mandatory inclusionary zoning," and "prioritize senior housing."
- Best ways to address housing affordability: "Incentives for private developers to build more affordable housing," "Locate affordable housing near transit and jobs," and "Financial assistance for people who cannot afford housing, such as subsidized rent and down payment loans." Key themes from open ended responses: "strengthen rent regulations or establish rent control" and "streamline regulations: reduce height, density, parking, or other regulations."
- 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: "Ensure affordable housing opportunities are created throughout the entire city" and "Improve infrastructure, transit and services in underserved neighborhoods." Key theme from open ended responses: "more housing equals more opportunity, focus on expanding supply."
- Common themes: Additional comments (296 open-ended responses) were analyzed for common themes, these 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

Intercept surveys. In the fall, to ensure survey results were as representative as possible, City staff and their consultant team also organized pop-up events and conducted an intercept survey and received 156 responses in the North Central and Shoreview Neighborhoods, as well as Macedonia food distribution events. The locations, dates, and times of these events were selected with the advice of Peninsula Conflict Resolution Center (PCRC), who also helped to staff these events. Events at Mi Rancho Market in North Central (10/29/21), Chavez Market in Shoreview (11/18/21), and Macedonia food distribution events were staffed by English-Spanish bilingual community outreach staff. The information in this report should be considered with a similar weight as other qualitative forms of feedback and should not be treated as statistically reliable. When compared to City averages overall, intercept survey respondents were more likely to be Hispanic or Latinx, 35-50 years old, and reside in the 94401 zip code, which includes the North Central and North Shoreview neighborhoods. Key themes are summarized below:

- To manage the production of housing overall, there was notable interest 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%).

- 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 current housing situation in San Mateo is affecting them or people they know due to the high cost of housing in general; the cost of housing's impact on types of individuals (childcare 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.
- Some direct quotes: "Include up-scale neighborhoods in zoning changes," "Always include preferences for people w/ developmental disabilities + others," "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."

Equity Advisory Group. In partnership with 21 Elements / Let's Talk Housing, and in alignment with community outreach best practices, it was important to include the guidance of and foster partnerships with community organizations to help ensure everyone's voices were heard during the Housing Element update. In response, an Equity Advisory Group (EAG) was formed consisting of 15 organizations or leaders across the county that are advancing equity and affordable housing. To date, EAG members have facilitated and hosted community meetings in partnership with 21 Elements, collected community housing stories to put a face to housing needs, advised on messaging, and amplified events and activities to their communities. All participating organizations are featured on the Let's Talk Housing website.

San Mateo County Fair Housing Survey. In partnership with 21 Elements / Let's Talk Housing, and conducted by Root Policy, the San Mateo County Fair Housing Survey has gathered 108 responses from residents in the City of San Mateo as of January 20, 2022. Key challenges include:

- Income is too low to find housing
- Housing unit is too small
- Displacement
- Denied housing when looking due to "income too low"
- Difficulty for voucher holders to find an affordable unit
- Homes not meeting needs of a household member with a disability
- When asked what type of help they needed to improve their housing security, top answers included: 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%). Other resources to improve quality of life were also identified in the survey results.

5.3 DRAFT HOUSING ELEMENT PUBLIC REVIEW PERIOD

During the formal 30-day public review period of the Draft Housing Element, which ran from April 6, 2022 to May 6, 2022, a total of 20 comment letters were received, and are included in Appendix G. The comments received by the City offered a wide variety of opinions and input on the Draft Housing Element. Those that expressed opposition to the planned growth noted concerns about whether the City's resources, specifically water supply, would be able to support the population increase and that single-family neighborhoods would be negatively impacted or even eliminated. Other comments pushed for the Housing Element to go further beyond the goals currently outlined in the plan, noting concern that the City is too optimistic in redevelopment potential of the sites contained in the Sites Inventory. They encouraged the City to include re-zoning of the single-family neighborhoods as a program while going further to remove existing constraints to development (namely Measure Y) to increase housing production potential. Both those for and against the draft plan agreed that if housing density were to increase, commensurate upgrades to transit options must be made to mitigate traffic impacts and not reduce quality of life for residents. Finally, some commenters emphasized the importance of working towards housing affordability as vital for protecting individuals with disabilities, for sheltering low-income families in danger of experiencing homelessness, and to affirmatively further fair housing through racial equity.

On April 26 and May 3, 2022, the Planning Commission also received public comments and provided input on the Draft Housing Element. On May 23, 2022, the City Council held a special meeting to consider the Draft Housing Element, receive public comments and provide staff with direction. Overall, the Council expressed support for the Draft, with several modifications and updates, and directed staff to submit the draft to HCD for first review. The minutes from these meetings are included in Appendix G. Additionally, during this period, City staff conducted intercept outreach activities to inform the public of the draft plan and invite their attendance and participation in the public meetings. A key activity included engaging and distributing information to approximately 150 households in English and Spanish during the very popular annual City-wide community event known as "Eggstravaganza" on April 16, 2022. Intercept materials, designed to engage families with young children were developed and distributed in English and Spanish-language formats. Examples are included in Appendix F.

5.4 HOW WE INCORPORATED WHAT WE HEARD INTO THE PLAN

The extensive outreach and community engagement conducted over the past year played a significant role in the development of the goals, policies, and programs within the 2023-2031 Housing Element. Feedback and insights from tenants, non-English speakers, lower-income residents, property owners and developers helped to highlight new policy opportunities and ways to strengthen and improve existing policies. And the overarching challenge of housing affordability and availability was heard during most every meeting and conversation. In addition, themes such as investing in disadvantaged communities, improving walkability in neighborhoods and access to transit, and addressing climate change helped inform policies in the Housing Element as well as the General Plan Update which is being prepared concurrently. The following is a summary list of topics and the associated policy(s) that were added or improved as a result of that community and stakeholder feedback.

- Support the production of more missing middle housing. **(Policies H 1.4, H 1.11 and H 1.12)**
- Improve awareness and availability of resources for landlords and tenants. **(Policies H 4.1, H 4.2, H 4.3 and H 4.4)**
- Streamline the permitting process and simplify the rules and regulations for new housing development. **(Policies H 1.6, H 1.7 and H 1.8)**
- Fair housing – setup a rental registry, adopt first right of refusal for existing tenants' rules. **(Policies H 3.4 and H 3.6)**
- New housing should be sustainable and support the City's climate action plan. **(Policies H 2.3 and H 2.5)**
- Provide more materials and information in languages other than English. **(Policies H 4.1 and H 4.4)**
- Improve walkability and access to transit in disadvantaged communities. **(Policy H 2.4)**
- Provide training/education about fair housing laws to landlord. **(Policy H 3.2)**
- Support the construction of more accessory dwelling units (ADUs). **(Policy H 1.4)**
- Establish a BMR unit set-aside for tenants with physical or developmental needs. **(Policy H 3.5)**
- Support the development of larger units with more bedrooms for families. **(Policy H 1.5)**

In response to the public comments made during and after the Public Review Period, and City Council discussion and direction, multiple additional revisions, clarifying edits, and corrections were made to the Draft prior to submittal to HCD. Those revisions and updates include:

All policies and programs were reviewed and, where appropriate, updated, to be more specific and action oriented.

- » Sites inventory methodology was updated to remove outliers and distinguish average densities by project types; and additional information was provided for justification of the ADU projections.
- » Constraints summary was modified based on updates to Appendix B.
- » Policies and programs were updated to reflect public comments and decision-maker direction to increased housing support for people with disabilities including those with developmental disability; greater support for missing middle housing options; and increased attention to identifying new funding sources for housing programs.
- » The Sites Inventory was reviewed and updated to add information related to site selection, anticipated GPU land use designation, and explanations for density projections were bolstered.
- » The Constraints analysis was updated to include corrections and further information related to the City's fees.
- » Staff followed-up with water providers (Cal Water and Estero Municipal Improvement District) to provide additional information on existing water infrastructure and future supply to support the projected growth in the Housing Element.
- » Policies and programs related to transportation and circulation upgrades will be addressed as part of the updated Circulation Element in the GPU.

After the City submitted its draft to HCD on August 4, 2023 (seven days after publication), the City received six public comments with feedback related to the Housing Element submittal. These comments are available in full in Appendix G. Below is a summary of the comments received and if and how they were addressed in the Supplemental Housing Element information provided to HCD on August 30, 2023:

- The first comment received was from the Loma Prieta Chapter of the Sierra Club. The letter spoke out mostly in favor of the changes included in the newest submittal of the Housing Element, but it urged City staff to work closely with HCD reviewers to ensure timely certification to avoid environmental challenges that could be faced from builder's remedy developments. The City continues to meet regularly with HCD reviewers to ensure that strong communication is maintained between staff of both agencies.
- The second and third comments received was from the Housing Leadership Council of San Mateo County (HLC) and the San Mateo Chapter of the National Association for the Advancement of Colored People. Both letters recognized that the latest version of the Housing Element included some substantial changes in favor of housing, but maintained an overall stance that the element does not go far enough to meet its goals. They argued that the sites inventory overestimates its capacity and that its affirmatively furthering fair housing actions are not ambitious enough to make quantitative results against housing inequality. Within the element, staff included a breakdown of how capacity calculations in the inventory were reached, which was based upon averages of real

housing development that have been completed from 2019 to present day in the City. Staff also continue to collaborate with non-profit housing developers and community organizations to create housing set-asides within affordable developments and housing related services for special needs populations, which are actions that create measurable impacts based upon the analysis included in the element. Additionally, **Policies 1.2 (d), 1.4, 1.7 (d), 1.20 (d) and 3.6 (b)** were updated in response to HLC's comments.

- The fourth comment received was from the Housing Action Coalition. Their letter was mostly focused on the Housing Element sites inventory, stating that there were numerous mathematical errors and unrealistic assumptions for redevelopment. In response, City staff completed a thorough review of the entire sites inventory list and updated all entries to ensure mathematical errors are remedied. Overall, these changes did not affect the City's ability to meet its RHNA targets and the City's affordable housing goals remain feasible.
- The fifth comment received was from a community member that urged the City to consider road improvements when considering new housing development.
- The sixth comment received was from a community member that stated that the City underestimates its housing development capacity, particularly in heavy commercial corridors such as Hillsdale Mall, Bridgepointe, or along El Camino Real. Both traffic circulation and land use are being revisited through the City's 2040 General Plan Update within the Circulation and Land Use Elements respectively.

During the month of September, staff engaged with HCD and received preliminary comments that identified additional technical items to be addressed and clarified in the Housing Element. On September 20, 2023, the Housing Element submittal was rescinded to address the technical issues raised by HCD. On November 9, 2023, the Revised Third Draft of the Housing Element was published for public review. The public comment period ran from November 9, 2023 to November 15, 2023. During this period, seven public comments were received.

- The first and second comments were from community members which spoke out against new development (citing noise and traffic concerns) and in favor of preserving the Measure Y height limits. Both of these issues will be considered in the 2040 General Plan Update and at the ballot in November 2024.
- The third comment was from Mid-Pen Housing, a non-profit organization which develops affordable housing. The comment mostly spoke out in favor of the Housing Element and cited the City as a reliable partner for affordable housing development.
- The fourth and fifth comments were from property owners related to the Bohannon organization. The letters requested that the affordability allocation on their properties on the Sites Inventory be reduced to the City's inclusionary ordinance minimums of 15% of units in the lower-income bracket, and with none in the moderate-income category. However, RHNA adequate sites analysis is a separate concept from RHNA accomplishments. For the purpose of estimating capacity for RHNA, the City's obligation is to identify potential sites that are considered feasible for facilitating housing for the various income levels. Specifically, State law allows local jurisdictions to use a default density (30 du/ac) as a proxy for feasibility for facilitating lower income housing. Sites (between 0.5 acre and 10 acres) that are zoned 30 du/ac are presumed to be feasible for lower income housing. For sites larger than 10 acres, to avoid the concentration of lower income units, HCD generally advises local jurisdictions to use an

income distribution that is more conservative, either based on the RHNA income distribution or the local jurisdiction's inclusionary housing policy.

- For the Hillsdale Shopping Center site, the City uses a 15% lower income (based on the City's inclusionary housing requirement), a 15% moderate income, and 70% above moderate income. The 15% moderate income allocation is based on a general expectation that a development of this scale could include a range of housing types (apartments, condos, and townhomes), unit sizes, and price points. The City of San Mateo promotes a diverse housing stock that offers choices to its residents and strives to provide a range of housing options through quality design and sound planning principles.
- The developer is obligated to deed restrict the 15% lower income pursuant to the inclusionary housing requirement. However, the developer is not obligated to provide or deed restrict the moderate income units. If smaller rental units are included in the development, a desirable goal of the community, these units could be naturally affordable to moderate income households. The City will diligently monitor its ability to meet the RHNA for all income levels. If no moderate income units are achieved at the Hillsdale site, the City will identify replacement sites or alternative strategies to fulfill the RHNA.

- The sixth comment was from the Housing Action Coalition, which challenged the Housing Element's analysis of housing development trends. The letter 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. However, 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, 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. The letter also cites six examples of non-residential projects to argue that the City has overstated the likelihood of housing redevelopment on sites zoned for commercial and office uses. However, 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 commercial space to office space). Both of these examples do not reflect 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 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 sixth project is a recently submitted pre-development application for a new office building on a former gas station site. This project is in very early stages of development, so the final size and mix of uses may change. It is not located on a site listed on the Sites Inventory.

Lastly, this letter also raised concerns that the City's ADU projections are too ambitious and should include 2018 permitting data in the average estimate, which would lower the annual target to around 50 ADU permits. However, with the first year of the housing cycle almost completed, 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.

- The seventh comment was from the Sierra Club which spoke out in favor of reincluding the Land Use Designation High 2 in the General Plan Update. The letter argued that the GPU's land use map should include heights of up to 10 stories and densities up to 200 dwelling units per acre to allow for projects to feasibly include more open space on the site and create a more pedestrian friendly environment. This decision to not include High 2 on the GPU's land use map does not significantly reduce the GPU's increase housing capacity and will still allow for well over 10,000 units of new housing capacity as committed to in **Policy H 1.20**.
- However, there have been multiple changes made to the Housing Element to strengthen it and ensure that housing can be realized in San Mateo to meet its RHNA obligations in response these comments, as well as earlier comments received. These updates include:
  - **Updated Policy H 1.1** (Implementation Action b.) to clearly commit to a mid-cycle review to ensure that realistic capacity and pipeline project assumptions are being achieved.
  - **Updated Policy H 1.7** to include a new implementation action to "rezone sites with quasi-public uses such as schools, churches, and other facilities of an educational, religious, charitable, or philanthropic nature, to 'Quasi-Public,' following completion of the General Plan Update and allow for housing as a permitted use in this zone district."
  - **Updated Policy H 1.20** to further strengthen the GPU commitments, including a new implementation action to initiate rezonings to implement the GPU land use map in 2025, and more specific targets, including a commitment to rezoning, for the backup plan if a Measure Y ballot initiative is not successful.
  - **Updated Policy H 3.6** to more comprehensively monitor rental rates, evictions and displacement and use the information to guide housing policy decisions.
  - **Updated "Section 6.3.2** Contributing factors and Fair Housing Action Plan" to include metrics that show how actions included under Goal H-5: Affirmatively Furthering Fair Housing Plan directly address fair housing issues within the City.

5.4.1 Key Takeaways

- Housing is personal: People often have differing views on housing because it is a very personal issue tied to feelings of safety, belonging and identity. Often the comments reflected people's current housing situation. Many people shared meaningful stories of being priced out of their communities or of their children not being able to live in the community where they grew up.
- The price of housing is a major concern: Many voiced concerns about the high cost to rent or buy a home today, either for themselves, friends, or family. It is an issue that touches a lot of lives. There was significant concern raised that service workers, teachers, first responders, and small business owners were being priced out of San Mateo.

- More housing is needed: Generally, people believe we need more housing, particularly affordable housing. However, there are diverging views on how to accomplish this, where housing should go, and what it should look like. There was strong interest in locating higher density developments close to transit, in walkable, mixed-use areas.
- Single-family neighborhoods are polarizing: While some people voiced their interest in up-zoning single-family neighborhoods or eliminating them altogether, other homeowners want to protect them and are concerned with the future of investments they have made.
- Affordable housing is a top concern: Many felt that more needs to be done to promote affordable housing. They also felt that developers should be eligible for incentives and opportunities that make them more competitive, and that affordable housing should be spread throughout the entire City.
- Specific concern for individuals with all types of disabilities: There was interest in prioritizing the creation of new units and prioritizing accessible units for people with disabilities.
- Other common themes: equity, regional considerations, the difficulty of the development process, the interconnected nature of land-use and transportation decisions, and diversity.

Also, in partnership with 21 Elements/Let's Talk Housing, a series of four stakeholder listening sessions allowed jurisdictions to listen to and interact with stakeholder groups arranged by topic: Fair Housing, Housing Advocates, Builders, Service Providers. More than 30 groups participated. Key takeaways include:

Fair Housing: Concern for the end of the eviction moratorium, the importance of transit-oriented affordable housing and anti-displacement policies, and the need for education around accessibility regulations and tenant protections. Eight (8) stakeholder groups provided this feedback.

- Housing Advocates: Concern for rent increases and the need for ongoing outreach to underserved and diverse communities, workforce housing, deeply affordable and dense infill, and tenant protections for the most vulnerable. 6 stakeholder groups provided this feedback.
- Builders and Developers: Local funding, tax credit availability, and concern that appropriate sites limit their ability to develop affordable housing while limited sites, construction costs, and city development review requirements and processes limit the development of market-rate housing. 12 stakeholder groups provided this feedback.
- Service Providers: More affordable housing and vouchers or subsidies for market-rate housing are needed, along with on-site services and housing near transit, and jurisdictions should work with providers and people experiencing issues before creating programs. Ten (10) stakeholder groups provided this feedback.

The following key themes were collected as part of a builder's focus group discussion with housing developers, builders, and architects on policies and programs for San Mateo's Housing Element on November 15, 2021. The Constraints Analysis Section also includes key themes from the builders focus group and related feedback. Seven external participants, including non-profit housing developers, for-profit housing developers, and architects familiar with multi-family construction provided feedback. Key themes include:

- Relaxing height restrictions, particularly as they can conflict with minimum height requirements for ground floor uses.

- Streamlining the development review and entitlement process and establishing clearer objective development standards.
- Expanding incentive programs for affordable housing, including local density bonus incentives.
- Relaxing parking requirements, particularly in walkable areas close to transit.
- A walkable downtown is an amenity and could be a rationale for exceptions to other required amenities, including required open space.

5.5 ATTACHMENTS INCLUDED IN APPENDICES F AND G

Appendix F includes community feedback, communications and documentation that support the findings and conclusions in this Section.

- 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 – Feedback Received
- 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 – Community Needs and Housing Needs Workshop – Speaker 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 30, 2022.
- Planning Commission and City Council Minutes – April 26, 2022 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

Appendix G includes public review period comments received by the City during the 30-day public review period as well as subsequent public review periods when updated documents were published.

- 30-Day Public Review Period Comments Received – April 6, 2022 to May 6, 2022
- Second Public Review Period Comments Received – December 30, 2022 to January 9, 2023
- Third Public Review Period Comments Received – July 26, 2023 to August 9, 2023
- Fourth Public Review Period Comments Received – November 9, 2023 to November 15, 2023
- All other public Comments Received – January 10, 2023 to Present

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SECTION 6

Affirmatively Furthering Fair Housing (AFFH) Summary

STRIVE SAN MATEO
GENERAL PLAN 2040

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) SUMMARY

6.1 WHAT IS AFFIRMATIVELY FURTHERING FAIR HOUSING?

Figure 3: AFFH Definition

"Affirmatively furthering fair housing" *means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development. (Gov. Code, § 8899.50, subd. (a)(1).)"*

Source: California Department of Housing and Community Development Guidance, 2021, page 14.

California Assembly Bill 686, which was signed into law in 2018 requires that all public agencies in the State affirmatively further fair housing (AFFH) beginning January 1, 2019. Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take "meaningful actions" to address segregation and related barriers to fair housing choice.

AB 686 requires all public agencies to "administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing, and take no action inconsistent with this obligation"

AB 686 also makes changes to Housing Element Law to incorporate requirements to AFFH as part of the housing element and general plan to include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

6.2 HISTORY OF SEGREGATION IN THE REGION

The United States' oldest cities have a history of mandating segregated living patterns—and Northern California cities are no exception. ABAG, in its recent Fair Housing Equity Assessment, attributes segregation in the Bay Area to historically discriminatory practices—highlighting redlining and discriminatory mortgage approvals—as well as "structural inequities" in society, and "self-segregation" (i.e., preferences to live near similar people).

Researcher Richard Rothstein's 2017 book *The Color of Law: A Forgotten History of How Our Government Segregated America* chronicles how the public sector contributed to the segregation that exists today. Rothstein highlights several significant developments in the Bay Area region that played a large role in where the region's non-White residents settled.

Pre-civil rights San Mateo County faced resistance to racial integration, yet it was reportedly less direct than in some Northern California communities, taking the form of "blockbusting" and "steering" or intervention by public officials. These local discriminatory practices were exacerbated by actions of the Federal Housing Administration which excluded low-income neighborhoods, where the majority of people of color lived, from its mortgage loan program.

According to the San Mateo County Historical Association, San Mateo County's early African Americans worked in a variety of industries, from logging, to agriculture, to restaurants and entertainment. Expansion of jobs, particularly related to shipbuilding during and after World War II attracted many new residents into the Peninsula, including the first sizable migration of African Americans. Enforcement of racial covenants after the war forced the migration of the county's African Americans into neighborhoods where they were allowed to occupy housing—housing segregated into less desirable areas, next to highways, and concentrated in public housing and urban renewal developments.

The private sector contributed to segregation through activities that discouraged (blockbusting) or prohibited (restrictive covenants) integrated neighborhoods. In the City of San Mateo, David Bohannon, developer of the Hillsdale neighborhood in the mid-1900s recorded deeds that specified that only "members of the Caucasian or White race shall be permitted" to occupy sold homes—the exception being "domestics in the employ[ment] on the premises." This practice was the norm at the time, since the federal government refused to insure large-scale single-family developments throughout the country, unless they specifically prohibited non-Whites from purchasing the new single-family homes. Henry Doelger in Daly City, as well as Bohannon in San Mateo, both developed large tracts of single-family homes with racially-based restrictive covenants. City staff has uncovered restrictive covenants still extant on properties being provided rehabilitation assistance, even though such covenants have long been unenforceable. From Hillsdale Boulevard to about 20th Avenue, between Alameda de las Pulgas and El Camino Real, single-family homes in the area almost exclusively had restrictive covenants. Bohannon went on to develop many race-restricted neighborhoods in the Bay Area, became president of the National Association of Home Builders (NAHB), became national president of the Urban Land Institute (ULI), and was inducted into California's Homebuilding Foundation Hall of Fame.

The timeline of major federal Acts and court decisions related to fair housing choice and zoning and land use appears on the following page. As shown in the timeline, exclusive zoning practices were common in the early 1900s. Courts struck down only the most discriminatory practices and allowed those that would be considered today to have a "disparate impact" on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Ambler Realty Co. (272 U.S. 365)* supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as "mere parasite(s)" with the potential to "utterly destroy" the character and desirability of neighborhoods. At that time, multifamily apartments were the only housing options for people of color, including immigrants.

The Federal Fair Housing Act was not enacted until nearly 60 years after the first racial zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low-income housing toward locally-tailored approaches (block grants) and market-oriented choice (Section 8 subsidies)—the latter of which is only effective when adequate affordable rental units are available.

6.3 SAN MATEO'S FAIR HOUSING ASSESSMENT

The Fair Housing Assessment (Appendix D) follows the April 2021 State of California State Guidance for AFFH. The study was conducted as part of the 21 Elements process, which facilitates the completion of Housing Elements for all San Mateo County jurisdictions. It includes the following sections:

6.3.1 Primary Findings

Primary findings from the Fair Housing Assessment for the City of San Mateo describes fair housing enforcement and outreach capacity, integration and segregation, access to opportunity, disparate housing needs, and contributing factors and the city's fair housing action plan.

- **16% of fair housing complaints filed in San Mateo County from 2017 to 2021 (57 total) were in the City of San Mateo (9 total), which is approximately aligned with the City share of the county's population (14%).** The most common issues cited in the City were refusal to rent and discrimination in terms, conditions, privileges relating to rental. Most complaints were on the basis of disability status (6 complaints) and race (3 complaints) in the City.

Racial and ethnic minority populations are **disproportionately impacted by poverty, low household incomes, overcrowding, and homelessness** compared to the non-Hispanic White population in the City of San Mateo. Additionally, racial and ethnic minorities are more likely **to live in moderate resources areas and be denied for a home mortgage loan.**

- Racial and ethnic minority populations generally have higher rates of poverty (Figure II-5) and lower household incomes (Figure II-4) compared to the non-Hispanic White population in the City of San Mateo.
- Racial and ethnic minorities are more likely than non-Hispanic White households to experience overcrowding (Figure IV-17). Low- and moderate-income households are also more likely to be overcrowded (Figure IV-18).
- People who identify as American Indian or Alaskan Native, Black, White, and Hispanic are overrepresented in the homeless population compared to their share of the general population (Figure IV-22).
- Hispanic, Asian, and Black residents are more likely to live in moderate resource areas compared to high resource areas (Figure III-12). It is important to note there are no designated low resource areas in the City of San Mateo.
- Hispanic and American Indian or Alaska Native households have the highest denial rates for mortgage loan applications in 2018 and 2019 (Figure IV-33).

Geospatially, **the northeast area of the City** is disproportionately impacted by high poverty, low education opportunity, low economic opportunity, low environmental scores, high social vulnerability scores, concentrations of cost burdened households, overcrowding, and moderate resource scores. These areas are generally on either side of Highway 101 and stretch to the San Francisco Bay waterfront, encompassing the North Central and Shoreview neighborhoods. These areas have:

- Higher poverty rates between 10% and 20% (Figure II-28).
- Education opportunity scores between 0.25 and 0.5—meaning they have lower education scores compared to the rest of the City (Figure III-1).
- Low economic opportunity scores between zero and 0.5 (Figure III-7).
- Low environmental scores—which account for PM2.5, diesel PM, drinking water, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites (Figure III-9). The northeast area of the City of San Mateo has particularly poor environmental outcomes for traffic, impaired water, groundwater threats, hazardous waste, and asthma.
- The composite opportunity score for the City of San Mateo shows Census Tracts in the northeast area of the City fall within moderate resource areas while the rest of the City is within high or highest resource areas (Figure III-14).
- The Social Vulnerability Index (SVI) provided by the Centers for Disease Control and Prevention (D) ranks census tracts based on their ability to respond to a disaster and includes four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation. The northeast area of the City is most vulnerable according to the SVI (Figure III-15).
- **Concentration (60% to 80% of households) of cost burdened households (Figure IV-13).**
- Overcrowded households are concentrated in the same areas as cost burdened households (Figure IV-19).
- These areas are also within Special Flood Hazard Areas (Figure IV-31) and are vulnerable to displacement (Figure IV-28).

The City of San Mateo has a slight concentration of residents with a disability with 9% of the population compared to 8% in the county (Figure III-17). Residents living with a disability in the City are more likely to be unemployed and are largely concentrated in areas around Highway 101. Finally, the aging population is putting a strain on paratransit access countywide.

- **Unemployment is disproportionately high among residents living with a disability at 12% compared to 3% for residents without a disability** in the City of San Mateo—particularly when compared to the county (Figure III-20).

Racial and ethnic minority students in the City of San Mateo—served by the San Mateo Union High School District and the San Mateo-Foster Elementary School District—**experience lower educational outcomes compared to other students**. Many high schoolers in the county met admission standards for a University of California (UC) or California State University (CSU) school. However, **Pacific Islander, Hispanic, and Black students in the San Mateo Union district were less likely to meet the admission standards**. Although San Mateo Union High School has relatively low dropout rates—4% of students—compared to other districts in the county, **dropout rates among Hispanic (7%), Black (6%), and Pacific Islander students are higher** (Figures will be included in the access to education supplement).

- Nearly **half of all renter households in the City of San Mateo are cost burdened**—spending more than 30% of their gross income on housing costs—and one in four are extremely cost burdened—spending more than 50% of their gross income on housing costs (Figure IV-9). **There are disparities in housing cost burden in the City of San Mateo by race and ethnicity and family size (Figure IV-11 and Figure IV-12).**
- 15% of respondents to the resident survey conducted for this AFFH said that schools in their neighborhood were of poor quality.

Resident needs collected through local survey. A survey administered to capture residents' needs and support the AFFH found the following housing challenges. Nearly 150 residents completed the survey:

- About 26% of residents said their house or apartment is too small for their family;
  - » 36% for racial and/or ethnic minority households;
  - » 42% for single parent households
- 14% of renters said they worry that if they request a repair they will experience rent increase or get evicted;
  - » 16% for racial and/or ethnic minority households
  - » 21% for single parent households
- 27% of respondents indicated they had been discriminated against when looking for housing in San Mateo County;
  - » 31% for racial and/or ethnic minority respondents;
  - » 43% for residents with a disability;
- 10% (14% for single parent households) of renters are often late on rent and 14% (20% for residents with a disability) can't afford utilities.

6.3.2 Contributing factors and Fair Housing Action Plan

The disparities in housing choice and access to opportunity discussed above stem from historical actions, socioeconomic factors that limit employment and income growth, the inability of the broader region to respond to housing demand, regional barriers to open housing choice, and, until recently, very limited resources to respond to needs.

Fair housing issue: Hispanic households have disproportionate housing needs. These needs are evident in mortgage denial gaps, geographic distribution of affordable housing, cost burden, and overcrowding.

Contributing factors:

- Higher rates of mortgage denial rates among Hispanic households stems from decades of discrimination in housing markets and challenges building wealth through economic mobility and homeownership.
- Although voucher holders and affordable housing (as captured in the HCD Location Affordability Index) are not as highly concentrated in the City of San Mateo as in many surrounding jurisdictions, the northern portion of the City offers the most affordable homes. As such, residents living in these areas have lower incomes and higher rates of poverty. Preference may be at play as well: A recent article in Cityscape found that Hispanic homebuyers—when controlled for demographics, loan characteristics, and finances—are more likely to purchase homes in neighborhoods with fewer non-Hispanic White homeowners and lower economic opportunity.[1]
- Hispanic residents are more likely than others to work at jobs with low wages that are not commensurate with the City's or region's housing prices, resulting in higher rates of cost burden and overcrowding. Although, it is customary for Hispanic households to live in multigenerational settings, which may account for higher rates of perceived overcrowding, overcrowding is also an indicator of lack of access to affordable and right-sized housing.
- Hispanic residents are primarily concentrated in the northeastern area of the City where residents face higher poverty and cost burden as well as poor opportunity outcomes according to TCAC's opportunity maps.

Fair housing issue: Hispanic residents and single female parent households are concentrated in census tracts with higher poverty, low economic and environmental opportunity, high-cost burden, overcrowding, and flood hazards compared to the rest of the City of San Mateo.

Contributing factors:

- Concentration of naturally occurring affordable ownership and rental housing opportunities in the northeast areas of the City further concentrates poverty, cost burden, and overcrowding in areas with low economic and environmental outcomes.
- There is a relative lack of affordable housing opportunities in higher resourced areas of the City.
- Highway 101 creates a major barrier between the Shoreview neighborhood—where the geographic concentrations of these groups exist—and the rest of the City of San Mateo.

Fair housing issue: Persons with disabilities have higher housing needs due to challenges accessing employment and housing discrimination and are concentrated in areas with lower environmental and economic opportunity scores.

Contributing factors:

- The unemployment rate for the City of San Mateo's residents with a disability is four times that of persons without a disability. The exact reasons for this disparity are unclear and are likely related to limited job opportunities, access to employment, and market discrimination.
- The undersupply of accessible housing units, particularly for renters, creates a scarcity of units for residents living with a disability.
- There were six complaints—out of the nine total complaints in the City—filed with HUD in the City of San Mateo from 2017 to 2020 where the issues cited included a failure to make reasonable accommodations. Landlords and property owners are required to provide reasonable accommodations to residents living with a disability upon request.
- There are concentrations of the population living with a disability west of Highway 101 in the North Central neighborhood. This area of the City has a concentration of low- and moderate-income households (more than 50% per census tract) and scores low on TCAC's environmental and economic opportunity scores.

Fair housing issue: Persons with disabilities and persons of color are most likely to file complaints of housing discrimination due to discriminatory terms, conditions, privileges, or services and facilities and failure to make reasonable accommodations.

Contributing factors:

- Housing discrimination residents with disabilities and Hispanic households.
- Lack of understanding of reasonable accommodation requirements by landlords and property owners.

The prioritization of contributing factors is based on the ability of the City to make significant impacts on the concerns. They are as follows:

Fair housing issue: Hispanic households have disproportionate housing needs. These needs are evident in mortgage denial gaps, geographic distribution of affordable housing, cost burden, and overcrowding.

Contributing factors:

- **LOW:** Higher rates of mortgage denial rates among Hispanic households stems from decades of discrimination in housing markets and challenges building wealth through economic mobility and homeownership.

Actions to address:

Policy H 3.2 – Investigate Fair Housing Cases: continue to fund fair housing service providers to address potential households facing displacement and/or fair housing challenges, who often have disparate needs in lower-income, poorly resourced areas.

Policy H 4.3 – Expand Community Education and Outreach: The City plans a robust and adaptive community engagement program with targeting to underrepresented groups, including those with special needs, disparate housing needs, and others.

- **LOW:** Although voucher holders and affordable housing (as captured in the HCD Location Affordability Index) are not as highly concentrated in the City of San Mateo as in many surrounding jurisdictions, the northern portion of the City offers the most affordable homes. As such, residents living in these areas have lower incomes and higher rates of poverty.

Actions to address:

Policy H 2.4 – Implement Capital Improvements in Lower-Resourced Neighborhoods: The City will continue to invest CDBG and other funding into lower resource neighborhoods, which include households shown to have disparate housing needs. This will include proactive outreach to the affect communities to ensure the most critical needs are addressed. See also excerpts from the Environmental Justice efforts, located after the AFFH programs, below.

Policy H 5.1.3 - Explore the potential to implement a loan program for ADU construction If a City-funded ADU loan program is determined to be infeasible. The City will support the design of a regional forgivable loan program for homeowners to construct an ADU that is held affordable for extremely low-income households for 15 years.

- **MEDIUM:** Hispanic residents are more likely than others to work low wage jobs that do not support the City's or region's housing prices, resulting in higher rates of cost burden and overcrowding. Although, it is customary for Hispanic households to live in multigenerational settings, which may account for higher rates of perceived overcrowding, overcrowding is also an indicator of lack of access to affordable and right-sized housing.

Actions to address:

Policy H 1.5 - Encourage Family Housing: prioritizes creation of housing that addresses the needs of large families, providing greater housing choice.

Policy H 4.4 – Enable Affirmative Marketing: This would require developers of affordable housing to create a Marketing Plan during the final phase of construction on a project-by-project basis, focusing on outreach to special needs individuals and those least likely to apply based on racial make-up of neighborhood, including those with disparate housing needs.

- **HIGH:** Hispanic residents are primarily concentrated in the northeastern area of the City where residents face higher poverty and cost burden as well as poor opportunity outcomes according to TCAC's opportunity maps.

Actions to address:

Policy H 1.2 – Utilize Public Funding and Properties for New Affordable Housing: provides funding for a variety of housing types, addressing the needs of lower-income households, including on sites owned by the City.

Policy H 1.3 – Increase Affordable Housing Production: adopting an updated Density Bonus/Community Benefits program that provides additional incentives and/or streamlining options for housing projects that provide additional affordable units or the most needed unit types (including those with special needs) beyond minimum State requirements.

Policy H 2.4 – Implement Capital Improvements in Lower-Resourced Neighborhoods: The City will continue to invest CDBG and other funding into lower resource neighborhoods, which include households shown to have disparate housing needs. This will include proactive outreach to the affect communities to ensure the most critical needs are addressed. See also excerpts from the Environmental Justice efforts, located after the AFFH programs, below.

Policy H 2.5 – Promote Housing Resilience: this specifically address climate change-related environmental issues in disadvantaged neighborhoods impacted by flooding in the North Shoreview neighborhood.

Fair housing issue: Hispanic residents and single female parent households are concentrated in census tracts with higher poverty, low economic and environmental opportunity, high cost burden, overcrowding, and flood hazards compared to the rest of the City of San Mateo.

Contributing factors:

- **HIGH:** Concentration of naturally occurring affordable ownership and rental housing opportunities in the northeast areas of the City further concentrates poverty, cost burden, and overcrowding in areas with low economic and environmental outcomes.

Actions to address:

Policy H 3.3 – Expand Tenant Protections: this action would extend the measures found in AB1482 by requiring relocation payments to tenancy of less than one year, requiring right to return policies for tenants displaced by substantial renovations, and strengthening the enforcement penalty structure to further protect tenants.

Policy H 5.2.1 - Add more City supported housing with affordability restrictions in moderate and high resource areas and areas of affluence. Affirmatively market the housing to households with disproportionate housing needs including persons with disabilities, farmworkers, single parents, and Hispanic households (e.g., Spanish and English, targeted to northeast neighborhoods).

Policy H 5.4.1 - Establish tenant protections in local ordinance to extend measures of AB1482 related to relocation, documentation, and right to return policy in eviction cases

Policy H 5.4.5 - Ensure that future improvements in disadvantaged communities will not produce a net loss of affordable housing or the displacement of residents and seek to increase the amount of affordable housing in disadvantaged communities

- **HIGH:** There is a relative lack of affordable housing opportunities in higher resourced areas of the City.

Policy H 1.4 – Incentivize Accessory Dwelling Unit Development: expands the resources available for homeowners to add ADUs, which provide an important source of affordable housing. Recent analysis of ADUs permitted indicates these are being developed in highest or high resource areas, or areas of affluence, providing additional mobility options within in San Mateo:

Policy H 1.7 – Update Zoning Code Development Standards: includes an action to create an affordable housing overlay to support the development of affordable housing on religious or educational institutions' sites, thereby increasing mobility into lower-density areas.

Policy H 3.5 – Study the Creation of Below Market Rate Set Asides: conduct a best practices review to determine the feasibility of prioritizing groups with special needs, including large families, single female heads of households, and others with disparate housing needs and implement as directed by City Council.

Policy H 5.1.1 – Adjust the city's Below Market Rate (inclusionary) program to provide larger density bonuses, and/or increased City support in exchange for affordable units in high resource areas or in areas of affluence that address the needs of residents with disproportionate housing needs (e.g., accessible/visit able units for persons with disabilities, child-friendly developments with day care on site for single parents, and 3-4 bedroom units for larger families).

Policy H 5.2.1 – Add more City supported housing with affordability restrictions in moderate and high resource areas and areas of affluence. Affirmatively market the housing to households with disproportionate housing needs including persons with disabilities, farmworkers, single parents, and Hispanic households (e.g., Spanish and English, targeted to northeast neighborhoods).

Policy H 5.2.4 – In conjunction with San Mateo County, develop a housing mobility program that provides support to tenants seeking to move to high opportunity areas in the region.

- **LOW:** Highway 101 creates a major barrier between the Shoreview neighborhood—where the geographic concentrations of these groups exist—and the rest of the City of San Mateo.

Policy H 2.4 – Implement Capital Improvements in Lower-Resourced Neighborhoods: The City will continue to invest CDBG and other funding into lower resource neighborhoods, which include households shown to have disparate housing needs. This will include proactive outreach to the affect communities to ensure the most critical needs are addressed. See also excerpts from the Environmental Justice efforts, located after the AFFH programs, below.

Policy H 2.5 – Promote Housing Resilience: this specifically address climate change-related environmental issues in disadvantaged neighborhoods impacted by flooding in the North Shoreview neighborhood.

Policy H 5.4.5 – Ensure that future improvements in disadvantaged communities will not produce a net loss of affordable housing or the displacement of residents and seek to increase the amount of affordable housing in disadvantaged communities

Fair housing issue: Persons with disabilities have higher housing needs due to challenges accessing employment and housing discrimination and are concentrated in areas with lower environmental and economic opportunity scores.

Contributing factors:

- **LOW:** The unemployment rate for the City of San Mateo's residents with a disability is four times that of persons without a disability. The exact reasons for this disparity are unclear and are likely related to limited job opportunities, access to employment, and market discrimination.
- **HIGH:** The undersupply of accessible housing units, particularly for renters, creates a scarcity of units for residents living with a disability.

Actions to address:

Policy H 1.2 – Utilize Public Funding and Properties for New Affordable Housing: provides funding for a variety of housing types, addressing the needs of lower-income households, including on sites owned by the City.

Policy H 1.3 – Increase Affordable Housing Production: adopting an updated Density Bonus/Community Benefits program that provides additional incentives and/or streamlining options for housing projects that provide additional affordable units or the most needed unit types (including those with special needs) beyond minimum State requirements.

Policy H 1.4 – Incentivize Accessory Dwelling Unit Development: expands the resources available for homeowners to add ADUs, which provide an important source of affordable housing. Recent analysis of ADUs permitted indicates these are being developed in highest or high resource areas, or areas of affluence, providing additional mobility options within in San Mateo:

Policy H 5.1.1 – Adjust the city's Below Market Rate (inclusionary) program to provide larger density bonuses, and/or increased City support in exchange for affordable units in high resource areas or in areas of affluence that address the needs of residents with disproportionate housing needs (e.g., accessible/visit able units for persons with disabilities, child-friendly developments with day care on site for single parents, and 3-4 bedroom units for larger families).

- **MEDIUM:** There were six complaints—out of the nine total complaints in the City—filed with HUD in the City of San Mateo from 2017 to 2020 where the issues cited included a failure to make reasonable accommodations. Landlords and property owners are required to provide reasonable accommodations to residents living with a disability upon request.

Actions to address:

Policy H 3.2 – Investigate Fair Housing Cases: continue to fund fair housing service providers to address potential households facing displacement and/or fair housing challenges, who often have disparate needs in lower-income, poorly resourced areas.

Policy H 5.4.1 - Establish tenant protections in local ordinance to extend measures of AB1482 related to relocation, documentation, and right to return policy in eviction cases

Policy H 5.4.2 - Partner with Project Sentinel to perform fair housing training for landlords and tenants. Focus enforcement efforts on race-based discrimination, reasonable accommodations and source of income discrimination.

- **HIGH:** There are concentrations of the population living with a disability west of Highway 101 in the North Central neighborhood. This area of the City has a concentration of low- and moderate-income households (more than 50% per census tract) and scores low on TCAC's environmental and economic opportunity scores.

Actions to address:

Policy H 5.2.2 - Incentivize developers through direct subsidies, fee waivers, and/or density bonuses, to increase accessibility requirements beyond the federal requirement of 5% for subsidized developments.

Policy H 5.2.3 - Prioritize City funding proposals for City funded affordable housing that are committed to serving hard to serve residents (e.g., extremely low income, special needs, on site services)

Fair housing issue: Persons with disabilities and persons of color are most likely to file complaints of housing discrimination due to discriminatory terms, conditions, privileges, or services and facilities and failure to make reasonable accommodations.

Contributing factors:

- **HIGH:** Housing discrimination against residents with disabilities and Hispanic households.

Actions to address:

Policy H 3.2 – Investigate Fair Housing Cases: continue to fund fair housing service providers to address potential households facing displacement and/or fair housing challenges, who often have disparate needs in lower-income, poorly resourced areas.

Policy H 5.4.1: Establish tenant protections in local ordinance to extend measures of AB1482 related to relocation, documentation, and right to return policy in eviction cases

Policy H 5.4.2 - Partner with Project Sentinel to perform fair housing training for landlords and tenants. Focus enforcement efforts on race-based discrimination, reasonable accommodations and source of income discrimination.

- **HIGH:** Lack of understanding of reasonable accommodation requirements by landlords and property owners.

Actions to address:

Policy H 5.4.2 - Partner with Project Sentinel to perform fair housing training for landlords and tenants. Focus enforcement efforts on race-based discrimination, reasonable accommodations and source of income discrimination.

Policy H 5.4.3 - Create a webpage specific to fair housing including resources for residents who feel they have experienced discrimination, information about filing fair housing complaints with HCD or HUD, and information about protected classes under the Fair Housing Act. The webpage will have accessibility features and a Spanish language version.

Policy H 5.4.4 - Ensure that all multi-family residential developments contain signage in both English and Spanish to explain the right to request reasonable accommodations for persons with disabilities. Make this information available and clearly transparent on the City's website and fund landlord training and outreach on reasonable accommodations.

The Fair Housing Action Plan (FHAP) at the end of this report details how the City of San Mateo proposes to respond to the factors contributing to the fair housing challenges identified in this analysis.

- The Affirmatively Furthering Fair Housing (AFFH) Action Plan, developed in response to this analysis as well as community input, is included in Appendix D and as Goal 5 in the Housing Element. The AFFH Action Plan details how the city proposes to respond to the factors contributing to the fair housing challenges identified in this analysis. The updated Appendix D includes extensive new narrative on a variety of topics in response to State HCD comments, including more information on the history of the City's development; the prioritization of contributing factors; detail on fair housing legal cases and inquiries; data on changes in racial composition in the City; enhanced discussion of special needs groups; and greater analysis of R/ECAPs and RCAAs.

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SECTION 7
Housing Plan

STRIVE SAN MATEO
GENERAL PLAN 2040

WORLD - PREMIER
400
ELITE

HOUSING PLAN

The City of San Mateo has many positive attributes, especially being a desirable residential community to live in, work, and play in. Thus, one of the City's primary objectives is to expand housing opportunities and increase the diversity of housing supply. There should be a variety of housing types and sizes, a mixture of rental and ownership housing, and housing that supports special needs populations, including single-female heads of household, people with disabilities, those who are unhoused and farmworkers. This variety of housing opportunities will need to accommodate a diverse population, leading to a variety of household sizes, all age groups and a wide range of income levels in order for the City to continue to thrive into the future.

In addition, San Mateo will need to increase its housing supply to meet the housing demand caused by current and future job growth. The types of new housing created should accommodate all income levels consistent with the Regional Housing Needs Allocation. The goals, polices, and actions contained in this Housing Plan support these overarching objectives while also ensuring that the City will meet its statutory obligations, affirmatively further fair housing and facilitate housing production at all income levels.

7.1 GOALS, POLICIES, AND PROGRAMS SUMMARY

The City has identified five goals to guide the Housing Element's policies and programs. The first three are based upon the "3Ps" framework that seeks to address the region's housing needs through a combination of Production, Preservation and Protection and is endorsed by the Association of Bay Area Governments (ABAG). The fourth goal, or "fourth P," is Promotion of community engagement and public outreach to support social resilience, and the fifth goal is to Affirmatively Further Fair Housing (AFFH). This goal provides a framework for how the City will comprehensively address fair housing issues and meet State law requirements. Many of the policies and programs that support AFFH also support the Housing Element's other goals, which just further highlights how the issue of fair housing is interwoven with achieving the City's larger housing production, preservation, protection and promotion goals.

Goal H-1: Production of New Housing at all Income Levels, with a Focus on Affordable Housing

The need for additional affordable housing was the most prominent and pervasive sentiment noted throughout the Housing Element outreach process. Households of various sizes and socioeconomic backgrounds have reported feeling the pressure of the high costs of housing. To meet the targets set by RHNA, the City must facilitate the production of abundant and affordable new housing in a wide diversity of forms.

To support this goal, the City will be employing two approaches, with the first being directly involved in housing production. This can be done by utilizing public funds to build more units, partnering with nonprofits and other groups to support the production of all types of housing, including ADUs, and using local ordinances to require that developers create more affordable units that can serve a diverse variety of populations and providing incentives for additional affordable unit development. In addition, the policies outlined below would encourage and streamline housing development through the adoption of objective design standards, updates to the Zoning Code, creating minimum densities for housing projects, developing policies for missing middle housing, and streamlining the application review and processing timelines for affordable development projects. And, to address the housing constraint associated with the growth limits imposed by Measure Y, there is a policy to support adoption of General Plan 2040 and facilitation of a community conversation about Measure Y to build consensus around a path forward for updating the growth limits. The 21 policies to support this goal are:

- **Policy H 1.1** – Monitor Regional Housing Needs Allocation
- **Policy H 1.2** – Utilize Public Funding and Properties for New Affordable Housing
- **Policy H 1.3** – Increase Affordable Housing Production
- **Policy H 1.4** – Support Increased Accessory Dwelling Unit Development
- **Policy H 1.5** – Encourage Family Housing
- **Policy H 1.6** – Streamline Housing Application Review
- **Policy H 1.7** – Update Zoning Code Development Standards to Support Housing Production

- **Policy H 1.8** – Adopt Objective Design Standards
- **Policy H 1.9** – Establish Minimum Densities for Mixed-Use Projects
- **Policy H 1.10** – Establish By-Right Housing Designation for Prior Housing Sites
- **Policy H 1.11** – Implement the SB 9 Ordinance
- **Policy H 1.12** – Encourage Development of Missing Middle Housing
- **Policy H 1.13** – Update Special Needs Group Housing Requirements
- **Policy H 1.14** – Update Supportive Housing Requirements
- **Policy H 1.15** – Update Mobile Home Parks Requirements
- **Policy H 1.16** – Update Farmworker Housing Requirements
- **Policy H 1.17** – Permitting and Development Fee Review
- **Policy H 1.18** – Increase Senior Housing Production
- **Policy H 1.19** – Ensure Adequate Water Supply for the Development of New Housing
- **Policy H 1.20** – Adopt San Mateo General Plan 2040

Goal H-2: Preservation of Existing Housing that is Affordable to Lower- and Middle-Income Residents

As the City continues to grow, it remains important to maintain and preserve existing affordable housing as well as non-deed restricted housing that is naturally affordable for middle and lower-income households. The most direct method of achieving this goal would be to prevent the conversion of existing affordable units from becoming market rate by renegotiating agreements, using public funds to acquire the units, or requiring developers to replace any lost units. Alternatively, the City can indirectly preserve affordable housing by improving the quality of life for individuals and families who currently reside in them. Residents that are able to thrive in low-income housing are less likely to be displaced. Therefore, the City proposes to incentivize upgrades to low-income homes through rehabilitation, accessibility modifications, or energy efficiency changes. In addition, enhancements to low-income neighborhoods can also be achieved through capital improvements and resiliency projects that protect against threats posed by climate change. The six policies to support this goal are:

- **Policy H 2.1** – Fund Housing Rehabilitation Efforts
- **Policy H 2.2** – Support Retention of Existing Lower Income Units
- **Policy H 2.3** – Increase Energy and Water Efficiency in Existing Units
- **Policy H 2.4** – Implement Capital Improvements in Lower-Resourced Neighborhoods
- **Policy H 2.5** – Promote Housing Resilience
- **Policy H 2.6** – Require Replacement Units

Goal H-3: Protection of Current Residents to Prevent Displacement

San Mateo's demographics will fluctuate as the City continues to grow and evolve. But while change is inevitable, the loss of the existing community is not. Therefore, it remains a priority for the City to prevent gentrification and displacement through protection of lower-income residents. Policy tools included within this goal, such as commercial linkage fees, relocation fees, documentation requirements for landlords, and right to return policies, help balance the scales against the market forces that lead to displacement while extending vital tenant protections. Programs are included to address homelessness and increase shelter capacity that can protect housing insecure individuals and families from having to leave the City entirely. These programs allow service providers an opportunity to intervene and lead clients to housing stability. The City also proactively affirms its commitment to combat inequities in housing that exist across people of protected classes through affirmative marketing, prioritizing special needs tenants in below market rate units, monitoring rental rates, displacement, and trends in evictions, and undertaking several actions to affirmatively further fair housing. The seven policies to support this goal are:

- **Policy H 3.1** – Prevent Homelessness
- **Policy H 3.2** – Investigate Fair Housing Cases
- **Policy H 3.3** – Evaluate Housing Revenue Sources
- **Policy H 3.4** – Expand Tenant Protections
- **Policy H 3.5** – Study the Creation of Below Market Rate Set Asides
- **Policy H 3.6** – Monitor Rental Rates and Displacement
- **Policy H 3.7** – Evaluate Opportunities for Expanding Homeless Shelters

GOAL H-4: Promotion of Community Engagement and Public Outreach

To increase effectiveness and successfully achieve the Housing Element's goals and policies, the City should increase access and awareness of housing programs through use of new technology as part of a robust and proactive public outreach strategy. By expanding availability of digital resources, the barriers of proximity, transportation, and time opportunity cost can be reduced for many. In addition, by providing education and information on regulatory requirements and specific programs and protections offered locally, regionally, and by the State, the City can improve access to housing for all income groups, special needs communities, and households found in AFFH analysis to have disproportionate needs. Public outreach in a diversity of methods, forms and languages can be used to reach the widest breadth of residents and program beneficiaries to ensure those in need can find supportive programs and service providers. Targeted digital, print, and in-person outreach and engagement methods can also be effective at reaching the communities most affected by housing policies and programs. Partnering with community intermediaries to conduct outreach in Spanish and English language formats has been effective and will be a key component of affirmative marketing efforts moving forward. Such activities in the neighborhoods where priority communities live, and at events where there is a high rate of attendance by members of households with disproportionate needs, including pop-ups at priority neighborhood grocery stores, and key public events. The five policies to support this goal are:

- **Policy H 4.1** – Update the Housing Webpage
- **Policy H 4.2** – Support a Countywide Below Market Rate Unit Waitlist
- **Policy H 4.3** – Expand Community Education and Outreach
- **Policy H 4.4** – Enable Affirmative Marketing
- **Policy H 4.5** – Conduct Outreach to Sites Inventory Property Owners

Goal H-5: Affirmatively Furthering Fair Housing

To reinforce the objective that AFFH is a top priority for the City, an AFFH Fair Housing Action Plan with programs and actions has been included as the fifth goal of the Housing Element. This Action Plan cross references items that are interwoven with the Housing Plan's other four goals, policies, and programs. The actions to achieve the Fair Housing goal are meant to address the fair housing issues found in the AFFH analysis, specifically for groups that have disparate housing impacts when compared to the whole of San Mateo. This includes, for example, Hispanic and single-female heads of households who have disproportionate housing needs while being concentrated in census tracts that have high rates of poverty. Persons with disabilities are also more likely to experience housing discrimination due to low economic opportunity and failure of landlords to provide reasonable accommodations. Each of the actions identified have specific quantified objectives to reach the target households. The 14 policies to support this goal are:

- **Policy H 5.1.1** – Adjust the City's Below Market Rate (inclusionary) program to provide larger density bonuses, and/or increased City support in exchange for affordable units that address the needs of residents with disproportionate housing needs.
- **Policy H 5.1.2** – Participate in a regional down payment assistance program with affirmative marketing to households with disproportionate housing needs including persons with disabilities, single parents, and Hispanic households.
- **Policy H 5.1.3** – Support the design of a regional forgivable loan program for homeowners to construct an ADU that is held affordable for extremely low-income households for 15 years.
- **Policy H 5.2.1** – Add more City supported housing with affordability restrictions in moderate and high resource areas; and affirmatively market the units to households with disproportionate housing needs including persons with disabilities, farmworkers, single-parents, and Hispanic households.
- **Policy H 5.2.2** – Incentivize developers through direct subsidies, fee waivers, and/or density bonuses, to increase accessibility requirements beyond the federal requirement of 5% for subsidized developments.
- **Policy H 5.2.3** – Prioritize City funding proposals for City-funded affordable housing that are committed to serving hard to serve residents.
- **Policy H 5.3.1** – As part of the General Plan Update, conduct an area plan for the North Shoreview and North Central neighborhoods and prioritize land use and design around Highway 101 to improve access and reduce the division of the urban form produced by the highway.
- **Policy H 5.3.2** – Continue to fund minor home repairs and public services in low opportunity census tracts identified in the analysis and implement a preference for projects in these areas.

- **Policy H 5.3.3** – Monitor affordable housing projects that are at risk of conversion to market rate; support regional and local efforts to examine displacement of affordable housing and lower income households; and assist with the retention of special needs housing that is at risk of expiring affordability requirements.
- **Policy H 5.4.1** – Establish tenant protections in local ordinance to extend measures of AB 1482 related to relocation, documentation, and right to return policy in eviction cases.
- **Policy H 5.4.2** – Partner with Project Sentinel to perform fair housing training for landlords and tenants; and focus enforcement efforts on race-based discrimination and reasonable accommodations.
- **Policy H 5.4.3** – Create a webpage specific to fair housing including resources for residents who feel they have experienced discrimination, information about filing fair housing complaints with HCD or HUD, and information about protected classes under the Fair Housing Act.
- **Policy H 5.4.4** – Ensure that all multifamily residential developments contain signage to explain the right to request reasonable accommodations for persons with disabilities. Make this information available and clearly transparent on the city's website and fund landlord training and outreach on reasonable accommodations.
- **Policy H 5.4.5** – Ensure that future improvements in disadvantaged communities will not produce a net loss of affordable housing or the displacement of residents and seek to increase the amount of affordable housing in disadvantaged communities.

Other Policies in Support of Goal H-5

It should be noted that, in addition to the programs and policies specifically in response to the AFFH analysis contained under Goal H-5, many of the general goals and policies of the Housing Element will also have positive impacts in addressing disparate housing needs, mobility concerns, housing choice, place-based strategies, and safeguards against displacement. The following includes, but is not limited to, those general policies with a beneficial impact on AFFH concerns:

- **Policy H 1.2** – Utilize Public Funding and Properties for New Affordable Housing: provides funding for a variety of housing types, addressing the needs of lower-income households, including on sites owned by the City.
- **Policy H 1.3** – Increase Affordable Housing Production: adopting an updated Density Bonus/ Community Benefits program that provides additional incentives and/or streamlining options for housing projects that provide additional affordable units or the most needed unit types (including those with special needs) beyond minimum State requirements.
- **Policy H 1.4** – Incentivize Accessory Dwelling Unit Development: expands the resources available for homeowners to add ADUs, which provide an important source of affordable housing. Recent analysis of ADUs permitted indicates these are being developed in highest or high resource areas, or areas of affluence, providing additional mobility options within in San Mateo:

Table 7: ADUs with Permits Issued by Resource Area (2017 to 2021)

TCAC Area (2021)	# of Units	Percent
Highest Resource	30	15.7%
High Resource	83	43.5%
Moderate Resource*	78	40.8%
TOTAL	**191**	**100.0%**

*Includes Rapidly Changing

- **Policy H 1.5** – Encourage Family Housing: prioritizes creation of housing that addresses the needs of large families, providing greater housing choice.
- **Policy H 1.7** – Update Zoning Code Development Standards: includes an action to create an affordable housing overlay to support the development of affordable housing on religious or educational institutions' sites, thereby increasing mobility into lower-density areas.
- **Policy H 1.20** – Complete the General Plan 2040 Update (GPU) process: upon adoption, the plan would increase housing capacity by at least 10,000 units, increase the base densities in the 10 Study Areas by at least 25 dwelling units per acre and height limits by at least two stories, create substantial new opportunities for housing, including that which is affordable, throughout the City in locations that are near transit, jobs, and services; and will place an updated Measure Y ballot initiative to allow for the increased heights and densities in the adopted General Plan on the November 2024 election. If the Measure Y ballot initiative does not pass, within six months, alternative plans will be presented to the City Council, including a plan for rezoning, to address the housing production constraint of Measure Y and to add at least 1,700 units of new capacity around the City to increase the City's RHNA buffer by at least 25%.
- **Policy H 2.1** – Fund Housing Rehabilitation Efforts: providing funding to lower income households for rehabilitation and accessibility improvements helps prevent displacement because of poor housing conditions.
- **Policy H 2.4** – Implement Capital Improvements in Lower-Resourced Neighborhoods: The City will continue to invest CDBG and other funding into lower resource neighborhoods, which include households shown to have disparate housing needs. This will include proactive outreach to the affected communities to ensure the most critical needs are addressed. See also excerpts from the Environmental Justice efforts, located after the AFFH programs, below.
- **Policy H 2.5** – Promote Housing Resilience: this specifically address climate change-related environmental issues in disadvantaged neighborhoods impacted by flooding in the North Shoreview neighborhood.

- **Policy H 2.6** – Require Replacement Units: this would extend replacement requirements beyond the Housing Crisis Act sunset date of 2034, thereby helping to prevent potential displacement in the future.
- **Policy H 3.2** – Investigate Fair Housing Cases: continue to fund fair housing service providers to address potential households facing displacement and/or fair housing challenges, who often have disparate needs in lower-income, poorly resourced areas.
- **Policy H 3.3** – Expand Tenant Protections: this action would extend the measures found in AB1482 by requiring relocation payments to tenancy of less than one year, requiring right to return policies for tenants displaced by substantial renovations, and strengthening the enforcement penalty structure to further protect tenants.
- **Policy H 3.5** – Study the Creation of Below Market Rate Set Asides: conduct a best practices review to determine the feasibility of prioritizing groups with special needs, including large families, single female heads of households, and others with disparate housing needs and implement as directed by City Council.
- **Policy H 4.1** – Update the Housing Webpage: this would improve the City's webpage with comprehensive housing-related materials in multiple languages, with a specific effort to ensure that households with disproportionate housing needs are targeted with this information.
- **Policy H 4.3** – Expand Community Education and Outreach: The City plans a robust and adaptive community engagement program with targeting to underrepresented groups, including those with special needs, disparate housing needs, and others.
- **Policy H 4.4** – Enable Affirmative Marketing: This would require developers of affordable housing to create a Marketing Plan during the final phase of construction on a project-by-project basis, focusing on outreach to special needs individuals and those least likely to apply based on racial make-up of neighborhood, including those with disparate housing needs.

Programs in Support of ELI Households and Those with Special Needs

Although some programs, such as those under **Policies H 1.13, H 1.14, H 1.16, H 1.18**, and programs addressing AFFH concerns, explicitly target special needs and ELI households, all programs in this Housing Element will ensure an ongoing review of how these programs do, or do not, reach ELI and special needs households. This information will be tracked wherever possible and reported on an annual basis through the Annual Progress Report requirements.

Related Environmental Justice Activities

The 2040 General Plan Update has identified two Equity Priority Communities within the City of San Mateo- North Central and North Shoreview. Within the Housing Element, **Policy H 2.4** (Implement Capital Improvements in Lower-Resourced Neighborhoods) focuses resources toward these two neighborhoods in support of AFFH and Environmental Justice objectives. The 2040 General Plan Update further articulates the City's commitment to Environmental Justice in these Equity Priority Communities, and proposes a number of actions to improve conditions that address additional AFFH concerns in the Land Use Element, including, but not limited to:

Action LU 8.8 – **Streetscape and Safety Improvements.** Work with residents in equity priority communities to identify sidewalk, lighting, landscaping, and roadway improvements needed to improve routes to parks, schools, recreation facilities, and other destinations within the community. Prioritize investments to address health disparities in equity priority communities in the annual Capital Improvement Program.

Action LU 8.9 – **Equity Priority Community Mapping.** Regularly update the map identifying equity priority communities with data from CalEnviroScreen or other sources, including information from community members.

Action LU 8.10 – **Equity Priority Communities Plan.** Prepare a plan for the equity priority communities that addresses the needs of each community, including health, safety, and improved circulation with community input. The plan shall seek to ensure the streets in each community are measurably safe, include ADA accessibility, and have adequate on-street parking. Changes included in the plan shall be developed and enacted with the express purposes of improving health, safety, and welfare for the members of each community.

Action LU 8.11 – **City Services.** Work with residents in equity priority communities to identify services that the City or other partners could provide to improve safety, sanitation, and security in these neighborhoods.

Action LU 8.12 – **Neighborhood Beautification.** Support and promote neighborhood clean-up and beautification initiatives in equity priority communities, including in partnership with neighborhood organizations.

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7.2 IMPLEMENTATION PLAN

Table 8: Goal H-1: Production - Implementation Plan

GOAL H-1: Production of New Housing at all Income Levels, with a Focus on Affordable Housing

Number	Policy	Lead Dept./ Division	Funding Source(s)	Program Measure(s)	Implementation Action(s)	Target Timeline	New/Existing Program
H 1.1	Monitor Regional Housing Needs Allocation and Pipeline projects	Housing Division	N/A	Monitor housing production against ABAG Fair Share Allocation in compliance with no net loss requirements during planning period. In addition, monitor pipeline projects and new development applications to ensure production outcomes are meeting projections.	a) Provide an annual report on housing production to the City Council each March, prior to submittal of the Annual Progress Report to HCD by April 1st. The report will include an assessment on the City's RHNA progress and, as needed, identify additional sites to ensure ongoing compliance with "no net loss" provisions of State law. b) Conduct a mid-cycle review of realistic capacity projections and pipeline project housing production to ensure outcomes are aligned with projections. Update sites inventory to include additional sites to ensure ongoing compliance with "no net loss" provisions of State law.	a) 2023 – 2031 (Annually) b) 2027 (Mid-cycle review)	a) Existing b) New
H 1.2	Utilize Public Funding and Properties for New Affordable Housing	City of San Mateo	City funds and State, and federal funds, as available	Produce City supported housing projects with affordability restrictions utilizing local public funds; and use this funding to leverage other regional, State, and federal funding sources to increase the number of affordable housing units developed in each project. Encourage developers to include ELI units in their projects.	a) Continue to set aside 20% of general fund property tax revenues from former RDA areas (aka "Boomerang Funds"), as well as the Affordable Housing Commercial Linkage Fee Fund to use for affordable housing development, prioritizing funding allocation to projects that include units for extremely low income (ELI) households. b) Identify ways to create a stand-alone Housing Trust Fund using available funding sources and utilizing that fund to leverage new funding sources, including the Bay Area Housing Finance Authority (BAHC) and the Bay Area Preservation Pilot (BAPP). c) Prioritize available local housing funds to assist in the production of at least 543 below market rate units by 2031, including within the study areas of the General Plan that allow high-density housing by holding developer roundtable meetings at least once per year. Encourage developers to include ELI units in their projects. d) Support development of 71 units of affordable housing on the City owned parking lot at 4th and Railroad as part of the public-private partnership (Bespoke project). i. Development team has been selected as part of an RFP process, an Exclusive Negotiating Agreement (ENA) has been executed with the developer, and the project's pre-application review has been completed. ii. Complete the Planning Application Process for the project within 18 months of Housing Element adoption. iii. Facilitate permitting and project construction during the planning period. e) Support affordable housing development, including ELI units, on the City owned property at 4142 S. El Camino Real. i. Complete site analysis within 24 months of Housing Element adoption. ii. Issue RFP within 48 months of Housing Element adoption. iii. Select a development partner and negotiate a lease within 60 months of Housing Element adoption. iv. Facilitate development of the site throughout the planning period. Geographic Targeting: high and highest resource and RCAA areas. This item is connected to Policy H 5.1.2 and H 5.2.3.	a) 2023 – 2031 (Ongoing) b) 2025 c) 2023 – 2031 (Ongoing) d) 2024 e) 2023 – 2031	a) Existing b) New c) New d) Existing e) New
H 1.3	Increase Affordable Housing Production	Community Development Department	N/A	Update the City's Inclusionary Housing requirements for ownership and rental residential developments to allow for alternative compliance options other than on-site construction and to establish an updated Density Bonus/Community Benefits program that incentivizes production of additional affordable units.	a) Amend the Affordable Housing Ordinance (SMMC Chapter 27.16.050) and Inclusionary Housing Policy to allow for alternative compliance options to onsite inclusionary unit development within one year of Housing Element adoption. b) Adopt an updated Density Bonus/Community Benefits program that provides additional incentives and/or streamlining options for housing projects that provide additional affordable units or the most needed unit types beyond minimum State requirements. Both of these actions would include an assessment of applicable State law to ensure that the City meets or exceeds all requirements. c) Target ELI populations to the extent feasible. Geographic Targeting: high resource and RCAA areas. Outcome: 15% of new units will be developed in high/highest resource areas and/or RCAA areas. This item is connected to Policy H 5.1.1 and H 5.2.2.	a) 2024 b) 2025	a) New b) New

Table 8: Goal H-1: Production - Implementation Plan (Continued)

Number	Policy	Lead Dept./ Division	Funding Source(s)	Program Measure(s)	Implementation Action(s)	Target Timeline	New/Existing Program
H 1.4	Support Increased Accessory Dwelling Unit Development	Planning Division	N/A	Implement and maintain programs to encourage and support ADU production to increase missing middle and lower income housing opportunities.	a) Amend the City's ADU Ordinance (SMMC Chapter 27.19) to align with current State law and to resolve any inconsistencies identified by HCD. b) Maintain and expand the ADU information and resources available to homeowners and applicants provided on the City's website. c) Collaborate with 21 Elements and other jurisdictions in San Mateo County to find ways to enhance available ADU resources, establish uniform standards and requirements, and effective ways to monitor ADU affordability. d) Monitor ADU occupancy and rent levels to verify that affordability allocations. Tools to monitor will include, but are not limited to, collaboration with 21 Elements or ABAG to develop a uniform approach to tracking ADU affordability countywide, and surveying ADU applicants during the building permit review process to understand intended use, occupancy and rent charged. e) Continue to offer flat fees for ADU building permits, and review ADU permit fees every 2-3 years. If fees are found to be a barrier to ADU production, the City will make reductions as necessary to reduce cost barriers. f) Provide an annual report on ADU permitting data to verify that Housing Element production targets are being achieved. If ADU production targets are not achieved for two consecutive years, then, within six months, pursue additional actions, including fee reductions, increased homeowner resources and assistance, funding assistance, identifying additional sites and/or code amendments, to incentivize ADU production. Geographic Targeting: high resource and RCAA areas. Outcome: 30% of new ADUs units will be developed in high/highest resource areas and/or RCAA areas. This item is connected to Policy H 5.1.3.	a) 2024 b) 2023 – 2031 (Ongoing) c) 2023 – 2031 (Ongoing) d) 2023- 2031 (Ongoing) e) 2023 – 2031 (Ongoing) f) 2023 – 2031 (Annually)	a) New b) Existing c) New d) New e) Existing f) New
H 1.5	Encourage Family Housing	Planning Division	N/A	Increase the number of new construction housing units that can accommodate families (larger units) when possible and require subsidized projects to include family-sized units.	a) Present options to City Council for requiring a minimum percentage of three-bedroom units in City subsidized projects; b) Present options to City Council for requiring a minimum percentage of family-sized units in private development projects as part of the Inclusionary Policy update. c) Should such policy recommendations not materialize into code amendments, explore alternative methods to promote family sized units through the community benefits program. This item is connected to Policy H 5.1.1 and H 5.2.3.	a) 2025 b) 2025 c) 2025	a) New b) New c) New
H 1.6	Streamline Housing Application Review	Community Development Department	N/A	Reduce the development review timeline for housing projects by streamlining the development review process and simplifying design review and submittal requirements.	a) Update the City Council resolutions that establish the pre-application and development review processes to eliminate the pre-application requirement for housing projects and eliminate the third-party design review requirement for housing projects that meet objective standards. b) Amend the Zoning Code to allow residential projects with up to 25 units to be approved administratively. c) Update permit application submittal requirements. d) Develop Zoning Code amendments to align City requirements with SB 330 and make a recommendation to the City Council.	a) 2024 b) 2023 c) 2023-2031 (Ongoing) d) 2025	a) New b) New c) New d) New
H 1.7	Update Zoning Code Standards to Support Housing Production	Planning Division	N/A	Update Zoning Code development standards that apply to multi-family residential projects to reduce or eliminate constraints, incentivize production of additional housing units and support development of a variety of housing types.	a) Evaluate the standards and requirements in all zone districts that allow for multi-family residential and amend the Zoning Code as needed to reduce or eliminate constraints to housing construction. Specifically: 1) exclude covered parking and other elements as needed from Floor Area Ratio (FAR) calculation for housing projects with affordable units, 2) specify where Single-Room Occupancy (SRO) units are permitted consistent with government Code 65583(c)(1), and 3) specify that Manufactured Homes that are built on a permanent foundation are subject to the same zoning requirements and development standards as single-family homes. b) Amend the Zoning Code to reduce off-street parking requirements for residential units (SMMC Chapter 27.64) as follows: Studio and 1 Bedroom units to 1 space, 2 Bedrooms and above to 1.5 spaces; and for projects within ½ mile of transit, consistent with AB2097, no off-street parking shall be required. As part of this amendment, staff will review all other parking related requirements and make recommendations to reduce or eliminate any other parking related requirements identified as a constraint. c) Amend the Zoning Code to make residential uses, which currently require a special use permit, a permitted use in the C1, C2, C3, E1 and E2 districts for non-R Overlay areas. d) Rezone sites with quasi-public uses such as schools, churches, and other facilities of an educational, religious, charitable, or philanthropic nature, to "Quasi-Public," following completion of the General Plan Update and allow for a variety of housing types, such as duplexes and multi-family, as permitted uses in this zone district. e) Evaluate the feasibility of an affordable housing quasi-public overlay or code amendment to support the production of affordable housing on quasi-public sites, such as religious or educational institutions.	a) 2025 b) 2025 c) 2024 d) 2025 e) 2026	a) New b) New c) New d) New

Table 8: Goal H-1: Production - Implementation Plan (Continued)

Number	Policy	Lead Dept./ Division	Funding Source(s)	Program Measure(s)	Implementation Action(s)	Target Timeline	New/Existing Program
H 1.8	Adopt Objective Design Standards	Planning Division	N/A	Adopt Objective Design Standards to expedite production of housing.	Adopt Objective Design Standards for multi-family residential projects and mixed-use projects with a residential component.	2023	New
H 1.9	Establish Minimum Densities for Mixed-Use Projects	Planning Division	N/A	Create minimum residential density requirements to ensure mixed-use development will contain an appropriate amount of housing in commercial/office developments.	a) Amend the Zoning Code to require that properties designated for mixed-uses, in the Sites Inventory List, allow 100 percent residential use and require that residential use occupy 50 percent or more of the total floor area of a mixed-use project consistent with Government Code Section 65583(h), and establish a minimum residential density for mixed-use projects elsewhere in the City that include a residential component. b) Study and present to City Council options for requiring a residential component in all mixed-use projects in certain zones or areas.	a) 2024 b) 2024	a) New b) New
H 1.10	Establish By-Right Housing Designation for Prior Housing Sites	Planning Division	N/A	Designate housing sites that have carried over from the prior Housing Element to allow housing development by-right.	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).	2024 (must be completed within one year of statutory deadline of the Housing Element update)	New
H 1.11	Implement the SB 9 Ordinance	Planning Division	N/A	Implement the Zoning Code to allow duplexes and lot splits on appropriate single-family sites.	Continue to implement Zoning Code Chapter 27.21 (Two-Unit Development Residential Overlay District), adopted in September 2022, which facilitates the provisions of SB 9 in single-family districts (R1). Geographic Target: high or highest resource and RCAA areas and areas of lower density. Outcome: Facilitate at least 5-10 SB 9 applications, resulting in 10-30 units developed over the planning period	2023 – 2031 (ongoing)	New
H 1.12	Encourage Development of Missing Middle Housing	Planning Division	N/A	Support small infill residential construction (Missing Middle, 4-10 units) through policy updates and Zoning Code amendments.	a) Evaluate residential zoning districts that have sites with potential for Missing Middle Housing (R2, R3 and R4 zones) and identify development standards that create barriers for small-scale development, including minimum lot size, setbacks, floor area ratio, parking, and open space requirements, and amend the Zoning Code to remove any constraints, maximize developable area and increase capacity. b) Research and evaluate policies and code amendments to allow for Missing Middle housing under SB 10 and schedule for City Council consideration and adoption. Geographic Target: high and highest resource areas, RCAA areas, and lower density neighborhoods. Outcome: approximately 50 units of "missing middle", workforce housing is developed in multi-family housing zones.	a) 2026 b) 2026	a) New b) New
H 1.13	Update Special Needs Group Housing Requirements	Planning Division	N/A	Research current code requirement regarding special needs group homes for people with disabilities for consistency with Fair Housing Requirements. The City commits to revising procedural requirements to permit group homes for seven or more persons in all zones allowing residential uses based on objective criteria to facilitate approval certainty similar to other residential uses of the same form.	a) Review and amend the Zoning Code to allow group homes and residential care facilities for persons with special needs, including those who are ELI, in all residential zones, only subject to those objective standards that apply to other residential uses of the same type in the same zone in conformance with State law. b) Review and amend the Zoning Code definition for family, and other related regulations, to ensure consistency with State and Federal fair housing laws related to persons with disabilities. This effort may also include consideration of new definitions such as single-unit and multi-unit dwellings to accommodate various housing situations. c) Study best practices and develop a universal design ordinance that may better address housing needs for persons with disabilities. This item is connected to Policy H 5.1.1 and H 5.2.3	a) 2025 b) 2025 c) 2027	a) New b) New c) New
H 1.14	Update Supportive Housing Requirements	Planning Division	N/A	Review and amend zoning code regarding multi-family housing development.	Amend the Zoning Code to be consistent with AB 2162 to allow by-right 100% affordable housing that has 25% or 12 units of permanent supportive housing, where multi-family or mixed-use housing is permitted. This item is connected to Policy H 5.1.1 and H 5.2.3.	To be completed by December 31, 2024.	New

Table 8: Goal H-1: Production - Implementation Plan (Continued)

Number	Policy	Lead Dept./ Division	Funding Source(s)	Program Measure(s)	Implementation Action(s)	Target Timeline	New/Existing Program
H 1.15	Update Mobile Home Parks Requirements	Planning Division	N/A	Amend zoning code requirements regarding mobile home parks.	Amend the Zoning Code to allow mobile home parks as a special use in all residential zones to be consistent with Government Code Section 65852.7	2025	New
H 1.16	Update Farmworker Housing Requirements	Planning Division	N/A	Amend zoning code requirements regarding farmworker housing.	Amend the Zoning Code to define and allow farmworker housing within the Agricultural District consistent with Government Code Section 17021.6. The City will comply with Health and Safety Code section 17021.5.	2025	New
H 1.17	Permitting and Development Fee Review	Community Development Department	N/A	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).	a) Study cumulative permit fee costs for new housing development of various sizes and use information to identify opportunities to reduce per unit permitting costs; with fee reductions for small multi-family projects being prioritized. Present findings to the City Council with recommendations for adoption. b) Conduct a comprehensive review and update of the fee schedule every 5-6 years, with a focus on evaluating and adjusting fees with potential barriers to housing production. Next review will be conducted in 2027 (last fee study completed in 2021).	a) 2025 b) 2027 (Ongoing)	a) New b) New
H 1.18	Increase Senior Housing Production	Community Development Department	N/A	Evaluate potential policies and code amendments to support the production of housing for seniors.	Evaluate code amendments and/or policies to encourage and support the development of senior housing, especially senior housing that serves the ELI and lower income senior households, including through shared- housing arrangements, community care facilities, supportive housing, and assisted living for seniors, and make a recommendation to the City Council.	2028	New
H 1.19	Ensure Adequate Water Supply for the Development of New Housing	Community Development Department	N/A	Support the City's water and sewer providers to ensure adequate capacity for new housing development.	a) Upon adoption of the Housing Element, provide a copy of the Element to California Water Company, Estero Municipal Improvement District, and San Mateo Public Works Dept, for greater awareness of affordable housing priorities and collaboration, in compliance with AB 1087. b) Support efforts by Cal Water and EMID to expand their water supplies with new water sources and develop water efficiency and conservation methods to offset demand from new development projects. c) Pursuant to AB 1087, work with Cal Water and EMID to establish a procedure to prioritize water allocation for developments that include units set aside as affordable housing for lower income households, including affordable housing within larger, mixed-use developments and larger residential subdivisions d) Establish a written procedure for the City to grant priority sewer service to developments with units that are affordable to lower-income households.	a) 2023 b) 2023 – 2031 (Ongoing) c) 2023 d) 2023	a) New b) New c) New d) New
H 1.20	Adopt San Mateo General Plan 2040	Community Development Department	N/A	Adopt a General Plan Update that provides sufficient development capacity to meet the City's housing needs through 2040.	a) Complete the General Plan 2040 Update (GPU) process and present to the City Council for adoption. The City is committed to adopting a General Plan that will create capacity for at least 10,000 new housing units and will increase the base densities in the 10 Study Areas by at least 25 du/ac and height limits by at least two stories. b) Commence with rezoning Citywide, in phases, to implement the land use map following GPU adoption. c) The GPU public outreach and engagement process will include information on Measure Y and how it creates a constraint on housing production. d) The City will place an updated Measure Y ballot initiative to allow for the increased heights and densities in the adopted General Plan on the November 2024 election. 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%.	a) 2024 b) 2025-2026 c) 2023- 2024 d) November 2024 e) May 2025, if needed	a) Existing b) New c) New d) New e) New

Table 9: Goal H-2: Preservation - Implementation Plan

GOAL H-2: Preservation of Existing Housing that is Affordable to Lower- and Middle-Income Residents

Number	Policy	Lead Dept./ Division	Funding Source(s)	Program Measure(s)	Implementation Action(s)	Target Timeline	New/ Existing Program
H 2.1	Fund Housing Rehabilitation Efforts	Housing Division	CDBG/CALHome	a) Fund minor home repairs and accessibility improvements b) Provide opportunity for home rehabilitation loans for low- income residents. c) Allow accessibility improvements on rental properties with owner permission.	a) Complete annual goals of 10 minor home repairs and 14 accessibility modifications through grants for lower-income residents, targeting ELI households where appropriate. b) Provide home rehabilitation loans for lower-income residents up to a total of approximately $500,000 available. c) Affirmatively market the availability of these funds to both homeowners and renters to increase awareness. Marketing efforts include translating flyers into Spanish and distributing flyers to various locations throughout the City, including libraries, senior and community centers and non-profit agencies. Outreach will be conducted biannually. Geographic Target: low resource areas (40% of loans and improvements), and areas with significant infrastructure needs This item is connected to Policy H 5.3.2.	2023- 2031 (Annually by June 30)	a) Existing b) Existing c) New
H 2.2	Support Retention of Existing Lower Income Units	Housing Division	TBD (potential sources include: PLHA)	a) Identify funding source for preservation b) Monitor affordable housing projects that are at risk of conversion to market rate. c) Support regional and local efforts to examine displacement of affordable housing and lower income households. d) Assist with the retention of special needs housing that is at risk of expiring affordability requirements.	Bridgepointe Condominiums affordability requirements for 59 affordable units expire in 2027, out of which 24 are very low-income units (35 are at 120% AMI). Belmont Building affordability requirements for 6 units expire in 2032. The rental property is owned by a for-profit entity, potential for loss of units is high. Proactively coordinate with owners to preserve the 24 very low-income units as affordable, including identifying potential funding sources, advertise conversion units to non-profits, conduct tenant outreach and education, add a displacement preference for new affordable housing for people displaced, including those displaced as a result of conversion. Outreach and negotiate with owners for affordability extensions. Provide noticing to tenants and affected public entities in accordance with Gov. Code, § 65863.10, 65863.11, and 65863.13 This item is connected to Policy H 5.3.3.	a) 2026 (Bridgepointe Condominiums) b) 2031 (Belmont Building)	a) New b) New
H 2.3	Increase Energy and Water Efficiency in Existing Units	Community Development Department, City Manager's Office	CDBG/City Funds	Increase energy and water efficiency in all existing residential units. Fund weatherization upgrades for low- and moderate-income homeowners.	a) Complete seven weatherization upgrades through grants for lower-income residents annually, targeting ELI households when appropriate. b) Implement energy-efficiency and electrification strategies identified in the City's Climate Action Plan through updates to the City's Reach Codes as part of the building permit review process. Outreach will be conducted biannually. Geographic Target: low resource areas, and areas with significant infrastructure needs This item is connected to Policy H 5.3.2.	a) 2023- 2031 (Annually, June 30) b) Reach codes are updated every three years.	a) Existing b) New
H 2.4	Implement Capital Improvements in Lower-Resourced Neighborhoods	Housing Division	CDBG	Invest more resources in lower resource neighborhoods (utilize federal CDBG to provide capital improvements).	a) Use available CDBG funds to make CIP improvements in identified Equity Priority Neighborhoods (including North Central and North Shoreview neighborhoods). Potential improvements may include: street work, crosswalk implementation, ADA ramp installation, striping, sidewalk improvements, traffic signal replacement, and other pedestrian/bicycle enhancements. Allocate available CDBG funds on an annual basis. b) Implement Bike Master Plan and Pedestrian Master Plan through capital improvements in Equity Priority Neighborhoods. c) Conduct proactive public outreach to identify and prioritize capital improvements that best align with a neighborhood's most critical needs. d) Apply for funding biannually, consistent with CIP efforts and CDBG to pursue at least eight improvement projects over eight years in Equity Priority Areas. Geographic Target: low resource areas, and areas with significant infrastructure needs; Equity Priority Areas. Outcome: Pursue eight improvement projects over eight years in Equity Priority Areas	2023- 2031 (Annually)	Existing
H 2.5	Promote Housing Resilience	Public Works Department	City Funds	Use resources to protect housing at risk of damage due to changing environmental conditions.	Provide Flood Improvements for the North Shoreview neighborhood through the levee project with Public Works.	Started in Fall 2020, with completion anticipated in Spring 2023	Existing
H 2.6	Require Replacement Units	Planning Division	N/A	Require equivalent replacement units for all housing units lost during any construction or demolition projects (Housing Crisis Act).	a) Conduct a study to determine whether the City should update the zoning ordinance and other policies to permanently require replacement of units (beyond Housing Crisis Act sunset date of 2034). This action must be completed within three years from the start of the planning period. b) The City will require replacement housing units subject to the requirements of Government Code Section 65915(c)(3), when a development project or demolition occurs on sites with existing residential units that are restricted or have been occupied by a lower income household in the past five years. Consistent with H 2.6.	a) 2026 b) Effective Immediately	a) New b) New

Table 10: Goal H-3: Protection - Implementation Plan

GOAL H-3: Protection of Current Residents to Prevent Displacement

Number	Policy	Lead Dept./ Division	Funding Source(s)	Program Measure(s)	Implementation Action(s)	Target Timeline	New/ Existing Program
H 3.1	Prevent Homelessness	Housing Division	CDBG/ PLHA/ City	Support where feasible programs and facilities to prevent homelessness through City actions, while coordinating with County and Continuum of Care.	a) Allocate PLHA, CDBG, and other local funds to support homeless prevention these may include the following programs: LifeMoves Rapid Rehousing Program, Safe Harbor Shelter, Vendome Hotel supportive units, LifeMoves First Step for Housing program, HIP Housing home sharing and Montara assisted units for the formerly homeless. b) Support the County in its efforts to convert the Stone Villa Hotel into a 44-room temporary shelter space as part of the Project Homekey programs.	a) 2023 – 2031 (Annually by June 30) b) 2023 – 2031 (Annually)	a) Existing b) New
H 3.2	Investigate Fair Housing Cases	Housing Division	CDBG	Continue funding and support for outreach services for homeowners and renters at risk of being displaced and/or facing fair housing challenges.	As CDBG funding permits, achieve the Annual Fair Housing Activity Goals: • Investigate all complaint cases; • Provide consultation to at least 30 individuals; • Increase public Education/Outreach to tenants, landlords, and housing professionals by 50% over eight years (from 26 to at least 40 persons); and • Provide legal assistance to at least 185 renters. These numbers are subject to change based on funding availability. See Goal H-5/AFFH Action Plan for full list of items.	2023- 2031 (Annually by June 30)	Existing
H 3.3	Evaluate Housing Revenue Sources	Community Development Department	N/A	a) Conduct a feasibility study to determine a potential increase of the Commercial Linkage Fee to ensure commensurate housing funding with commercial development. b) Explore other funding opportunities to support affordable housing development. Efforts include actively tracking available Federal, State, Regional and Local funding opportunities for affordable housing and determining how to leverage these funds to build or rehabilitate more affordable housing.	a) Conduct a feasibility study on increasing the fee to generate additional housing funds gathered from commercial development, analyze the study, conduct community outreach and make a recommendation to the City Council. Proceed as directed by Council. b) Examine other possible revenue sources and bring the proposals before City Council for consideration. Actively track available funding opportunities and coordinate with City partners, including non-profit housing developers on how best to leverage these resources.	a) 2026 b) 2023- 2031 (Annually, as opportunities become available)	a) New b) New
H 3.4	Expand Tenant Protections	Community Development Department	N/A	Expand tenant protections in local ordinance to extend measures of AB1482 related to relocation, documentation, and right to return policy in eviction cases.	a) Extend AB1482 provisions to require tenant relocation payments for No Fault evictions for those with tenure less than one year. b) Make recommendations to the City Council for establishing tenant protection policies that include the requirement of documentation from landlords who use the substantial remodel exemption to evict tenants and a Right to Return policy for tenants displaced from homes due to demolition or substantial remodels. c) Amend the Code to strengthen enforcement penalty structure to aid in protecting tenants from unsafe or substandard units. d) Conduct outreach to the community on a biannual basis. e) This item is connected to Policy H 5.4.1.	a) 2024 b) 2026 c) 2024 d) 2023 – 2031 (biannually)	a) New b) New c) New d) New
H 3.5	Study the Creation of Below Market Rate Set Asides	Community Development Department	N/A	Examine the feasibility of establishing priority allocation for households with special needs, extremely low-income households and large families in City-assisted and private development projects with BMR units.	Conduct a best practices research on prioritization of households with special needs, extremely low-income households and large families. Analyze the data, conduct community outreach and make recommendations to the City Council. Proceed as directed by Council.	2026	New
H 3.6	Monitor Rental Rates and Displacement.	Community Development Department	N/A	Monitor rents, evictions, and tenant displacement citywide.	a) Research options and best practices for a rental registry list, including determining necessary financial and human resources needed to establish such a program. Make recommendations to City Council. b) Collaborate with regional partners, such as 21 Elements or ABAG, to develop ways to monitor rental rates, evictions and displacement citywide and countywide to track trends and use the information to guide policy priorities.	a) 2024 b) 2024-2031 (ongoing)	a) New b) New
H 3.7	Evaluate Opportunities for Expanding Homeless Shelters	Community Development Department	N/A	Examine best practices and policies to expand shelter capacity for individuals experiencing homelessness. Study feasibility of new shelter programs and collaborate with the County to end homelessness.	a) Study best practices for expansion of homeless shelter sites. Analyze the data, conduct community outreach and recommendations to City Council. Proceed as directed by Council. b) Regularly evaluate zoning to ensure enough sites are available to accommodate the capacity for emergency shelters, based on the countywide Point in Time Homeless Count. c) Review and amend the zoning code to allow emergency shelters in C2, C3, and other zones as needed to ensure there is sufficient capacity on available sites to accommodate the need for emergency shelter as identified in the most recent point-in-time count conducted before the start of the planning period, and to amend the definition of emergency shelters in compliance with Government Code 65583. d) Review and amend the zoning code as needed to comply with Government Code 65583 including to remove the 300 feet buffer from a single-family dwelling, clarify that emergency shelters are not required to be more than 300 feet apart and adopt objective development standards, such as parking for shelters in compliance with Government Code Section 65583(a)(4)(A)(ii). e) Review and amend the zoning code as needed to comply with requirements of AB 101 (2019) to allow Low Barrier Navigation Centers (LBNC) as a permitted use by right in areas zoned for mixed use and nonresidential zones permitting (by right or through a Special Use Permit) multifamily uses if it meets specific requirements in Government Code sections 65660 – 65668.	a) 2023 – 2031 (Ongoing) b) 2023 – 2031 (Ongoing) c) 2023-2031 (Ongoing) d) 2025 e) 2025	a) New b) New c) New d) New e) New

Table 11: Goal H-4: Promotion - Implementation Plan

GOAL H-4: Promotion of Community Engagement and Public Outreach

Number	Policy	Lead Agency/ Department/ Division	Funding Source(s)	Program Measure(s)	Implementation Action(s)	Target Timeline	New/Existing Program
H 4.1	Update the Housing Webpage	Housing Division	N/A	Increase community outreach and availability of resources in multiple languages through the Housing Webpage.	a) Maintain and improve webpage with comprehensive housing related information and materials, and coordinate with providers to market programs electronically. b) Provide information in multiple languages using common terms. c) Ensure that households with disproportionate housing needs are targeted for information through, for example, liaisons with service providers. Ensure targeting reaches ELI households. See H.4.4 regarding partnering with community intermediaries to conduct outreach activities using these informational resources. This item is connected to Policy H 5.4.3.	2023- 2031 (Ongoing)	a) Existing b) New c) New
H 4.2	Support a Countywide Below Market Rate Unit Waitlist	County of San Mateo	N/A	Support development of the countywide affordable rental waitlist to streamline and centralize occupancy of BMR units by joining the County's waiting list process	Support the county's online portal for a BMR waitlist by transitioning the City's BMR waiting list to the Countywide system. In addition, work with BMR property managers/owners to advertise available BMR units on the County's portal to streamline the rental process.	2023 (Transition to Countywide portal) (and ongoing)	Existing
H 4.3	Expand Community Education and Outreach	Community Development Department	N/A	Support and engage in efforts to educate community stakeholders and residents, including those with special needs or with disproportionate needs (such as farmworkers, people with disabilities including those with developmental disability, and single-female head of household), about housing gaps and the effects of programs and policies on addressing those gaps. Proactively create opportunities for all communities to have a voice and be involved in shaping policies and programs.	a) Housing initiatives and policy implementation shall be supported with robust and adaptive community engagement including surveys, workshops, pop-up events, mailings, and targeted outreach to underrepresented groups. Outreach will be conducted biannually. b) Continue to participate in Countywide (and other) efforts to share best practices on equitable engagement and inclusive outreach. (e.g. Home For All "Learning Network") c) Actively provide information on County and State resources for tenant protections, discriminatory practices (CC&R's), special needs groups, and households with disproportionate housing needs.	2023- 2031 (Ongoing)	a) Existing b) New c) New
H 4.4	Enable Affirmative Marketing	Housing Division	N/A	Develop Marketing Plan with developers of affordable housing projects during final phase of construction on a project-by-project basis. Focus outreach to special needs individuals and those least likely to apply based on racial make-up of neighborhood.	a) Research other best practices to create an affirmative marketing strategy and implement strategies in San Mateo where appropriate. b) Include farm workers, ELI households. people with disabilities, and households with disproportionate housing needs, as new target group where appropriate. c) Include Spanish marketing materials and ensure bilingual interpretation services are available. The City will conduct outreach and education on a project-by-project basis and will ensure that programs target/affirmatively market to households in impacted neighborhoods, including North Central and North Shoreview, among others. d) Partner with community intermediaries to conduct outreach activities on social media and in the community in Spanish and English language, including events with a significant representation of hard to reach communities such as the annual Dia de los Muertos and Eggstravaganza events (minimum of two per year) as well as pop-ups in the North Central and North Shoreview neighborhoods, (minimum of two per year) This item is connected to Policy H 5.1.2 and H 5.2.1.	a) 2026 b) 2023 – 2031 (ongoing) c) 2023 – 2031 (ongoing) d) 2023 – 2031 (ongoing)	a) New b) New c) Existing d) New
H 4.5	Conduct Outreach to Sites Inventory Property Owners	Community Development Department	N/A	Conduct focused outreach to the owners of properties on the Sites Inventory to determine interest in redevelopment or construction of additional housing.	Conduct focused outreach to the owners of properties on the Sites Inventory to determine interest in redevelopment or construction of additional housing on their site(s). The outreach shall include provision of information on the City's development process, fees, and timelines associated with such applications. Initial outreach shall be conducted within two years of adoption and shall be ongoing throughout the housing cycle.	2023 – 2031 (ongoing)	New

Table 12: Goal H-5: AFFH - Implementation Plan

Goal H-5: Affirmatively Furthering Fair Housing

Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Action	Type of Action	Responsible Party	Objectives	Quantified Objectives	Timeline
Action Area 1. Enhancing housing mobility strategies: consist of removing barriers to housing in areas of opportunity and strategically enhancing access.									
Policy H 5.1.1: Adjust the city's Below Market Rate (inclusionary) program to provide larger density bonuses, and/or increased City support in exchange for affordable units in high or highest resource areas or in areas of affluence that address the needs of residents with disproportionate housing needs (e.g., accessible/visit able units for persons with disabilities child-friendly developments with day care on site for single parents, and 3-4 bedroom units for larger families).	Hispanic and single female parent households are concentrated in low opportunity census tracts. Persons with disabilities face a shortage of accessible, affordable housing.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units	Disparities in access to opportunities	Provide incentives to developers of affordable housing for low-income households and households with special needs	Land use resources	City of San Mateo	Expand the variety of housing units produced under the inclusionary housing program. Currently developments of 11 or more units require 15% affordable to moderate income families for ownership and 15% for low-income families for renters.	a) Perform a feasibility analysis to redesign the program to allow a menu of options, including targeting of units for ELI households. b) Ensure analysis includes review of housing for households with disproportionate housing needs, along with income levels. This item is connected to Policy H 1.3, Policy H 1.5., Policy H 1.14, and Policy H 1.15. Geographic Targeting: Citywide Metrics: Increase affordable housing in high-resource areas or areas of affluence by 15.	a) Complete feasibility analysis by Fall 2023; b) Implement redesigned program by Spring 2024.
Policy H 5.1.2: Participate in a regional down payment assistance program with affirmative marketing to households with disproportionate housing needs including persons with disabilities, single parents, and Hispanic households (e.g., Spanish and English, targeted to northeast neighborhoods).	Hispanic households, single female parent households and persons with disabilities have disproportionate housing needs.	Historic discrimination and continued mortgage denials; Concentration in low opportunity census tracts; High housing costs and low wages	Disparities in access to opportunities	Promote equal housing opportunity	Financial resources	Regional Partnership with HEART (San Mateo County has program with them)	Improve accessibility to home mortgage loans for Hispanic households who have the highest loan denial rates, as well as single female parent households, ELI households, and people with disabilities. Provide wealth building through homeownership for moderate income households.	a) Affirmatively market down payment assistance to 1,000 households with disproportionate housing needs, including persons with disabilities, single parents and Hispanic households; b) Provide down payment assistance to 30 total households; c) Provide homebuyer education to 200 households. d) Assist households in proportion to the demographic profile of the City In addition, the City will work with other jurisdictions to conduct outreach and education. Ensure that programs target/affirmatively market to households in impacted neighborhoods, including North Central and North Shoreview, among others. This item is connected to Policy H 4.4. Geographic Targeting: North Central and North Shoreview Neighborhoods	a) Meet quantified objectives by the end of the Housing Element period from 2023-2031; b) Conduct homebuyer/ outreach and education quarterly in partnership with HEART
Policy H 5.1.3: Explore the potential to implement a loan program for ADU construction If a City-funded ADU loan program is determined to be infeasible. The City will support the design of a regional forgivable loan program for homeowners to construct an ADU that is held affordable for extremely low-income households for 15 years.	Hispanic and single female parent households are concentrated in low opportunity census tracts. Persons with disabilities face a shortage of accessible, affordable housing.	Lack of affordable housing in high opportunity areas/areas of affluence; Lack of accessible affordable units	Disparities in access to opportunities	Incentivize accessory dwelling units (ADUs)	Land use and financial resources	21 Elements/ HEART	Increase opportunities for lower-income households to find housing that is affordable.	Explore the potential for a City ADU loan program. Work with 21 Elements collaborative to design a regional loan forgiveness program. Ensure that programs target/affirmatively market to households in impacted neighborhoods, including North Central and North Shoreview, among others. To enhance mobility in high resource/ areas of affluence, additionally target to areas outside lower resource areas. Target those with disproportionate housing needs, with a goal to reach 5 households annually. Provide support to 21 Elements in the development of a countywide ADU forgivable loan program. Promote the use of Housing Choice Vouchers (HCVs) for ADUs to allow lower income households the opportunity to live in lower density neighborhoods. The goal is to reach 20% of households with HCVs annually. Provide targeted outreach to ELI households. This item is connected to Policy H 1.4. Geographic Targeting: Impacted neighborhoods, including North Central and North Shoreview.	Explore City loan program Summer 2024. If joining regional collaborative, begin design in Summer 2025 and complete by winter 2026.
Additional Mobility Actions From The General Goals, Policies And Programs									
Policy H 1.4 – Support Increased Accessory Dwelling Unit Development: expands the resources available for homeowners to add ADUs, which provide an important source of affordable housing.									
Policy H 1.7 – Update Zoning Code Development Standards: includes an action to create an affordable housing overlay to support the development of affordable housing on religious or educational institutions' sites, thereby increasing mobility into lower-density areas.									

Table 12: Goal H-5: AFFH - Implementation Plan (Continued)

Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Action	Type of Action	Responsible Party	Objectives	Quantified Objectives	Timeline
Action Area 2. Encouraging new housing choices and affordability in high or highest resource areas and areas of affluence: promoting housing supply, choices, and affordability in areas of high opportunity and outside of areas of concentrated poverty.									
Policy H 5.2.1: Add more City supported housing with affordability restrictions in moderate and high/ highest resource areas and areas of affluence. Affirmatively market the housing to households with disproportionate housing needs including persons with disabilities, farmworkers, single parents, and Hispanic households (e.g., Spanish and English, targeted to northeast neighborhoods).	Hispanic and single female parent households are concentrated in low opportunity census tracts. Persons with disabilities face a shortage of accessible, affordable housing.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units; Concentration of Naturally Occurring Affordable Housing (NOAH) in low opportunity census tracts.	Disproportionate housing need for low-income households and protected classes	Provide additional resources to facilitate the development of housing for low- income households and households with special needs in higher opportunity/ areas of affluence.	Financial resources	City of San Mateo	Affirmatively market the housing to households with disproportionate housing needs including persons with disabilities, single parents, farmworkers, and Hispanic households (e.g., Spanish and English, targeted identified neighborhoods).	Require developers to affirmatively market approximately 1,000 units to those with disproportionate housing needs over the eight-year period (approximately 125 annually) by preparing and submitting and affirmative marketing plan to the City for review. The affirmative marketing plan shall include items, such as advertising (print, social media) and targeting community organizations that serve households with disproportionate housing needs Ensure that programs target/affirmatively market to households with disproportionate housing needs. Of the 1,000 affordable units, approximately 15% will benefit special needs and/or ELI households. Continue to update the housing inventory and provide on the City's website so that developers can target housing in moderate and high opportunity areas, as well as areas of affluence. This item is connected to Policy H 1.2. and Policy H 4.4. Geographic Targeting: Areas of higher opportunities and affluence.	2023- 2031 (Annually); as development projects come in for approvals/financing
Policy H 5.2.2: Incentivize developers through direct subsidies, fee waivers, and/or density bonuses, to increase accessibility requirements beyond the federal requirement of 5% for subsidized developments.	Persons with disabilities and persons of color have disproportionate housing needs.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts.	Disproportionate housing need for low-income households and protected classes	Promote equal housing opportunity	Financial resources	City of San Mateo	Increase development of accessible units beyond minimum requirements	a) Update development agreements for projects with City subsidies to include additional accessible units. b) bUpdate the City's Inclusionary Housing Policy to require projects that receive City subsidies to increase the percentage of units that meet accessibility requirements. This item is connected to Policy H 1.3 c) The City will proactively outreach to developers throughout the planning period every two years, beginning in 2024. Geographic Targeting: Citywide Metrics: Approximately 10% of units within projects with City subsidies will be accessible.	a) 2023- 2031 (ongoing) as development opportu- nities come available. b) 2026 Update Inclusionary Housing Policy c) Every two years, beginning in 2024
Policy H 5.2.3: Prioritize City funding proposals for City funded affordable housing that are committed to serving hard to serve residents (e.g., extremely low income, special needs, on site services)	Persons with disabilities and persons of color have disproportionate housing needs.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts.	Disparities in access to opportunity	Promote equal housing opportunity	Financial resources	City of San Mateo	Create more housing for hard to serve households.	Conduct a best practices review and develop a program to prioritize City funding for housing projects. This item is connected to Policy H 1.5, Policy H 1.14, and Policy H 1.15. Geographic Targeting: Citywide, but target high resource and RCAA areas. Metrics: A minimum of 15% of City-funded affordable housing units will be committed to serving hard to serve residents, including ELI households	2028 Conduct a review of best practices and develop a program for City Council adoption
Policy H 5.2.4: In conjunction with San Mateo County, develop a housing mobility program that provides support to tenants seeking to move to high opportunity areas in the region.	Hispanic and single female parent households are concentrated in low opportunity census tracts.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts.	Disparities in access to opportunity	Promote equal housing opportunity	Financial resources	City of San Mateo and San Mateo County	Increase the number of households with housing vouchers living in areas of high opportunity throughout the region.	There will be a 20% increase in the number of voucher holders, including ELI households, moving to areas of high opportunity.	Identify resources and develop a housing mobility program to provide housing counseling to voucher holders.

Table 12: Goal H-5: AFFH - Implementation Plan (Continued)

Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Action	Type of Action	Responsible Party	Objectives	Quantified Objectives	Timeline
Action Area 3. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing: involves approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty. In addition to those described below, see Policy H Policy H2.4 – Implement Capital Improvements in Lower-Resourced Areas above, as well as excerpts from the General Plan Update's actions towards environmental justice, following this section.									
Policy H 5.3.1: As part of the General Plan, conduct an area plan for the North Shoreview and North Central neighborhoods and prioritize land use and design around Highway 101 to improve access and reduce the division of the urban form produced by the highway.	Hispanic and single female parent households are concentrated in low opportunity census tracts.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units; Concentration of NOAH in low opportunity census tracts.	Segregation/ integration patterns; disparities in access to opportunities	Conserve and improve the existing affordable housing stock	Land use resources	City of San Mateo	Reduce overcrowding, improve health and safety, and improve mobility and access to services in impacted neighborhoods.	Prepare an area plan for North Shoreview and North Central neighborhoods. Geographic Targeting: North Shoreview and North Central neighborhoods. Metrics: Increase housing capacity in North Shoreview and North Central by a minimum of 15%.	2029 Create plan through the General Plan Update implementation process
Policy H 5.3.2: Continue to fund minor home repairs, infrastructure improvements and public services, implementing a preference for projects in low opportunity census tracts identified in the analysis.	Hispanic and single female parent households are concentrated in low opportunity census tracts. Persons with disabilities lack accessible, affordable housing.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units.	Disparities in access to opportunity	Conserve and improve the existing affordable housing stock	Financial resources	City of San Mateo	Fund minor home repairs and accessibility improvements in order to help people with disabilities and elderly residents remain in their homes. Provide opportunity for home rehabilitation loans for low-income residents. Continue funding for service providers reaching households with disproportionate housing needs, Make additional infrastructure improvements in low resource areas.	Complete annual goals of 10 minor home repairs and 14 accessibility modifications through grants for low-income residents. Provide home rehabilitation loans for low-income homeowners and landlords making accessibility modifications. Fund service providers that target households with disproportionate housing needs, including services for seniors, ELI households, youth, and fair housing. Affirmatively market to Hispanic and single female heads of household biannually; ensure that programs target/affirmatively market to households in impacted neighborhoods, including North Central and North Shoreview, among others. Bi-annually apply for funding through the CIP or other actions to address infrastructure needs. This item is connected to Policy H 2.1 and Policy H 2.3. Geographic Targeting: Citywide, but will target impacted neighborhoods, including North Central and North Shoreview.	2023-2031 (Fund annually; consistent with Policy H 2.1; outreach biannually in target neighborhoods)
Policy H 5.3.3: Monitor affordable housing projects that are at risk of conversion to market rate. Support regional and local efforts to examine displacement of affordable housing and lower income households. Assist with the retention of special needs housing that is at risk of expiring affordability requirements. Facilitate ownership transfer to nonprofit organizations.	Hispanic households, single parent households and persons with disabilities have disproportionate housing needs.	Historic discrimination and continued mortgage denials; Concentration in low opportunity census tracts; High housing costs and low wages	Outreach capacity and enforcement	Conserve and improve the existing affordable housing stock	Human resources	City of San Mateo	Monitor affordable units whose subsidies are set to expire within the planning period develop a plan for preservation of the units to keep them affordable long term.	Bridgepointe Condominiums affordability requirements for 59 affordable units expire in 2027, out of which 24 are very low- income units (35 are at 120% AMI). Belmont Building affordability requirements for 6 units expire in 2032. The rental property is owned by a for-profit entity, potential for loss of units is high. Proactively coordinate with owners to preserve the 24 very low- income units as affordable, including identifying potential funding sources, advertise conversion units to non-profits, provide conduct tenant outreach and education, add a displacement preference for new affordable housing for people displaced, including those displaced as a result of conversion. Provide noticing to tenants and affected public entities in accordance with Gov. Code, § 65863.10, 65863.11, and 65863.13 Outreach and negotiate with owners for affordability extensions beginning at least two years prior to the affordability expiration date. This item is connected to Policy H 2.2 Geographic Targeting: N/A, Bridgepoint Condominiums and Belmont Building.	a) 2027 (Bridgepointe Condominiums) b) 2032 (Belmont Building); Consistent with Policy H 2.2

Table 12: Goal H-5: AFFH - Implementation Plan (Continued)

Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Action	Type of Action	Responsible Party	Objectives	Quantified Objectives	Timeline
Action Area 4. Protecting existing residents from displacement: strategies that protects residents in areas of lower or moderate opportunity and concentrated poverty and preserves housing choices and affordability.									
Policy H 5.4.1: Establish tenant protections in local ordinance to extend measures of AB1482 related to relocation, documentation, and right to return policy in eviction cases.	Persons with disabilities and persons of color have disproportionate housing needs.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts; Historic discrimination and continued mortgage denials; High housing costs and low wages	Disparities in access to opportunity	Address governmental and non-governmental constraints	Human resources	City of San Mateo	Increase tenant protections to prevent displacement of those with disproportionate housing needs.	a) Extend AB1482 provisions to require tenant relocation payments for No Fault evictions for those with tenure less than one year. b) Make recommendations to the City Council for establishing tenant protection policies that include the requirement of documentation from landlords who use the substantial remodel exemption to evict tenants and a Right to Return policy for tenants displaced from homes due to demolition or substantial remodels. c) Amend the Code to strengthen enforcement penalty structure to aid in protecting tenants from unsafe or substandard units. This item is connected to Policy H 3.4. Geographic Targeting: Citywide.	a) 2024 b) 2026 c) 2024; consistent with Policy H 3.4
Policy H 5.4.2: Partner with Project Sentinel to perform fair housing training for landlords and tenants. Focus enforcement efforts on race-based discrimination, reasonable accommodations and source of income discrimination.	Persons with disabilities and persons of color have disproportionate housing needs.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts; Lack of understanding of reasonable accommodation requirements by landlords and property owners.	Outreach capacity and enforcement	Promote equal housing opportunity	Human resources	City of San Mateo/Project Sentinel	Increase awareness of fair housing laws and tenants' rights to reduce unlawful discrimination and displacement.	Provide annual funding to Project Sentinel to provide training every two years in the Spring, targeting 200 landlords each training. Awareness will be increased through outreach to landlords. Geographic Targeting: Citywide.	Annually as part of CDBG allocation in the spring (Annually by July 1)
Policy H 5.4.3: Create a webpage specific to fair housing including resources for residents who feel they have experienced discrimination, information about filing fair housing complaints with HCD or HUD, and information about protected classes under the Fair Housing Act. The webpage will have accessibility features and a Spanish language version.	Persons with disabilities and persons of color have disproportionate housing needs.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts; Lack of understanding of reasonable accommodation requirements by landlords and property owners.	Outreach capacity and enforcement	Promote equal housing opportunity	Human resources	City of San Mateo	Increase awareness of fair housing laws and tenants' rights to reduce unlawful discrimination and displacement.	Provide information on the City's website about housing discrimination, laws, and protections. Fair Housing resources will also be advertised on the City's eNewsletter, social media channels and various email listservs. Update the webpage every two years, along with other transparency updates. Geographic Targeting: Citywide Metrics will be used to focus outreach: Advertise Fair Housing resources to the community every six months. See H 4.4 regarding partnering with community intermediaries to conduct outreach activities fair housing resources in priority communities. This item is connected to Policy H 4.1. and H 4.4	2024 and bi-annually thereafter; consistent with Policy H 3.4
Policy H 5.4.4: Ensure that all multi-family residential developments contain signage in both English and Spanish to explain the right to request reasonable accommodations for persons with disabilities. Make this information available and clearly transparent on the city's website and fund landlord training and outreach on reasonable accommodations.	Persons with disabilities and persons of color have disproportionate housing needs.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts; Lack of understanding of reasonable accommodation requirements by landlords and property owners.	Outreach capacity and enforcement	Promote equal housing opportunity	Human resources	City of San Mateo	Increase awareness of fair housing laws and tenants' rights to reduce unlawful discrimination and displacement.	Initially, create ongoing condition of approval to ensure both BMR and all-affordable developments contain this information. Explore options for recording against the property and/or including in the affordable housing agreement. Geographic Targeting: Citywide.	Create ongoing conditions of approval by fall 2024; conduct best practices review on options to record reasonable accommodation language by January 2025, and implement a program by January 2026
Policy H 5.4.5: Ensure that future improvements in disadvantaged communities will not produce a net loss of affordable housing or the displacement of residents and seek to increase the amount of affordable housing in disadvantaged communities.	Persons with disabilities and persons of color have disproportionate housing needs.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts; Lack of investment in older housing stock.	Disparities in access to opportunity	Promote equal housing opportunity	Human resources	City of San Mateo	Ensure that lower-income and protected class households are not displaced because of community improvements.	In conjunction with Policies 5.3.1, and 5.3.2, when improvements are planned to be made to disadvantaged communities, conduct a review of existing housing units that may be impacted by such improvements. Consistent with H2.6, ensure units that may be lost are replaced. Geographic Targeting: Citywide., with a focus on disadvantaged community such as North Central and North Shoreview.	To be completed as part of the larger General Plan Update, with the expected date of completion by 2027. The development of a no-net loss of affordable housing policy will be completed by 2027.

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SECTION 8

Quantified Objectives

STRIVE SAN MATEO
GENERAL PLAN 2040

QUANTIFIED OBJECTIVES

The quantified objectives section estimates the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the 2023-2031 planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve, based on needs, resources, and constraints.

According to HCD, the sum of the quantified objectives for the programs should ideally be equal to or surpass the community's identified housing needs. However, State law recognizes that the total housing needs identified may exceed available resources and the community's ability to satisfy this need within the content of the general plan. Under these circumstances, the quantified objectives need not match the identified existing housing needs but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over an eight-year time frame. The quantified objectives do not necessarily meet the goals of RHNA because they are not a full projection of anticipated housing development within the Housing Element Cycle. It is an estimate of actual production, given available resources and projected pipelines projects.

With respect to affordable units, the City has estimated the potential subsidies available during the planning period and has calculated the potential number of units that could be assisted and/or constructed with these funds. In addition, staff has compiled a list of known or expected development projects in the next few years, including preservation projects, anticipated to be completed within the next eight years.

Based on these estimates, along with the known pipeline projects that have been initially reviewed, approved or are under construction, **the total quantified objective for affordable units is 1,804**. This includes 323 conserved/preserved affordable units, 553 City funded new construction affordable units and 928 non-subsidized affordable units in new private development.

The total development cost for the City's RHNA allocation of affordable units (3,975 total units) would exceed $4 billion dollars, of which there is approximately a $2 billion financing gap. Thus, the quantified objectives do not completely account for San Mateo's RHNA but do establish the maximum number of housing units that can realistically be constructed, rehabilitated, and conserved in the City over an eight-year timeframe with current resources. A breakdown of the total quantified objectives for housing production over the next eight years and how they align with the City's overall RHNA are outlined in the two tables below.

Table 13: Quantified Objectives for Cycle 6 (2023 – 2031)

Conservation/Preservation	Affordable Total	ELI	VLI	LI	MOD	Market
Bridgepointe Condominiums	59		24		35	396
Belmont Building	6		6			
Rehabilitation Projects	258			258		
Sub Total	**323**	**0**	**30**	**258**	**35**	**396**
Total Conservation	**719**					
New Construction	**Affordable Total**	**ELI**	**VLI**	**LI**	**MOD**	**Market**
Kiku Crossing (City Funded)	223	43	45	135		2
445 S. B St. (City Funded)	70	14	36	20	0	1
Future Affordable TBD (City Funded)*	260	70	120	70		
Concar Passage	73		73			888
303 Baldwin Ave. (Trags)	6		6			58
Bay Meadows Res 6	5			5		49
Bay Meadows MU 3	7			7		60
Waters Park	19		19			180
406 E. 3rd Ave. (Windy Hill)	3		3			22
500 E. 3rd Ave (Block 21)	12		12			92
500 E. 4th Ave. (Block 20)	9		9			76
1885 S. Norfolk St. (Fish Market)	26		26			234
Hillsdale Terrace	6		6			62
200/210 S. Fremont St.	2				2	12
Peninsula Heights	29			29		261
222 S Fremont St.	4			4		36
477 E. Hillsdale Blvd. (Hillsdale Inn)	23		23			207
222 E. 4th Ave. (Draeger's Market)	10			10		0
401 Concar Dr. (Hayward Park Station Parking Lot)	28		16		12	163
616 S. B. St. (Nazareth Vista)	5		5			43
477 9th Ave.	12		12			108
1919 O'Farrell St.	4		4			45
668 E. 3rd Ave.	7			7		52
1218 Monte Diablo	12		4	8		63
Accessory Dwelling Units	374		22	132	220	66
Future Private Development TBD**	252		152	60	40	1,670

Table 13: Quantified Objectives for Cycle 6 (2023 – 2031) (Continued)

Sub Total	**1,481**	**127**	**593**	**487**	**274**	**4,450**
Total Construction	**5,931**					
Total Quantified Objectives	**Affordable Total**	**ELI**	**VLI**	**LI**	**MOD**	**Market**
Total (Preserved Units plus New Construction)	**1,804**	**127**	**623**	**745**	**309**	**4,846**
Grand Total	**6,650**					

*Future Affordable TBD is a estimate of potential publicly funded housing production based on 8-year projections of the City's various housing funds and an assumption that costs will average to $100k per unit.

**Future Private Development TBD is a estimate of potential inclusionary below market rate units to be built in upcoming private developments using projections from the previous Housing Element.

Table 14: Quantified Objectives Alignment with San Mateo's RHNA

Income	Quantified Objective	Eight-Year RHNA Figure	% of RHNA to be Produced
ELI/VLI	750	1,777	42%
LI	745	1,023	73%
MOD	309	1,175	26%
Market	4,846	3,040	159%
TOTAL	**6,650**	**7,015**	**95%**

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SECTION 9

Prior Accomplishments Summary

STRIVE SAN MATEO
GENERAL PLAN 2040

PRIOR ACCOMPLISHMENTS SUMMARY

The update of the Housing Element provides an opportunity to reflect on past achievements and challenges. The following summary highlights key accomplishments and challenges from the previous Housing Element's 5th Cycle planning period (2015 to 2022), as well as identifies opportunities for where the City took lessons learned and applied them as future tasks for current Housing Element. A detailed evaluation of the prior housing element can be found in Appendix E- Review of Prior Housing Element.

The following achievements were made:

- Progress towards meeting affordable housing goals
- New policies to generate affordable housing funds
- Market rate housing goals were met
- The rate of ADU production have increased greatly
- Accessing new funding sources from non-local sources
- Increasing efficiency in the housing development process
- Interventions to preserve affordable housing
- Addressing housing needs for special needs populations

The following challenges were experienced:

- A divided vision for the future of the City
- High land and construction costs, including external factors
- Outdated housing programs and policies
- Falling short of the quantified objectives

The following opportunities were identified:

- Rewrite the zoning code (refer to **Policy H 1.7, H 1.12, H 1.13, H 1.14, H 1.15. H 1.16, H 1.18**)
- The General Plan update (refer to **Policy H 1.20**)
- New opportunities for Transit Oriented Development (refer to **Policies H 1.7, H 1.8, H 1.9**)
- Creative solutions to site limitations (refer to **Policy H 1.7, H 1.9, H 1.11, H 1.12, H 4.5**)
- More uses for technology to increase efficiency of housing programs (refer to **Policy H 4.1, H 4.2**)
- New affordable housing opportunities identified (refer to **Policy H 1.2, H 1.3, H 3.3**)

The Housing Element's 5th Cycle (2015-2022) quantified objectives goal for total housing units, including market rate housing, was 3,164 units. Following the final year of this 5th Housing Cycle, a total of 2,579 units were completed from the projects identified in the quantified objectives. The following two tables summarize the quantified objectives from the last Housing Element Update and detail the City's progress in achieving those objectives.

Table 15: Quantified Objectives, 2015 - 2022

Conservation/Preservation	Total	ELI	VLI	LI	MOD
Lesley Park Towers	200		200		
Humboldt House	9		9		
Sub Total	**209**	**0**	**209**	**0**	**0**
New Construction	**Total**	**ELI**	**VLI**	**LI**	**MOD**
2000 S. Delaware	60				60
Bay Meadows Affordable Site	60	20	40		
Bay Meadows BMR	65			25	40
Station Park Green BMR	60		60		
Other BMR	150		45	25	80
Other Affordable TBD	85	30	45	10	
Sub Total	**480**	**50**	**190**	**60**	**180**
AFFORDABLE TOTAL	**689**	**50**	**399**	**60**	**180**
Private Sector/Market Rate	**2,475**				
GRAND TOTAL	**3,164**				

Table 16: Quantified Objective Actuals, 2015 – 2022*

Conservation/Preservation	Total	ELI	VLI	LI	MOD
Lesley Park Towers	200		200		
Humboldt House	9		9		
1110 Cypress	7			7	
Sub Total	**216**	**0**	**209**	**7**	**0**
New Construction	**Total**	**ELI**	**VLI**	**LI**	**MOD**
2000 S. Delaware	60				60
Bay Meadows Affordable Site	67	14	36	17	
Bay Meadows BMR	54			31	23
Station Park Green BMR	60		60		
Other BMR	123		82	29	12
Other Affordable (Kiku Crossing)	223	43	45	135	
Sub Total	**581**	**57**	**223**	**212**	**95**
AFFORDABLE TOTAL	**803**	**57**	**432**	**219**	**95**
Private Sector/Market Rate	**1,776**				
GRAND TOTAL	**2,579**				

*Information represents final housing numbers for the 5th Housing Cycle (2015-2022), based on the City's Annual Progress Report (APR) submitted April 1, 2023.

STRIVE SAN MATEO
GENERAL PLAN 2040

Housing Element of the General Plan 2023-2031

StriveSanMateo.org

Supplemental Information

for

Housing Element 2023-2031

Appendix C: Housing Resources and Sites Inventory

- Housing Element Sites Inventory Review Memo, Economic and Planning Systems, Inc. May 17, 2024

Appendix F: Public Participation

- City Response Letters
    - Housing Action Coalition Response, May 17, 2024
    - California Housing Defense Fund Response, May 17, 2024

MEMORANDUM

To: Manira Sandhir, City of San Mateo

From: Thomas Gonzales, Darin Smith, and Ryan Martinez

Subject: Housing Element Sites Inventory Review; EPS #241028

Date: May 17, 2024

This memo summarizes a review conducted by Economic & Planning Systems, Inc. regarding potential housing sites identified in San Mateo's Housing Element. This final version contains additional information and clarifications based on discussions at San Mateo's Planning Commission on April 23, 2024 regarding whether there is substantial evidence that the uses on the non-vacant sites are likely to be discontinued during the planning period.

The California Department of Housing and Community Development (HCD) directed the City to address concerns regarding existing uses potentially hindering development on some sites in conjunction with adoption of the Housing Element.

EPS's review concludes that despite certain challenges posed by existing uses, market trends demonstrate that redevelopment of existing uses on sites included in the Housing Element Sites Inventory is likely to occur within the planning period.

Summary of Key Findings

- Redevelopment of commercial sites for housing is a growing national trend also clearly reflected in development trends within nearby cities.
- Strong housing demand and high land values for residential development, combined with weakening performance of commercial uses, have made redevelopment within the planning period financially attractive and feasible for commercial property owners.
- Most existing commercial leases are expected to expire within the eight-year Housing Element planning period, reducing that barrier to future redevelopment opportunities.
- The City's methodology for site selection reflects observed industry trends, property owner interests, and site-specific conditions likely to support redevelopment and identifies sites where uses may well be discontinued during the planning period.

The Economics of Land Use

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Existing Uses Do Create Financial and Logistical Challenges

Many sites in the inventory currently have commercial uses. "Buying out" existing leases or consolidating surface parking into structures can significantly increase development costs relative to constructing on vacant sites.

Still, Real Estate Industry Trends Indicate Movement toward Redevelopment

Despite constraints, there are numerous examples of housing developments that have been built on sites with existing uses, and shopping center conversions and phased residential development on commercial surface parking lots are increasingly common real estate industry trends. Also, tenants are increasingly open to negotiating with developers for phased projects that improve long-term benefits for a retail property by adding or substantially increasing the number of residential units on a site.

Recently built examples within San Mateo include Station Park Green (430 Station Park Circle, built 2018), Kiku Crossing (480 E 4th Street, built 2024), and The Lark (1950 Elkhorn Court, built 2015). Other recent, prominent examples of nearby shopping center conversions include Stonestown Galleria (3,500 apartments approved in San Francisco in May 2024), and Westlake Shopping Center (393 apartments approved in Daly City in September 2022).

Local Development Economics Support Redevelopment

High housing demand has driven up land values for residential development, making it financially attractive for many commercial property owners to offer their sites for redevelopment during the planning period, even if they must absorb certain costs to terminate leases, consolidate parking, etc.

Using data from Costar,[1] a subscription-based real estate data service that is an industry standard information source, EPS analysis of available transaction data shows that developments including residential uses paid between $9.5 to $17 million from 2016-2020 for land. Similar land purchases in 2021-2022 increased further to between $19 and $31.6 million per project, which is sufficient to purchase underutilized commercial land with existing uses where residential uses are permitted. Note that achievable land purchase price will depend on allowable zoning at a specific site.

Even as land values for residential development have been increasing, values of existing uses have been decreasing. Costar data again demonstrates that rents and building sales prices for commercial office and retail uses in San Mateo and San Francisco Counties fell significantly between 2019 and 2023, while vacancy rates have increased. This divergence of value will make redevelopment for residential uses more viable for many commercial sites.

[1] Costar (costar.com)

Regional Trends Indicate Commercial Redevelopment is Common

EPS has confirmed that housing redevelopment on sites with existing commercial uses is reasonable, as most large residential projects in the surrounding area have occurred on such sites. EPS used data from Costar, a commercial real estate data provider, to identify the 43 largest residential/multifamily developments built in San Mateo County and nearby areas of Santa Clara County since 2014. EPS then used historical Costar and historical imagery (from Google Maps and Google Earth) to confirm that 88% of these projects were on land with previous commercial uses, indicating that such redevelopment is not only possible but in fact the norm in the general market area.[2]

Lease Term Research Shows Opportunities within the RHNA Period

Although redevelopment of commercial uses is complex, EPS research has indicated that most commercial leases in San Mateo have terms of five years or less. EPS reviewed available term data for 248 commercial leases in San Mateo obtained from Costar and found that 64% of them had a term of 5 years or less, suggesting that most existing use leases will expire within the Housing Element cycle ending in 2031.[3] Furthermore, the presence of existing leases at a particular property may generally be less of a constraint to the discontinuation of existing uses over such a longer, eight-year period, where economics support redevelopment into different uses.

Housing Sites Inventory Selection Criteria Identify Sites that are among those Most Likely to Redevelop during the Planning Period

Over 40% of the 7,015 total housing units in the City's RHNA allocation are projected to be developed in projects that are already in the development pipeline. Most of the remaining development capacity is on sites for which the City has identified documented redevelopment interest or potential. A smaller proportion of capacity (roughly 14% of total unit capacity) is on sites for which developers or owners have not yet expressed interest in redevelopment but with multiple physical, use, or financial characteristics suggesting potential redevelopment during the planning period.

Additional discussion, data, citations, and case study examples regarding these findings can be found on the attached presentation materials.

Attachment: Housing Element Sites Inventory Review Presentation

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[2] Sources: Costar (costar.com), Google Maps (google.com/maps), and Google Earth (earth.google.com)
[3] Source: Costar (costar.com)

HOUSING ELEMENT SITES INVENTORY REVIEW

May 17, 2024

EPS #241028

Economic & Planning Systems, Inc.
The Economics of Land Use

1330 Broadway, Suite 450 ▪ Oakland, CA 94612
510 841 9190 ▪ www.epsys.com

HCD INSTRUCTIONS

- HCD found the City's Housing Element in substantial compliance with state law
- Directed City to "find existing uses are not an impediment to additional residential development in the planning period" given the reliance on "nonvacant sites" to accommodate a substantial portion of the RHNA targets
- City needs to make these findings when adopting the Housing Element

SUMMARY OF KEY FINDINGS

- While existing uses may constrain redevelopment feasibility, market trends demonstrate that redevelopment of existing uses on sites included in the Housing Element Sites Inventory is likely to occur within the planning period
  - EPS identified that 88% of units in large multifamily projects built since 2014 in nearby cities occurred on land previously developed for commercial uses
  - Most current commercial leases in San Mateo are expected to expire within the Housing Element cycle, giving landlords a chance to consider redevelopment vs. lease renewals or re-tenanting
  - Market trends (vacancy, rent, sale price) for commercial uses have weakened in recent years
  - Land values for residential development have been very high, enabling developers to overcome financial obstacles to redeveloping existing commercial sites
- The City's methodology for site selection is reasonable as it reflects observed trends in redevelopment and site-specific conditions

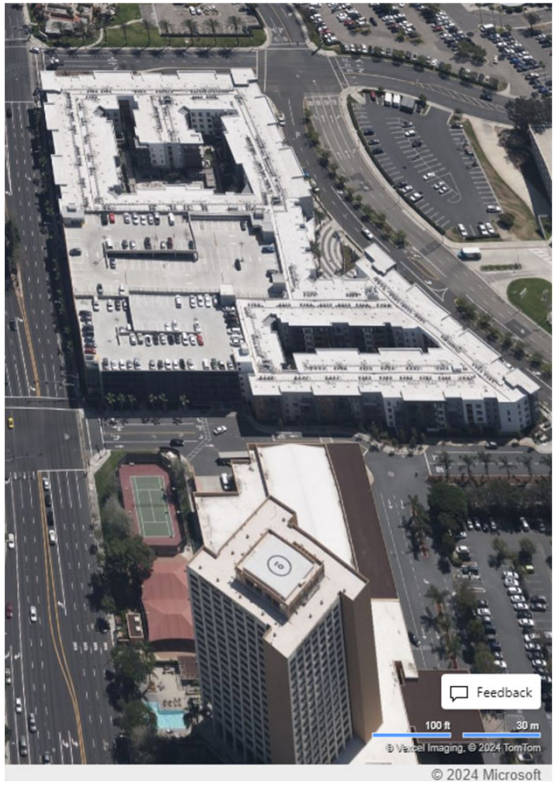
EVALUATION OF EXISTING USES AS SITE CONSTRAINTS

EXISTING USES MAY CONSTRAIN REDEVELOPMENT FEASIBILITY

- Many of the properties in the City's Housing Element Site Inventory include existing commercial uses. The cost of "buying out" existing commercial leaseholders can increase the cost of purchasing commercial land for a redevelopment project.
- Estimating this cost can be challenging and difficult to generalize due to limited available data and the complexity of commercial leasing activity—each site and set of leases and tenants will present different costs and issues.
- Overall, it is expected that active/profitable uses at a site add significant risk for redevelopment in terms of timing and cost; in some cases, a tenant that does not want to interrupt its business activity can prevent them from redeveloping until the end of the lease term.
- Some landlords may have recapture clauses that reduce these risks and costs, but these are rare (or rarely enforceable) for leases with experienced national/regional tenants. Even for phased redevelopment (e.g., on parking lots), loan and tenant agreement terms typically make changes to the property difficult to negotiate.

BUT STILL REASONABLE TO EXPECT REDEVELOPMENT OF EXISTING USES

- Redevelopment of shopping centers and other commercial uses (both wholesale and phased) has been a growing industry trend for at least a decade [1]
  - Developers have looked to add residential uses to shopping centers to create mixed-use nodes and activity centers that better meet changing consumer demand for retail
  - Developers looking to improve site utilization have built residential uses on top of former surface parking lots at shopping centers, office parks, and hotel sites
- Tenants are increasingly interested in negotiating and partnering with owners, especially on phased projects that may have long-term benefits of drawing more customers and activity to a property or shopping center [2]
- 2022 data shows that housing has become the most common redevelopment use at mall sites across the U.S.
  - 54% of sampled redevelopment projects included residential uses



Example site in Orange, CA with housing built on the former surface parking lot of a hotel development, which has been consolidated into a multistory parking garage.

[1] Source: Turning Malls into Neighborhoods, *Urban Land*, February 27, 2023
[2] Source: 'Ransom Payment' No More: Mall Anchors Losing Their Leverage As Owners Ramp Up Redevelopment, *Bisnow*, October 8, 2023
[3] Source: Jones Lang LaSalle website article, March 9, 2023

EXAMPLES: REDEVELOPMENT WITH EXISTING USES

- 83% of units in active development pipeline identified in Housing Element are located on sites with some existing commercial uses
- Concar Passage (San Mateo Housing Element site)
  - 961 multifamily units and 40,000 SF of retail approved by City Council for 14.5-acre site currently occupied by Concar Shopping center
    - Source: Concar Passage | San Mateo, CA - Official Website (cityofsanmateo.org)
- Stonestown Galleria Redevelopment (San Francisco, CA - approved May 2024)
  - 3,500 homes to be developed on 40-acre mall site, with no planned discontinuation of mall operations and uses, and a slight increase in commercial retail uses at the site
    - Sources: San Francisco Chronicle, SF YIMBY
- Westlake Shopping Center Redevelopment (Daly City, CA - approved Sept 2022)
  - 393 apartments approved to date at 25-acre shopping center as phased redevelopment of individual parcels with continued retail operations
    - Source: The Real Deal, City of Daly City
- ***See additional examples in attached Redevelopment Case Studies***

Concar Passage Plans
Source: City of San Mateo website

Stonestown Galleria Plans
Source: Brookfield Properties

Westlake Shopping Center Plans
Source: SGPA Architecture and Planning

LOCAL DEVELOPMENT ECONOMICS JUSTIFY REDEVELOPMENT

- Strong demand for housing has increased the land price that residential developers can pay, making it likelier that sites with existing commercial uses will be redeveloped into housing within the planning period
- EPS found that developers in San Mateo paid between $19 and $31.6 million per acre for residential (including mixed-use) developments in 2021-2022, up from $9.5 to $17 million per acre in 2016-2020[1]
  - These land values are enough to finance the purchase of many existing office or retail sites, especially underutilized sites such as those identified in the City's Site Inventory
  - They can also justify the consolidation of surface parking into a parking garage[1]
- Supports Housing Element claim:
  - "Rather than the existing uses discontinuing from lack of interest, market trends reveal that developers have bought out long-term businesses to allow redevelopment into housing or utilized phased development or partial site redevelopment to allow the existing use(s) to remain while new housing was developed." (p H-C-16)

[1] EPS analyzed 22 separate property transactions associated with eight separate residential and mixed-use development projects in San Mateo from Sept. 2016 to Nov. 2022. Data was primarily sourced from CoStar.
[2] EPS developed a conservative estimate of $12 – 15 million as the cost of building a parking structure to free up one acre of developable land

OBSERVED DEVELOPMENT TRENDS SUPPORT STATEMENT

EPS researched the previous uses at large multifamily housing projects built since 2014 within San Mateo County and nearby cities in Santa Clara County[1]:

- The 43 largest (~200+ units) projects either completed or under construction include approximately **15,795** total units
- Of these units, 13,937 units **(88%)** have been built on land previously developed for office, retail, industrial, and/or associated parking uses
- Another 829 units **(5%)** have been built on land previously developed for residential uses
  - The City of San Mateo has allocated fewer than 100 units to sites with existing residential uses (less than 2% of its total housing site inventory)
- Only 1,029 units **(6.5%)** have been built on land that was either vacant or dedicated to public parking (e.g., BART and Caltrain parking lots)

[1] EPS looked at the 43 largest residential development projects identified from CoStar data. EPS reviewed historic property data from CoStar as well as historic imagery from Google Maps and Google Earth in order to confirm prior uses.

LEASE TREND RESEARCH SHOWS OPPORTUNITIES

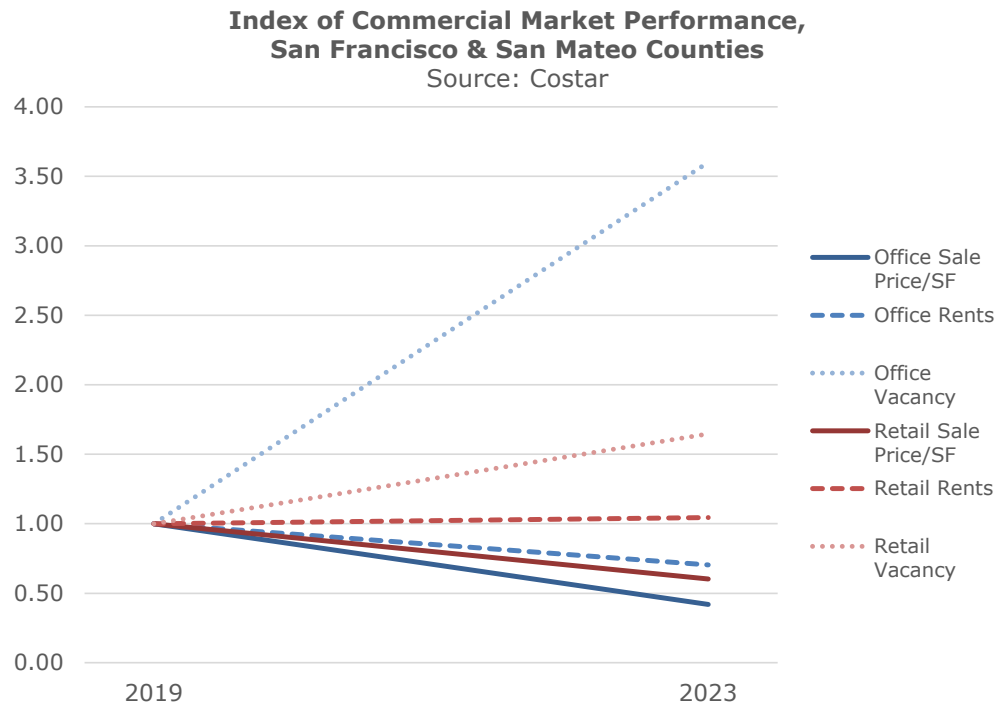
EPS analyzed leases and subleases signed in the last five years (since Apr. 2019) for which lease term data from CoStar is available[1]:

- Most commercial leases were signed for a term of five years or less
  - Out of 248 total leases, about 158 (64%) were for five years or less
- The largest commercial leases had longer terms
  - Of the 25 largest commercial leases* (more than 10,000 square feet), 12 (48%) were for a term of 5 years or less
- EPS identified over 1.44 million square feet of rentable space with leases set to expire in the next five years (by Apr. 2029)
- These data suggest that most existing commercial leases will expire during the current Housing Element cycle (2023–2031), making their sites more viable for redevelopment

[1] Costar provided term length data for 248 commercial leases, out of a total of 854 known leases signed since Apr. 2019 within San Mateo city limits.

WEAKENING MARKET TRENDS FOR EXISTING USES

- Vacancies are up for both office and retail uses
- Rents and building values per square foot are down
  - Retail buildings are worth just over half of 2019 values
  - Office buildings are worth less than half of 2019 values
- These changes indicate oversupply relative to demand
- Increases likelihood that office and retail existing uses may be discontinued within the planning period



REVIEW OF HOUSING SITES INVENTORY METHODOLOGY

SUMMARY OF SITE SELECTION CRITERIA FACTORS

Any site meeting any one of the following five criteria:

1. Property owner or developer interest in redevelopment
2. Site that is developer owned
3. Site with previous proposal for redevelopment
4. Vacant site
5. Sites with surface parking lot use only or similar unimproved condition

Or, meeting <u>at least three</u> of the following five criteria:

6. Existing use similar to commonly redeveloped sites (retail or shopping center, banks, office, gas station or automotive use, grocery stores, lower density residential)
7. Structure is more than 30 years old (or 20 years if commercial use)
8. Current structure is one-story only
9. Property has Improvement to Land Value ratio of <1.0 (or <2.5 if commercial use)
10. Property has 50% or less lot coverage

SITE SELECTION CRITERIA DETAILED ANALYSIS

Criteria	Provides reasonable expectation that existing uses are likely to be discontinued during the RHNA cycle?
1. Property owner or developer interest in redevelopment	Yes, active interest from a developer or owner provides reasonable expectation.
2. Site that is developer owned	Yes, confirming a known owner that specializes in development provides reasonable expectation.
3. Site with previous proposal for redevelopment	Yes, a history of redevelopment proposals provides reasonable expectation as the site was previously vetted and pursued by developers.
4. Vacant site	Yes, a vacant property condition provides reasonable expectation given the high demand for housing and high value of developable sites.
5. Sites with surface parking lot use only or similar unimproved condition	Yes, an unimproved property condition provides reasonable expectation given the high demand for housing and high value of developable sites.
6. Existing use similar to commonly redeveloped sites (retail/shopping center, banks, office, gas station, etc.)	Yes, this provides a reasonable expectation as these are uses the City has seen discontinued for redevelopment projects in the recent past.
7. Structure is more than 30 years old (or 20 years if commercial use)	Yes, aging properties that have reached the end of their useful life and have been fully amortized or depreciated are more likely to be redeveloped than newer buildings.
8. Current structure is one-story only	Yes, one-story structures are among the most common type of commercial property that is redeveloped where allowable densities are greater.
9. Property has Improvement to Land Value ratio of <1.0 (or <2.5 if commercial use)	Yes, properties on which the land is more valuable than the buildings above would indicate potential financial incentive for redevelopment. However, assessor data regarding values is impacted by Prop 13 and may not reflect true market value of land or improvements.
10. Property has 50% or less lot coverage	Yes, lot coverage of less than 50% is correlated with underutilization (often large surface parking areas) that provide a reasonable expectation.

SELECTION CRITERIA FOCUS ON SITES WHERE THE EXISTING USES ARE LIKELY TO BE DISCONTINUED DURING THE PLANNING PERIOD

- Sites that are already active in the development pipeline represent nearly half of the required total unit count from RHNA (3,088 out of 7,015 units)
- In general, Criteria 1–5 reflect sites with proven interest in or low barriers to redevelopment during the 2023–31 Housing Element Planning period
- Criteria 6–10 provide a less clear expectation of redevelopment interest, but they do reflect redevelopment potential, and were used to select a relatively small number of sites:
  - Taken together, these sites account for a approx. 14% of all site capacity (1,449 units) within the inventory
  - EPS estimated that only about 500 units would be lost if a higher threshold (at least 4 of the 5 criteria) was required for site selection, still leaving the Housing Element with adequate physical capacity for units

Sites Inventory Categories	Site Capacity by Income Level			
	Very Low & Low	Moderate	Above Moderate	Total
RHNA Needs	*2,800*	*1,175*	*3,040*	*7,015*
ADUs	264	132	44	440
Pipeline Projects	625	51	2,412	3,088
Sites based on Criteria 1-5	1,685	829	2,795	5,309
Sites based on Criteria 6-10 only	555	266	629	1,449
Inventory Grand Total	**3,129**	**1,278**	**5,880**	**10,286**
Buffer Over RHNA	*329*	*103*	*2,840*	*3,271*

REDEVELOPMENT CASE STUDIES

1001 SHORELINE BLVD, MOUNTAIN VIEW

PHASED INFILL MULTIFAMILY ON FORMER OFFICE SURFACE PARKING

The Residences @ Shoreline Gateway

Under Construction (Expected 2025)

Outer Mountain View/Los Altos Submarket

Residential Project Size: 7 stories, 203 units

Lot Size: 8.02 Acres Total – 25 Units per Acre
2.35 Acres – 86 Units per Acre (Residential Portion Only)

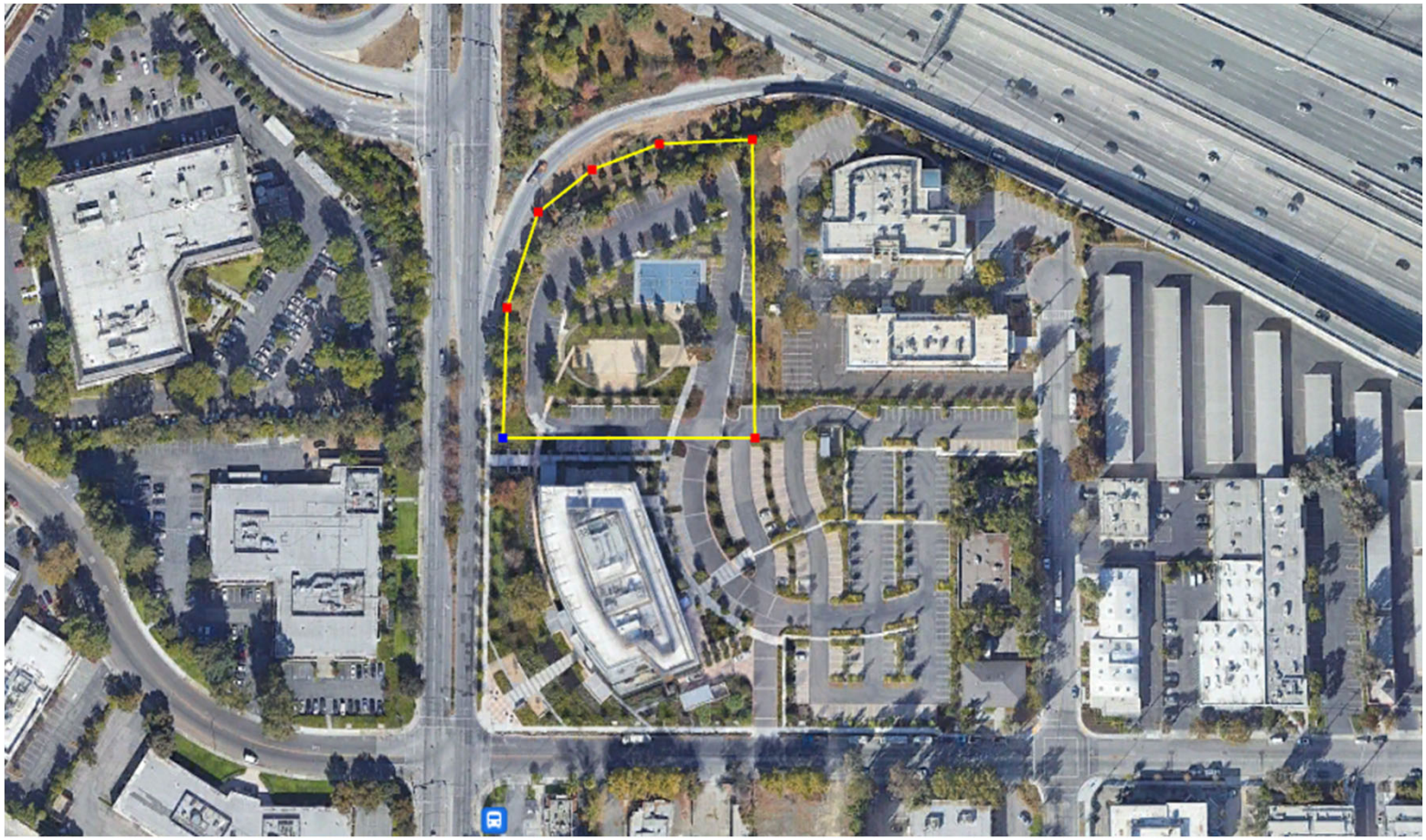
New Use: Seven-story multifamily building

Prior Use: Parking lot and recreational space (volleyball and basketball court) associated with a Google office building built in 2017

Description: Construction began after 6-story office parking garage constructed on adjacent portion of site. An additional 100 condominiums are planned for the site but not yet under construction.

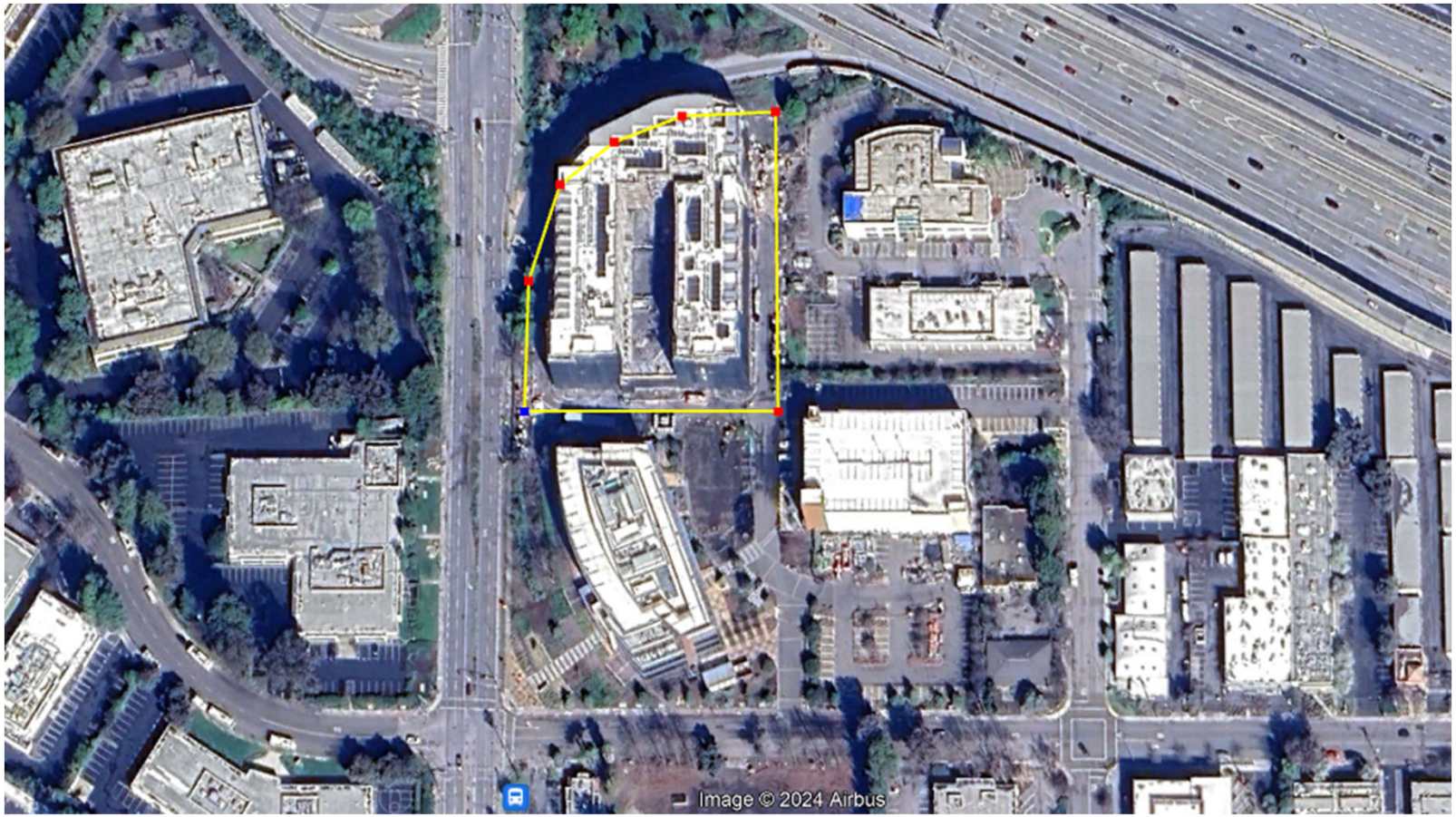
Source: City of Mountain View

1001 SHORELINE BLVD, MOUNTAIN VIEW BEFORE: SEP. 2020



Source: Google Earth

1001 SHORELINE BLVD, MOUNTAIN VIEW AFTER: FEB. 2024



Source: Google Earth

1401 BROADWAY ST, REDWOOD CITY

REDEVELOPMENT OF RETAIL SHOPPING CENTER

1401 Broadway Street – Broadway Plaza apartments

Under Construction (Expected 2026)

Staumbaugh Heller Submarket

Residential Project Size: 6 stories, 518 units (120 affordable)

Lot Size: 12.2 Acres Total – 43 Units per Acre
6.3 Acres – 83 Units per Acre (Residential Portion Only)

New Use: Six-story multifamily building and 420,000 SF office (proposed)

Prior Use: Retail Strip Mall with former tenants including: CVS, Office Max, Big Lots, UPS

Description: Residential portion of project is under construction. Remainder of site is reserved for proposed office uses.

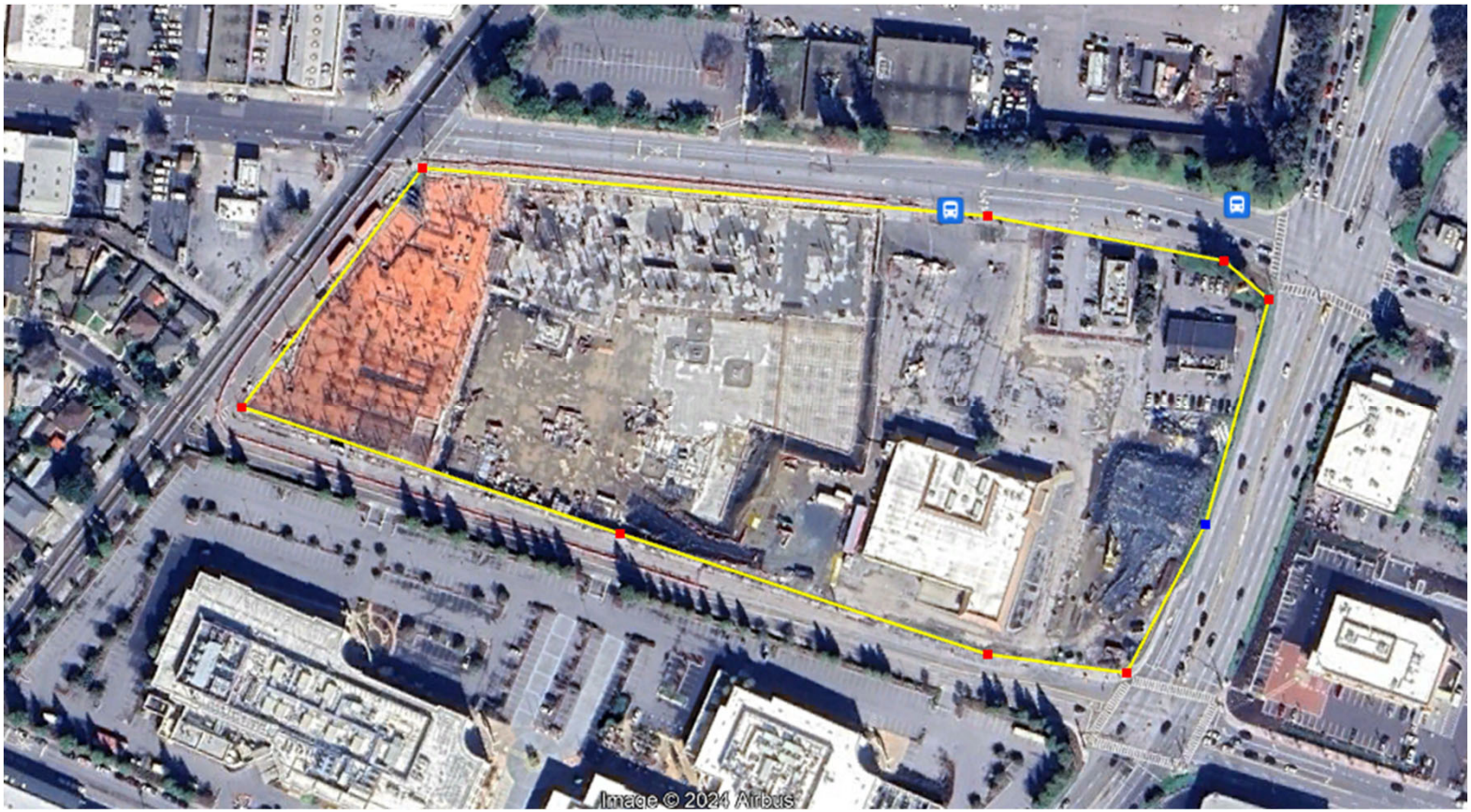
Source: BizJournals

Source: CoStar

1401 BROADWAY ST, REDWOOD CITY BEFORE: APR. 2018

Source: Google Earth

1401 BROADWAY ST, REDWOOD CITY AFTER: FEB. 2024



Source: Google Earth

550 E WEDDELL DR, SUNNYVALE

REDEVELOPMENT OF FLEX BUILDINGS WITH RECENTLY LEASING ACTIVITY

Encasa Apartments

Built 2016

Outer Sun Garden Submarket

Residential Project Size: 4 stories, 465 units

Lot Size: 12.0 Acres – 39 units per acre

New Use: Six-story multifamily building

Prior Use: Fair Oaks Business Park: 180K sq. ft. of flex space across 10 facilities in addition to surface parking (demolished 2015)

Description: At least two tenants leased in 2013, prior to sale to developer in 2014

Source: CoStar

550 E WEDDELL DR, SUNNYVALE BEFORE: APR. 2013

Source: Google Earth

550 E WEDDELL DR, SUNNYVALE AFTER: APR. 2017

Source: Google Earth

100 ASPEN WAY, MOUNTAIN VIEW

REDEVELOPMENT OF FLEX BUILDINGS WITH RECENTLY LEASING ACTIVITY

Landsby Apartments

Built 2022

The Crossings Submarket

Residential Project Size: 5 stories, 632 units

Lot Size: 8.75 Acres – 72 units per acre

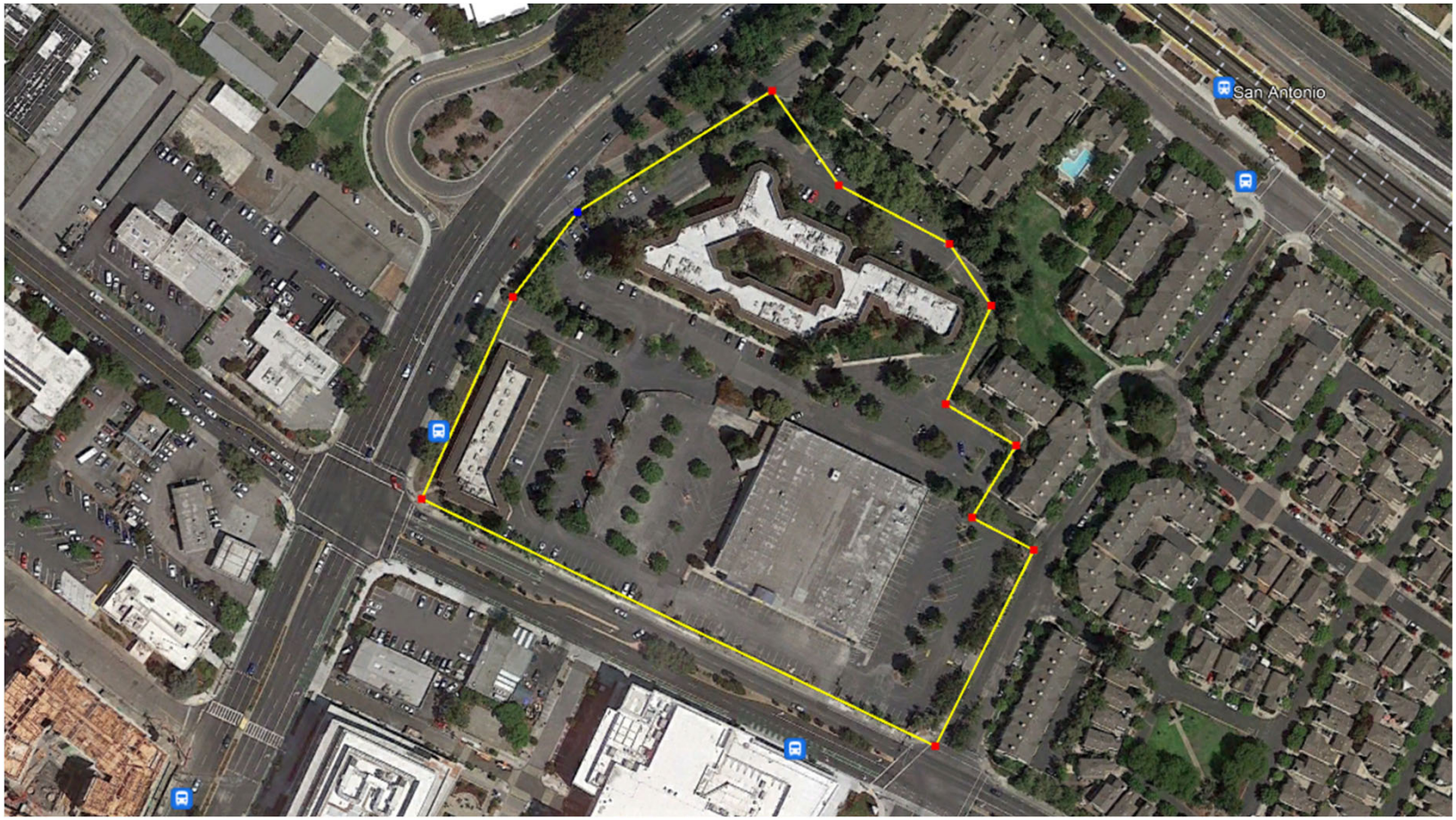
New Use: Five-story multifamily building with 15,000 sq. ft. of ground floor retail

Prior Use: Three separate lots: vacant site of former Safeway grocery store; active/leased small retail strip; and active/leased Old Mill Office Center (58k sq. ft.).

Description: 40k+ sq. ft. of office leases were signed within the three years prior to demolition (2016-2018) and 4,500 sq. ft. of retail leases signed 2013-15.

Source: CoStar

100 ASPEN WAY, MOUNTAIN VIEW BEFORE: AUG. 2018



Source: Google Earth

100 ASPEN WAY, MOUNTAIN VIEW AFTER: AUG. 2023

Source: Google Earth

CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT

330 W. 20th Avenue
San Mateo, CA 94403
www.cityofsanmateo.org
(650) 522-7000

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.

<u>Consideration of Nonresidential Projects</u>

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	Y	0.91	58%
	2041 Pioneer Ct	039-060-100							Yes	Y	1961	Y	0.84	58%
	2050 Pioneer Ct	039-060-060							Yes	Y	1961	Y	1	64%
	2070 Pioneer Ct	039-060-070							Yes	Y		Y	0.86	49%
	2055 Pioneer Ct	039-060-090							Yes	Y	1957	Y	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	Y	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

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
480 E 4th Ave. (Kiku Crossing) Multi-Family	Demo surface parking lot (City-owned parcel). Construct new seven-story, 100% affordable multi-family building with a separate five-level parking structure.	164	225	53%	CBD-S: Commercial and DT residential	**CC** approved. Permitted under applicable code and policies. Applicant utilized **State Density Bonus**	IS/MND	2.41	93	186%	Two Public Parking Lots	N/A - No Building	0	0.0	0.0
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
666 Concar Dr. Mixed-Use	Demo existing shopping center. New mixed-use buildings with commercial, office and residential uses.	935	961	97%	TOD: Mixed use	**CC** approved. Permitted under applicable code and policies. Applicant utilized **State Density Bonus**	EIR	14.51	66	132%	Regional Retail	1969 - 1991	1	0.3	2.6
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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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
www.cityofsanmateo.org
(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%.*

<u>Realistic Development Capacity</u>

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, 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

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
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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
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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
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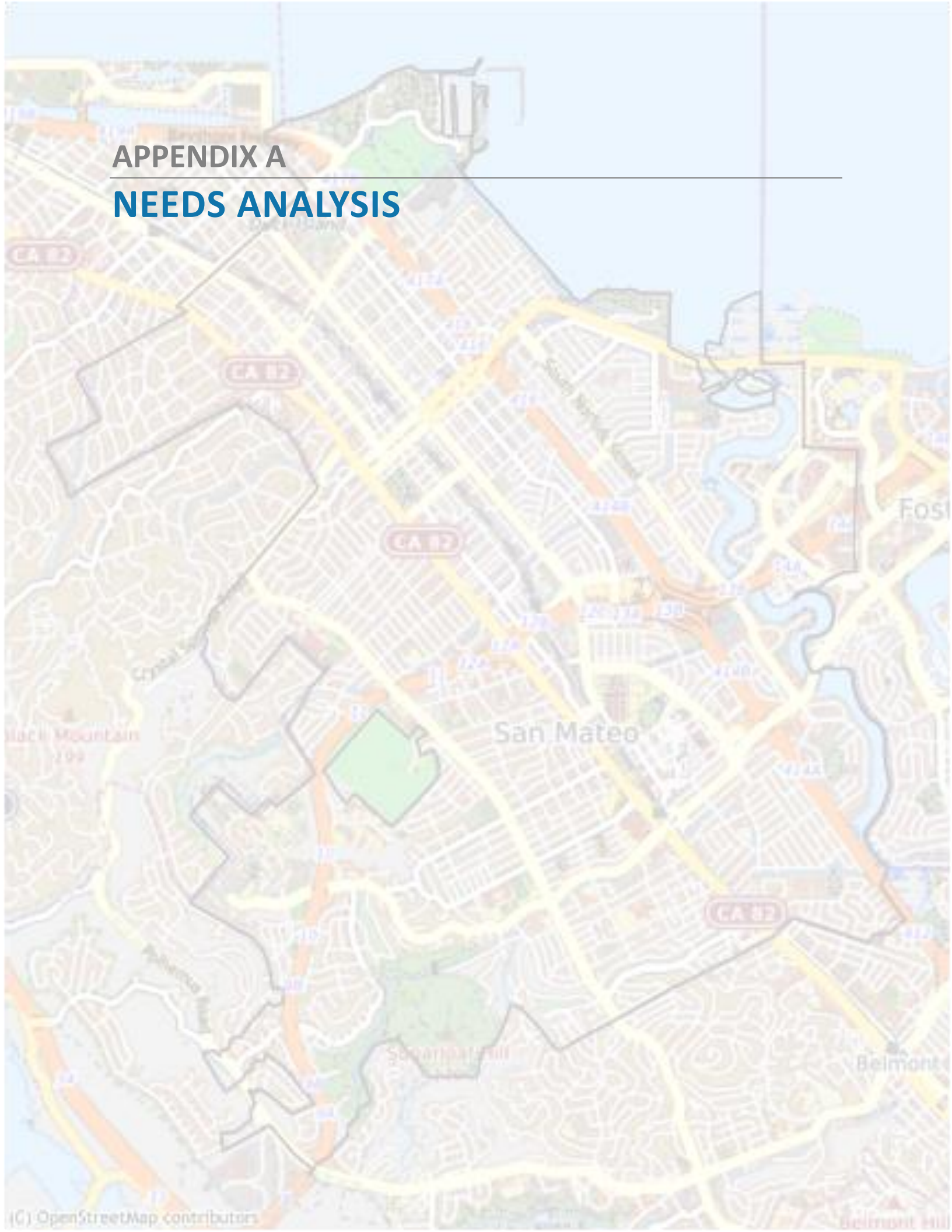
APPENDIX A

NEEDS ANALYSIS



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- Countywide Housing Needs
- Inventory of Assisted Units

1 INTRODUCTION

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across income categories being able to purchase homes or meet surging rents.

The 2023-2031 Housing Element Update provides a roadmap for how to meet our growth and housing challenges. Required by the State, the Housing Element identifies what the existing housing conditions and community needs are, reiterates goals, and creates a plan for more housing. The Housing Element is an integral part of the General Plan, which guides the policies of San Mateo.

2 SUMMARY OF KEY FACTS

- **Population** – Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of San Mateo increased by 11.5% from 2000 to 2020, which is below the growth rate of the Bay Area.

- **Age** – In 2019, San Mateo's youth population under the age of 18 was 21,827 and senior population 65 and older was 16,093. These age groups represent 20.9% and 15.4%, respectively, of San Mateo's population.

- **Race/Ethnicity** – In 2020, 40.9% of San Mateo's population was White while 1.9% was African American, 26.2% was Asian, and 25.1% was Latinx. People of color in San Mateo comprise a proportion below the overall proportion in the Bay Area as a whole.[1]

- **Employment** – San Mateo residents most commonly work in the *Financial & Professional Services* industry. From January 2010 to January 2021, the unemployment rate in San Mateo decreased by 3.6 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 16,810 (42.7%). Additionally, the jobs-household ratio in San Mateo has increased from 1.17 in 2002 to 1.45 jobs per household in 2018.

- **Number of Homes** – The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in San Mateo increased, 3.6% from 2010 to 2020, which is *below* the growth rate for San Mateo County and *below* the growth rate of the region's housing stock during this time period.

- **Home Prices** – A diversity of homes at all income levels creates opportunities for all San Mateo residents to live and thrive in the community.

  - **Ownership** The largest proportion of homes had a value in the range of $1M-$1.5M in 2019. Home prices increased by 115.6% from 2010 to 2020.

  - **Rental Prices** – The typical contract rent for an apartment in San Mateo was $2,380 in 2019. Rental prices increased by 74.2% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make $95,240 per year.[2]

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[1] The Census Bureau's American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source.

[2] Note that contract rents may differ significantly from, and often being lower than, current listing prices.

- **Housing Type** – It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 44.3% of homes in San Mateo were single family detached, 9.9% were single family attached, 6.3% were small multifamily (2-4 units), and 39.4% were medium or large multifamily (5+ units). Between 2010 and 2020, the number of multi-family units increased more than single-family units. Generally, in San Mateo, the share of the housing stock that is detached single family homes is below that of other jurisdictions in the region.
- **Cost Burden** – The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." In San Mateo, 20.8% of households spend 30%-50% of their income on housing, while 16.8% of households are severely cost burden and use the majority of their income for housing.
- **Displacement/Gentrification** – According to research from The University of California, Berkeley, no households in San Mateo live in neighborhoods that are susceptible to or experiencing displacement, and none currently live in areas at risk of or undergoing gentrification. 63.4% of households in San Mateo live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.
- **Neighborhood** – 56.4% of residents in San Mateo live in neighborhoods identified as "Highest Resource" or "High Resource" areas by State-commissioned research, while 0.0% of residents live in areas identified by this research as "Low Resource" or "High Segregation and Poverty" areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.[3]
- **Special Housing Needs** – Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In San Mateo, 9.1% of residents have a disability of any kind and may require accessible housing. Additionally, 9.0% of San Mateo households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 9.1% of households are female-headed families, which are often at greater risk of housing insecurity.

[3] For more information on the "opportunity area" categories developed by Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee, see this website: www.treasurer.ca.gov/ctcac/opportunity.asp. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.

Note on Data

Many of the tables in this report are sourced from data from the Census Bureau's American Community Survey or U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of respondents had been reached. We use the five-year release to get a larger data pool to minimize this "margin of error" but particularly for the smaller cities, the data will be based on fewer responses, and the information should be interpreted accordingly.

Additionally, there may be instances where there is no data available for a jurisdiction for particular data point, or where a value is 0 and the automatically generated text cannot perform a calculation. In these cases, the automatically generated text is "NODATA." Staff should reword these sentences before using them in the context of the Housing Element or other documents.

Note on Figures

Any figure that does not specify geography in the figure name represents data for San Mateo.

3 LOOKING TO THE FUTURE: REGIONAL HOUSING NEEDS

3.1 Regional Housing Needs Determination

The Plan Bay Area 2050[4] Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.

Every year, the US Department of Housing and Urban Development, in conjunction with the State of California, establishes income categories based on the median income in each county. Based on new requirements for the completion of the Housing Element, jurisdictions must now report on the following categories of income:

- Extremely Low Income: 0-30% of Area Median Income, or AMI
- Very Low Income: 30-50% AMI
- Low Income: 50-80% AMI
- Moderate Income: 80-120% AMI
- Above Moderate Income: 120%+ AMI

Table 1 below illustrates the income categories for San Mateo County in 2023. The median income for a family of four is $175,000.

Table 1: State Income Limits for San Mateo County, 2023

Income Group		Number of Persons in Household:							
		1	2	3	4	5	6	7	8
San Mateo County Area Median Income: $175,000	Acutely Low	$18,400	$21,000	$23,650	$26,250	$28,350	$30,450	$32,550	$34,650
	Extremely Low	$39,150	$44,750	$50,350	$5,900	$60,400	$64,850	$69,350	$73,800
	Very Low	$65,250	$74,600	$83,900	$93,200	$100,700	$108,150	$115,60	$123,050
	Low	$104,400	$119,300	$134,200	$149,100	$161,0500	$173,000	$184,900	$196,850
	Median	$122,500	$140,000	$157,500	175,000	$189,000	$203,000	$217,000	$231,000
	Moderate	$147,000	$168,000	$189,000	$210,000	$226,800	$243,600	$260,400	$277,200

Source: State of California Department of Housing and Community Development, June 6, 2023: www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml

[4] Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing, and transportation.

The Regional Housing Needs Determination (RHND) is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones.[5] These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

3.2 Regional Housing Needs Allocation

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation or RHNA – the share of the RHND assigned to each jurisdiction by the Association of Bay Area Governments (ABAG). State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels. For this RHNA cycle, the RHND increased by 135%, from 187,990 to 441,776. Almost all jurisdictions in the Bay Area are likely to receive a larger RHNA this cycle compared to the last cycle, primarily due to changes in State law that led to a considerably higher RHND compared to previous cycles. For more information on the RHNA process this cycle, see ABAG's website: www.abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation

On January 12, 2022, HCD approved the Sixth Cycle RHNA plans. For San Mateo, the final RHNA to be planned for this cycle is 7,015 units, a slated increase from the last cycle. The allocation that San Mateo would receive from the Final RHNA Methodology is broken down by income category as follows:

Table 2: Final Regional Housing Needs Allocations

Income Group	San Mateo City Units	San Mateo County Units	Bay Area Units	San Mateo City Percent	San Mateo County Percent	Bay Area Percent
Very Low Income	1,777	12,196	114,442	25.3%	25.6%	25.9%
Low Income	1,023	7,023	65,892	14.6%	14.7%	14.9%
Moderate Income	1,175	7,937	72,712	16.7%	16.6%	16.5%
Above Moderate Income	3,040	20,531	188,130	43.3%	43.1%	42.6%
Total	**7,015**	**47,687**	**441,176**	**100.0%**	**100.0%**	**100.0%**

Source: Association of Bay Area Governments Final Regional Housing Needs Allocations Plan, adopted on December 16, 2021 and approved by California Housing and Community Development on January 12, 2022.

[5] For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf

4 POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS

4.1 Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, San Mateo's population has increased by 11.5%; this rate is below that of the region as a whole, at 14.8%. In San Mateo, roughly 14.4% of its population moved during the past year, which is 1.0 percentage point greater than the regional rate of 13.4%.

In 2020, the population of San Mateo was estimated to be 103,087 (see Table 3). From 1990 to 2000, the population increased by 8.0%, while it increased by 5.1% during the first decade of the 2000s. In the most recent decade, the population increased by 6.0%. The population of San Mateo makes up 13.3% of San Mateo County.[6]

Table 3: Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
San Mateo City	85,619	90,733	92,482	93,883	97,207	101,830	103,087
San Mateo County	649,623	685,354	707,163	719,844	718,451	761,748	773,244
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

Universe: Total population
Source: California Department of Finance, E-5 series
For more years of data, please refer to the Data Packet Workbook, Table POPEMP-01.

[6] To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e. percent change) in each of these geographies relative to their populations in 1990.

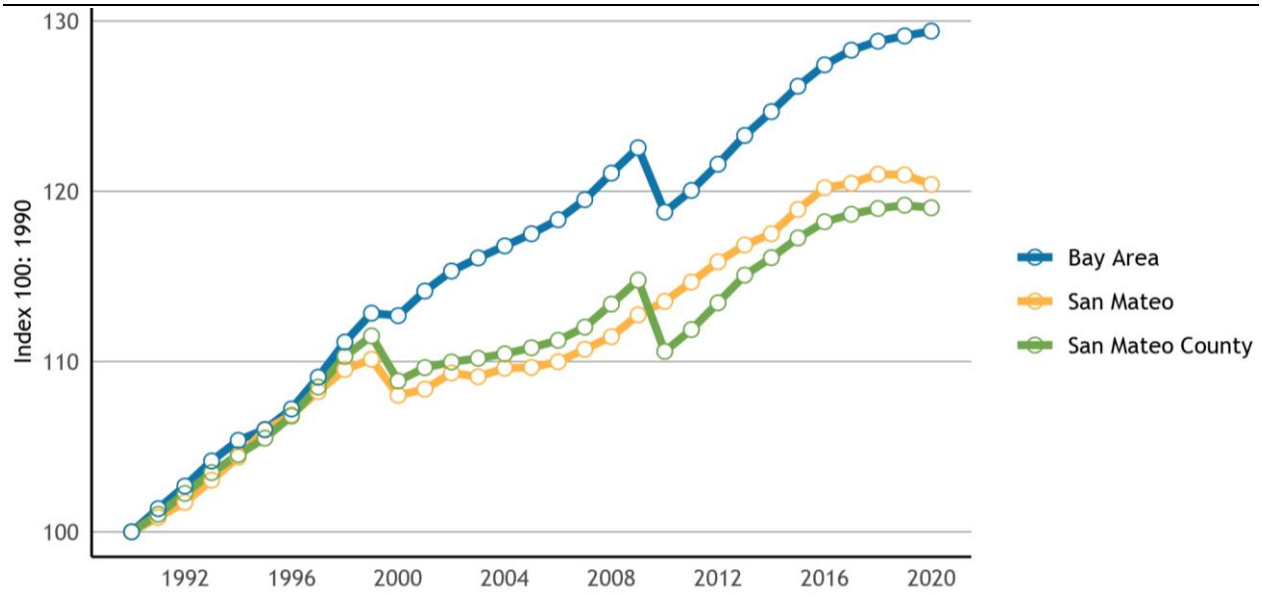


Figure 1: Population Growth Trends

Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year.
For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates.
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-01.

4.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In San Mateo, the median age in 2000 was 37.4; by 2019, this figure had increased, landing at around 38 years. More specifically, the population of those under 14 has increased since 2010, while the 65-and-over population has increased (see Figure 2).

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color[7] make up 33.5% of seniors and 53.6% of youth under 18 (see Figure 3).

[7] Here, we count all non-white racial groups

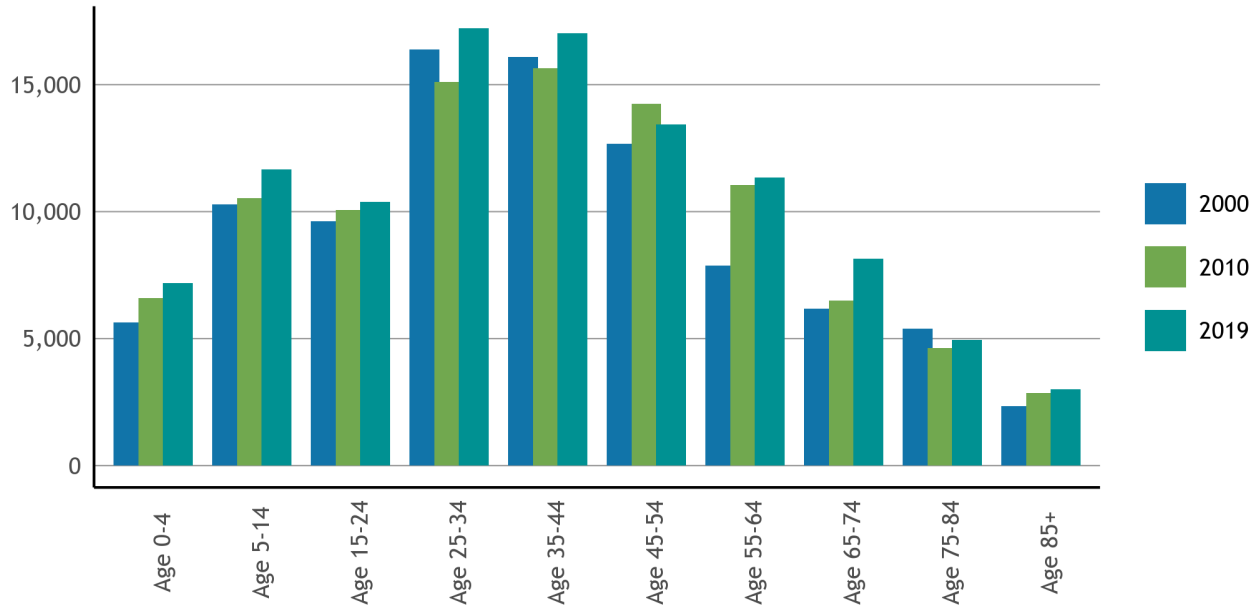


Figure 2: Population by Age, 2000-2019

Universe: Total population

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.

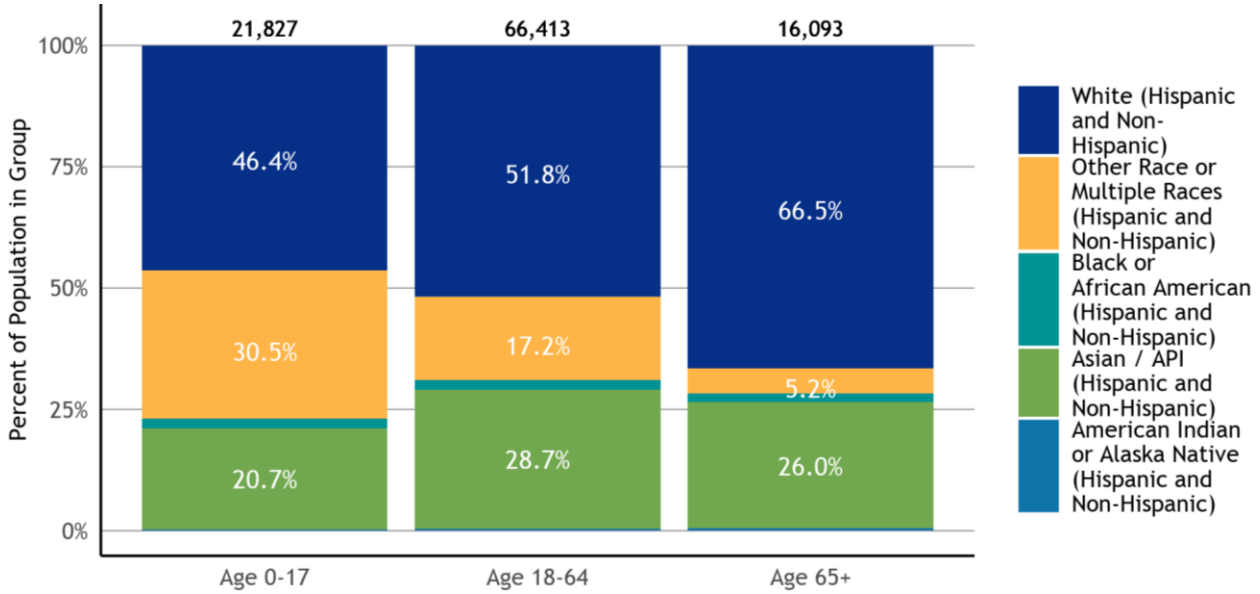


Figure 3: Senior and Youth Population by Race

Universe: Total population

Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

4.3 Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today[8]. Since 2000, the percentage of residents in San Mateo identifying as White has decreased – and by the same token the percentage of residents of all *other* races and ethnicities has *increased* – by 17.6 percentage points, with the 2019 population standing at 42,623 (see Figure 4). In absolute terms, the *Asian / API, Non-Hispanic* population increased the most while the *White, Non-Hispanic* population decreased the most.

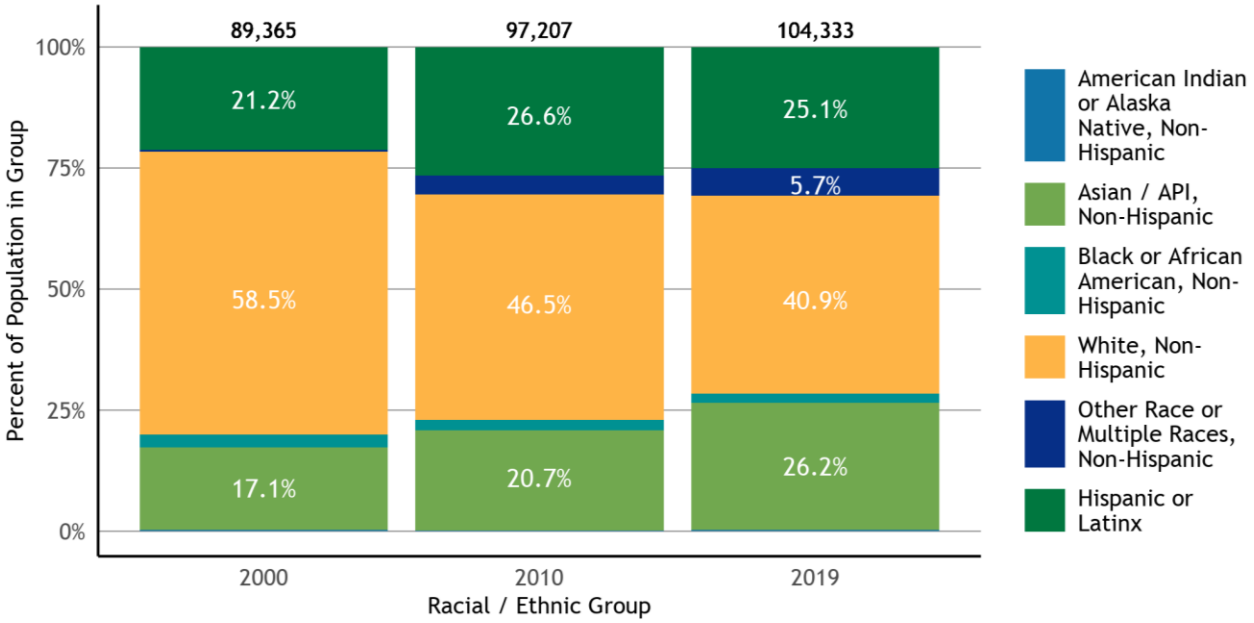


Figure 4: Population by Race, 2000-2019

Universe: Total population

Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.

[8] See, for example, Rothstein, R. (2017). The Color of Law: A Forgotten History of How Our Government Segregated America. New York, NY & London, UK: Liveright Publishing.

4.4 Employment Trends

4.4.1 Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between workers and jobs. A city with a surplus of workers "exports" workers to other parts of the region, while a city with a surplus of jobs must conversely "import" them. Between 2002 and 2018, the number of jobs in San Mateo increased by 27.1% (see Figure 5).

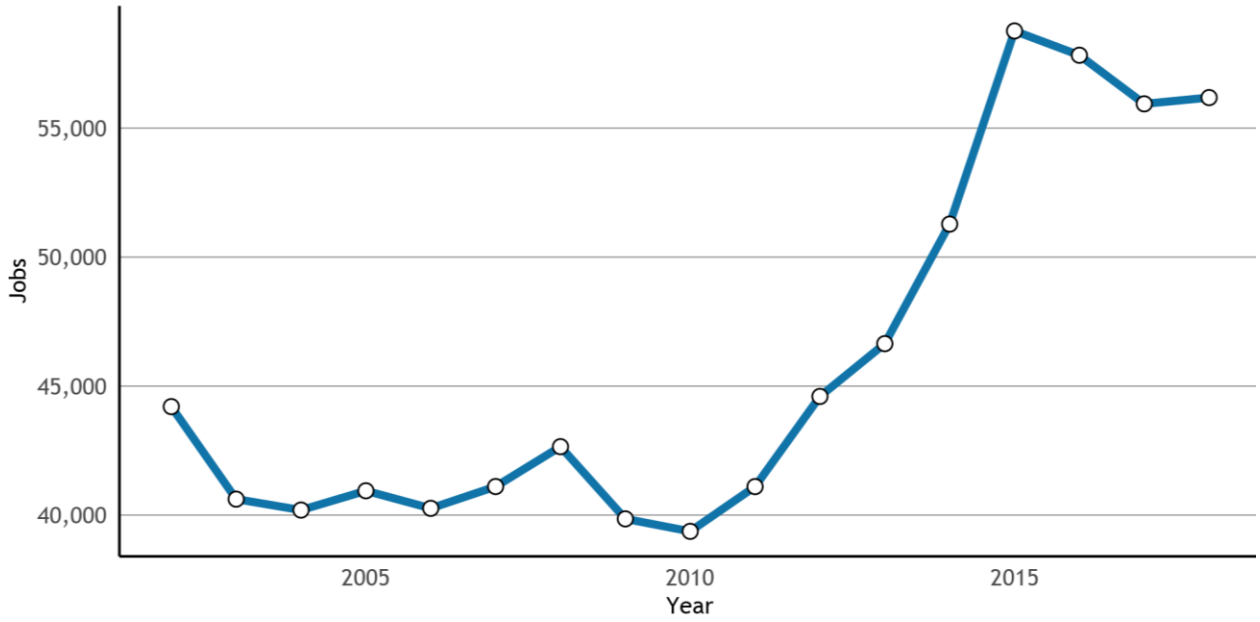


Figure 5: Jobs in a Jurisdiction

Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

The largest-growing sectors during this period included Professional and Managerial Services (93%), Construction (62%) and Health and Educational Services (49%). In contrast, Agriculture and Natural Resources (-96%), Information (-36%) and Retail (15%) all saw substantial losses in the same time period.

There are 56,657 employed residents, and 57,196 jobs[9] in San Mateo - the ratio of jobs to resident workers is 1.01; San Mateo is *a net importer of workers*.

Figure 6 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. San Mateo has more low-wage *jobs* than low-wage *residents* (where low-wage refers to jobs paying less than $25,000). At the other end of the wage spectrum, the City has more high-wage *residents* than high-wage *jobs* (where high-wage refers to jobs paying more than $75,000)[10] (see Figure 6).

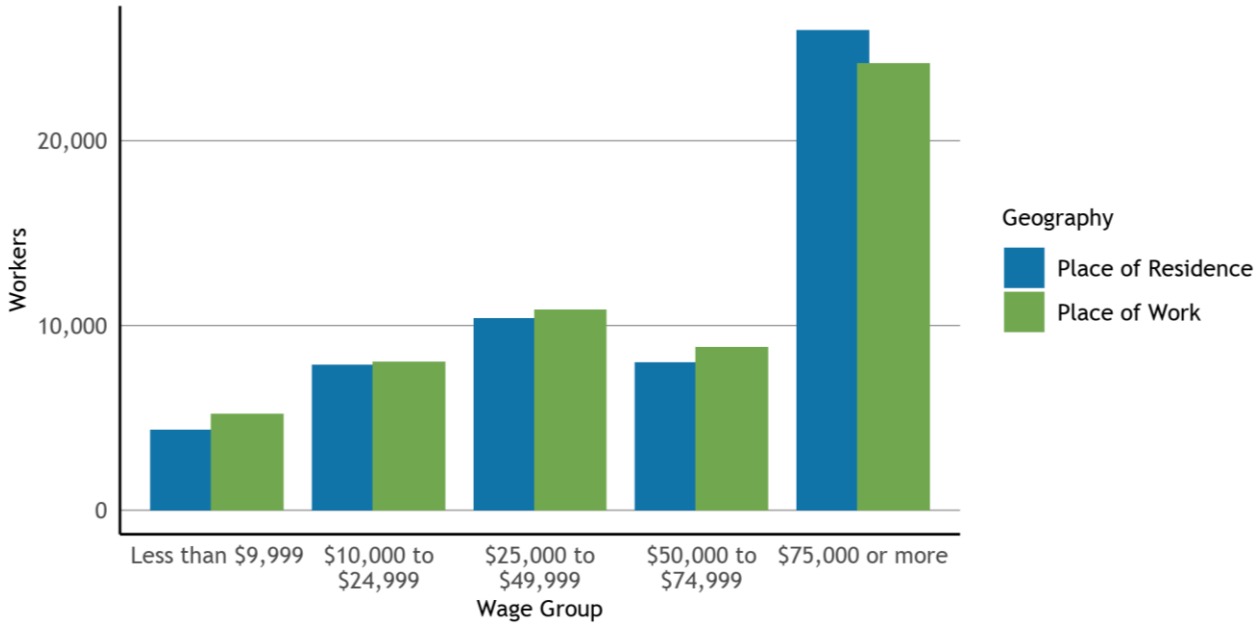


Figure 6: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence

Universe: Workers 16 years and over with earnings

Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10.

[9] Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

[10] The source table is top-coded at $75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

Figure 7 shows the balance of a jurisdiction's resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (see Figure 7).

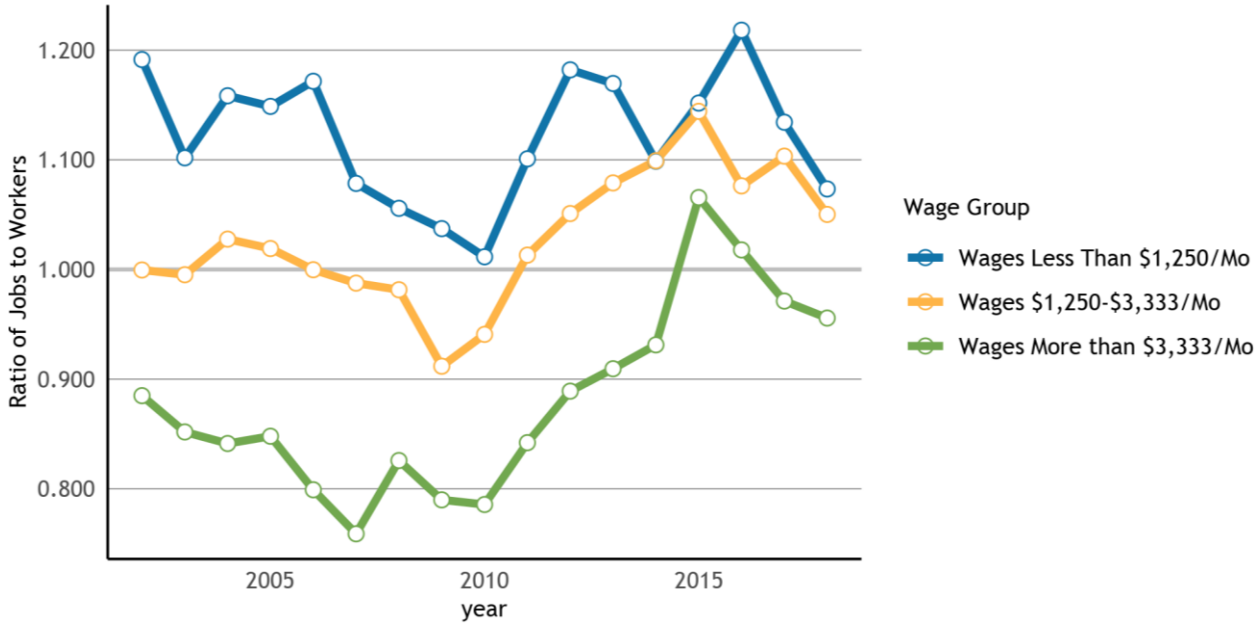


Figure 7: Jobs-Worker Ratios, By Wage Group

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio. Thus bringing housing into the measure, the *jobs-household ratio* in San Mateo has increased from 1.17 in 2002, to 1.45 jobs per household in 2018 (see Figure 8).

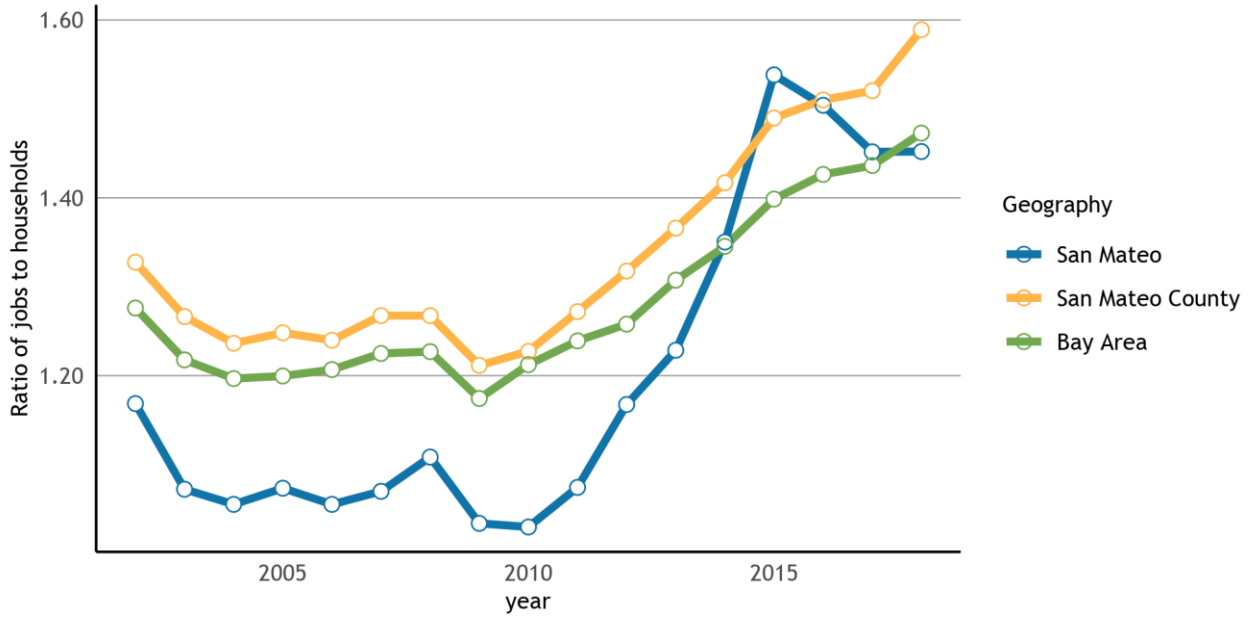


Figure 8: Jobs-Household Ratio

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction

Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

4.4.2 Sector Composition

In terms of sectoral composition, the largest industry in which San Mateo residents work is *Financial & Professional Services*, and the largest sector in which San Mateo residents work is *Health & Educational Services* (see Figure 9). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

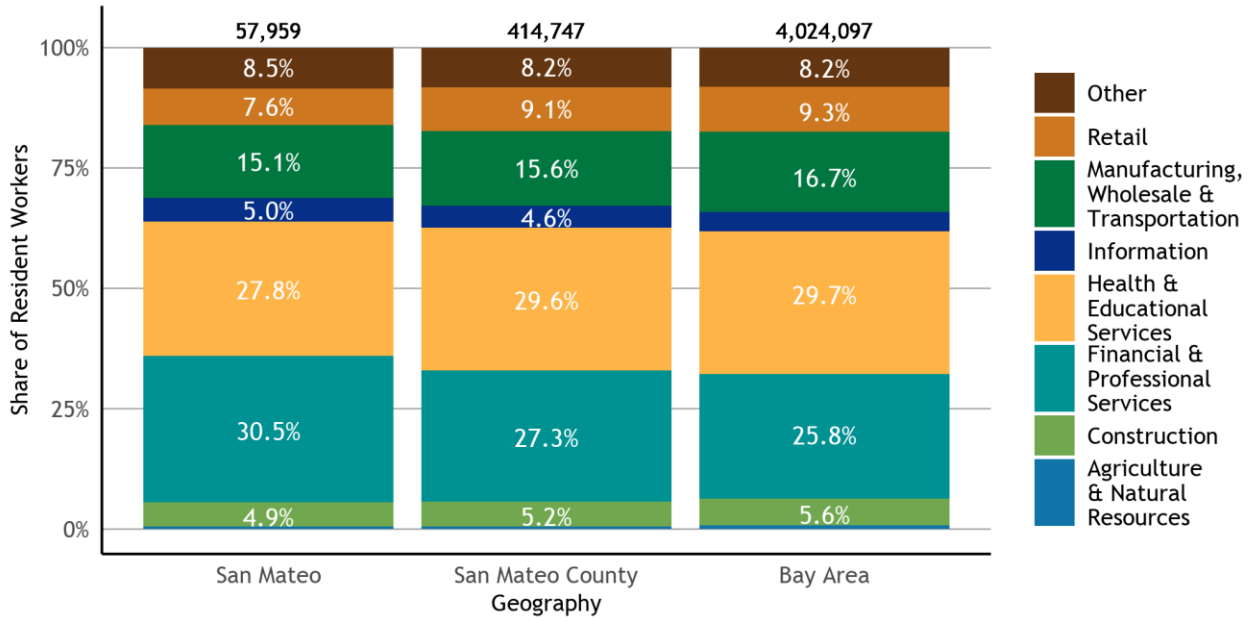


Figure 9: Resident Employment by Industry

Universe: Civilian employed population age 16 years and over

Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.

Looked at a different way, Management, Business, Science and Arts occupations comprise about 53% of all residents' employment, which is roughly similar to San Mateo County and the Bay Area as a whole (see Figure 10).

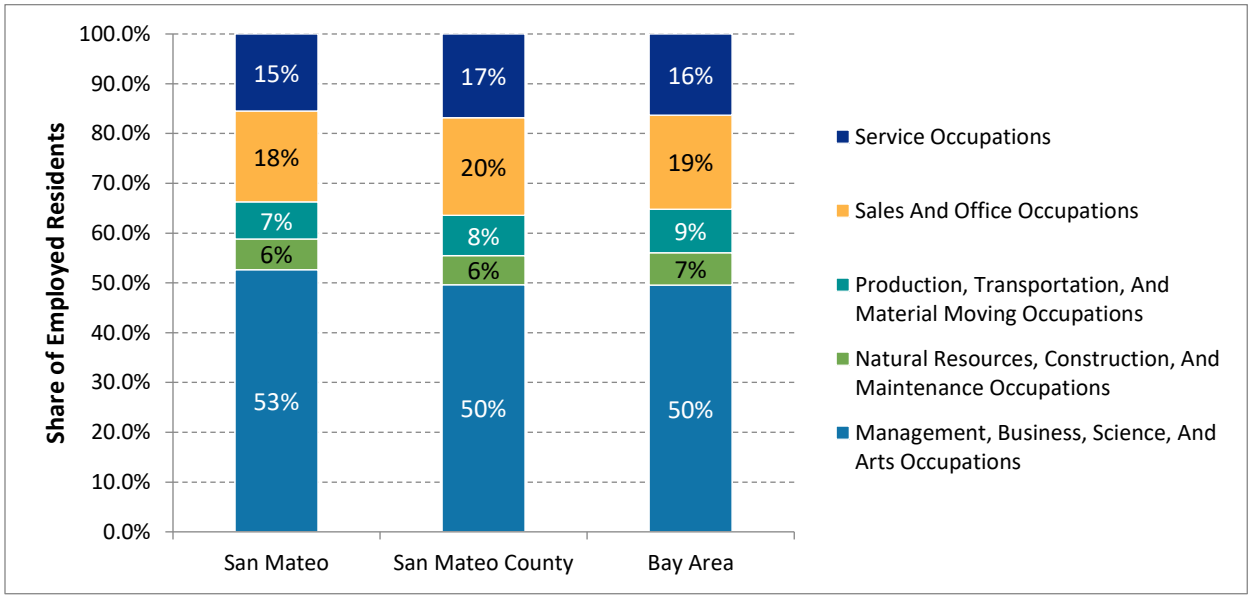


Figure 10: Resident Employment by Occupation

Universe: Civilian employed population age 16 years and over

Notes: The data displayed shows the occupations of jurisdiction residents, regardless of the location where those residents are employed (whether within the jurisdiction or not).

-Categories are derived from the following source tables: management, business, science, and arts occupations: C24010_003E, C24010_039E; service occupations: C24010_019E, C24010_055E; sales and office occupations: C24010_027E, C24010_063E; natural resources, construction, and maintenance occupations: C24010_030E, C24010_066E; production, transportation, and material moving occupations: C24010_034E, C24010_070E

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24010

4.4.3 Unemployment

In San Mateo, there was a 3.6 percentage point decrease in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020. As of May, 2021, the State Employment Development Department estimates the City of San Mateo's unemployment rate at 3.9%. In contrast, the rate for San Mateo County as a whole is estimated at 4.6%.

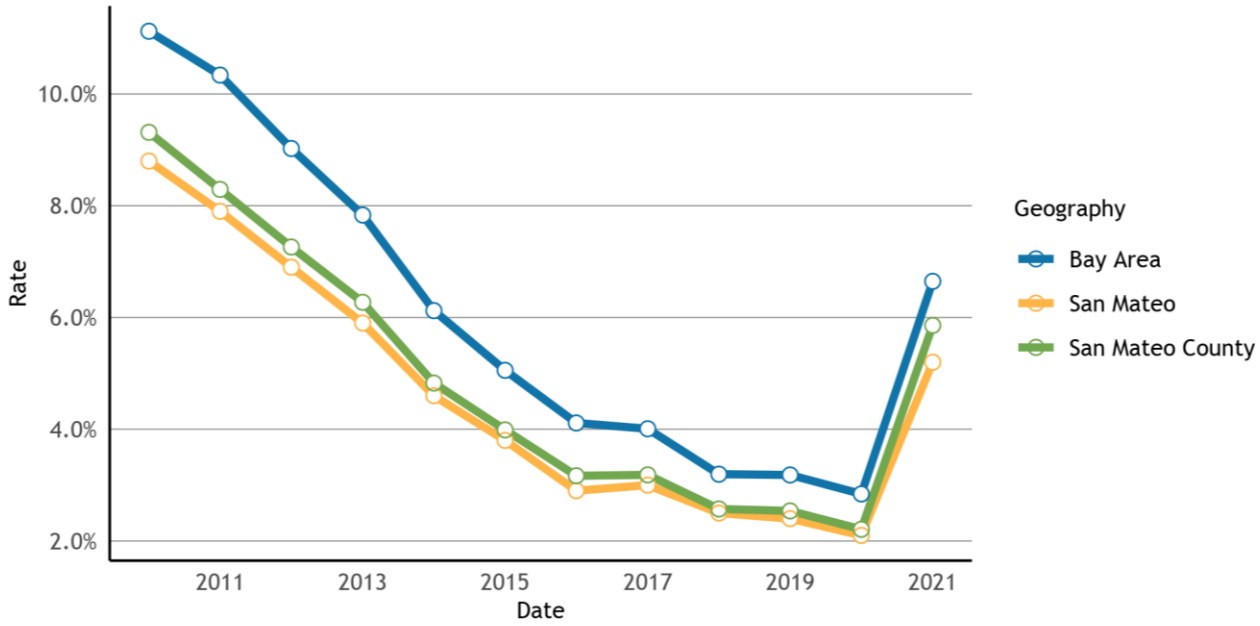


Figure 11: Unemployment Rate

Universe: Civilian noninstitutional population ages 16 and older

Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs.

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-15.

4.5 2018-2028 Occupation Projections

The State Employment Development Department has published job projections for the period between 2018 and 2028. Although the data include both San Mateo and San Francisco counties, some assumptions can be made about the impact of the number of jobs and the corresponding wages in the region. Many of the occupations with the most job openings will pay the employee less than $35,000 annually. Based on 2021 State income limits, such individuals are considered extremely low-income.

Table 4: Occupations with the Most Job Openings, 2018-2028

Occupational Title	Total Job Openings	Median Hourly Wage	Median Annual Wage
Personal Care Aides	62,650	$12.16	$25,283
Combined Food Prep and Servers, incl. Fast Food	52,090	$13.71	$28,524
Wait Staff	48,580	$14.73	$30,632
Software Developers, Applications	38,710	$67.39	$140,175
Cashiers	37,140	$13.54	$28,161
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	28,060	$14.81	$30,807
Cooks, Restaurant	26,840	$16.35	$34,016
Retail Salespersons	25,280	$14.28	$29,700

Occupational Title	Total Job Openings	Median Hourly Wage	Median Annual Wage
Market Research Analysis/Marketing Specialists	24,060	$42.60	$88,609
Taxi Drivers and Chauffeurs	21,540	$18.57	$38,644

Notes: Total job openings are the sum of numeric change, exits, and transfers projected between 2018 and 2028. Wages are from the 2020 first quarter and do not include self-employed or unpaid family workers. If an estimate could not be provided for wages, they are excluded from this table.
Excludes "All Other" categories. These are residual codes that do not represent a detailed occupation. Sources: U.S. Bureau of Labor Statistics' Current Employment Statistics (CES) March 2019 benchmark and Quarterly Census of Employment and Wages (QCEW) industry employment. https://www.labormarketinfo.edd.ca.gov/data/employment-projections.html

4.6 Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the State[11].

In San Mateo, 49.3% of households make more than 100% of the Area Median Income (AMI)[12], compared to 12.7% making less than 30% of AMI, which is considered extremely low-income (see Figure 12).

Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In San Mateo County, 30% AMI is the equivalent to the annual income of $44,000 for a family of four. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers, and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

State law requires jurisdictions to estimate the number of extremely low-income households – those earning less than 30% of median income. According to the data shown below (Figure 12), 9,468 of San Mateo's households are 0-50% AMI while 4,895 are extremely low-income. Therefore, extremely low-income households represent 51.7% of households who are 0-50% AMI, as 4,895 divided by 9,468 is 51.7%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as the information in Figure 12 represents a tabulation of Census Bureau Data.

[11] Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.

[12] Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

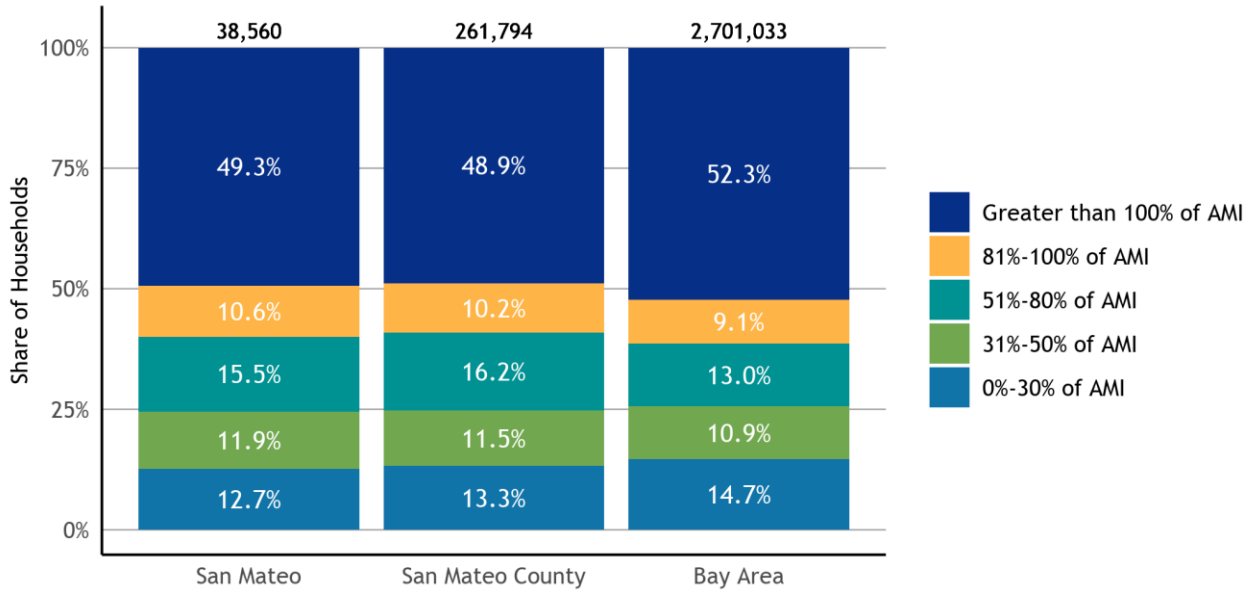


Figure 12: Households by Household Income Level

Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.

Understanding households by income and race/ethnicity can shed light on the challenges faced by people of color in terms of access to housing that is affordable. Table 5 below illustrates the disparities between households that are White versus households in other racial/ethnic categories. Although 13% of households are extremely low-income Citywide, 22% of Hispanic/Latinx households are in this income category. [13] Further, Hispanic/Latinx and Black/African-American households are significantly underrepresented in the greater than 100% AMI category.

Table 5: Household Distribution by Race/Ethnicity and Income

Racial / Ethnic Group	0%-30% of AMI	31%-50% of AMI	51%-80% of AMI	81%-100% of AMI	Greater than 100% of AMI
American Indian or Alaska Native, Non-Hispanic	0%	23%	12%	0%	65%
Asian / API, Non-Hispanic	10%	10%	13%	11%	56%
Black or African American, Non-Hispanic	18%	29%	16%	13%	23%
White, Non-Hispanic	11%	9%	14%	11%	55%
Other Race or Multiple Races, Non-Hispanic	8%	12%	20%	10%	50%
Hispanic or Latinx	22%	21%	23%	9%	24%
Totals	13%	12%	16%	11%	49%

Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

-For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-02.

Extremely low-income households are considered households earning 30% or less than the area median income (AMI). Extremely low-income households are more likely to experience housing problems and cost burden. There are approximately 2,065 ELI owner-households, representing 9.8% of owners throughout the City, and 3,840 ELI renter-households, representing 21.9% of renters. A larger proportion of ELI renter households experience cost burden greater than 30% compared to ELI owner-households, 87.5% and 73.4%, respectively. However, as a group, renters in the extremely low income category are disproportionately represented in cost burden – ELI renters represent 41.7% of all renter households with a cost burden, while ELI owners represent 25.2% of all owners with a cost burden. Similarly, 69.1% of

[13] These figures are somewhat skewed because White households make up the vast majority of households in the City but are illustrative of differences.

renter households with a severe cost burden earn extremely low incomes, while that figure is just 47.0% for owner households.

Overall, 12.7% of households in San Mateo are ELI households. In comparison, 13.3% of households countywide are in the extremely low-income category. While White households make up the bulk of the households earning extremely low incomes, many households of color also earn extremely low incomes. For example, Asian/Pacific Islander households make up 18.5% of extremely low-income households in San Mateo, while Hispanic/Latinx make up 30.5% (while only representing 17.4% of the total population). Racial/ethnic, income, and housing problem demographics are further described in Appendix D, Affirmatively Furthering Fair Housing, of this Housing Element.

Households in the southwest and northwest areas of the City of San Mateo appear to have the highest proportion of extremely low-income (ELI) renters with four or more severe housing problems (severe overcrowding, severe cost burden, incomplete kitchen or incomplete plumbing). In the census tract on the border of Belle Monte (southwest portion of the city), 80% of extremely low- to low-income renters report experiencing at least one of the four severe housing problems. The other two census tracts with concentrations of extremely low- to low-income renters experiencing severe housing problems are located in the northern part of the city, just south of Burlingame and Hillsborough. The ELI renters in these census tracts report experiencing any of the four severe housing problems at a rate of 73% and 51%, respectively.

Resources for ELI Households

The City continues to be committed to developing and preserving existing affordable housing and will continue to focus lifting residents out of poverty by providing a safe, attractive, and affordable place to live. While housing alone does not eliminate poverty, access to decent shelter must be provided before people can strive for self-sufficiency.

The City's Housing Division takes the lead in improving quality of life in San Mateo, particularly neighborhoods with the highest needs and fewest resources. The Division offers a first-time buyer program, a below market rental program, and other affordable housing programs. By coordinating programs that help address code issues, preserve existing affordable housing, and improve the condition and accessibility of public infrastructure, the City aims to improve the quality of life in target neighborhoods.

Utilizing funds from the CDBG public services cap, the City's Community Funding Program offers grants to local non-profit agencies that provide services to address the core needs of the community. These services also assist clients in developing greater self-sufficiency with the goal of breaking the cycle of poverty. This program allows the City the opportunity to coordinate with service agencies to address community needs in a more holistic manner.

In addition, the City undertakes activities funded by CDBG that mainly serve the North Central/North Shoreview neighborhoods, such as:

- Street and sidewalk reconstruction (about $500,000 a year for every year except FY 20-22)
- Bike lane installation (for about $500,000 a year FY 20-22)
- St James AME Zion Church (Youth Services for about $13,000 a year for FY 22-24)
- Peninsula Conflict Resolution Center (Housing Conflict Mediation for about $115,000 a year for FY 14-20)

The Housing Choice Voucher Program, managed by the County, also serves very low and extremely low-income families, senior households, and persons with disabilities. The City aims to provide additional resources for ELI households through programs outlined in this Housing Element Implementation Plan, Appendix G. This includes additional fair housing actions from the AFFH. While there are resources available for ELI households in San Mateo County, they remain a vulnerable group throughout the region, including in the City.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In San Mateo, the largest proportion of renters falls in the *Greater than 100% of AMI* income group, while the largest proportion of homeowners are found in the *Greater than 100% of AMI* group (see Figure 13).

3

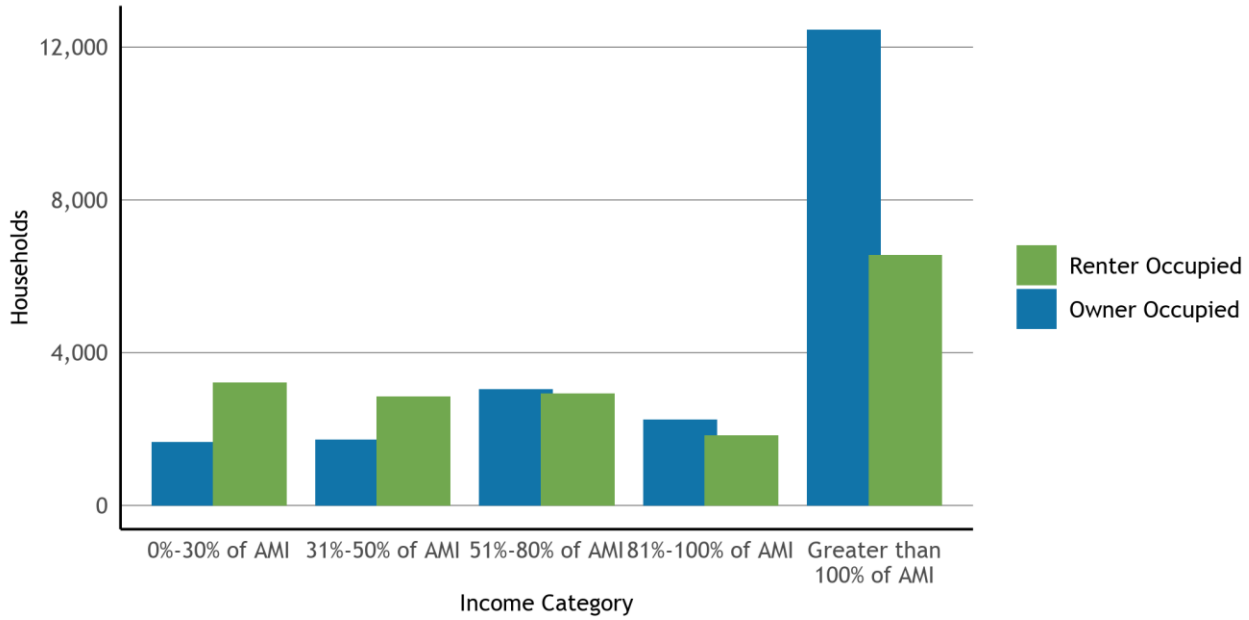


Figure 13: Household Income Level by Tenure

Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.[14] These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In San Mateo, Other Race or Multiple Races (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Black or African American (Hispanic and Non-Hispanic) residents (see Figure 14).

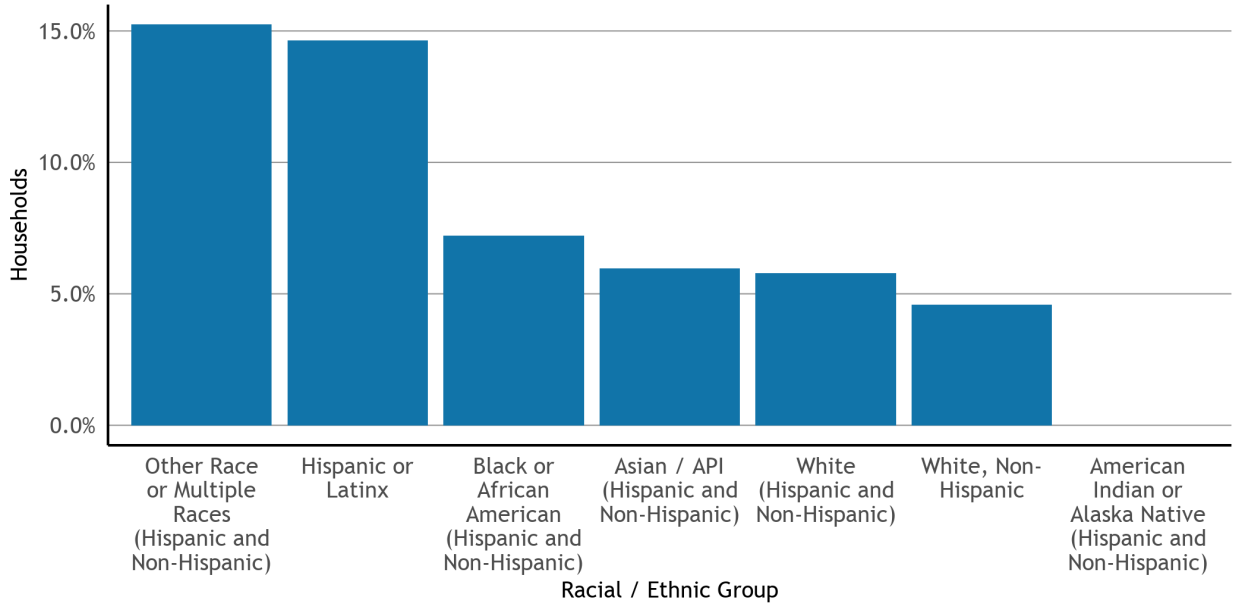


Figure 14: Poverty Status by Race

Universe: Population for whom poverty status is determined

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I)

For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.

[14] Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

4.7 Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In San Mateo there are a total of 38,549 housing units, and fewer residents rent than own their homes: 45.6% versus 54.4% (see Figure 15). By comparison, 39.8% of households in San Mateo County are renters, and 44% of Bay Area households rent their homes.

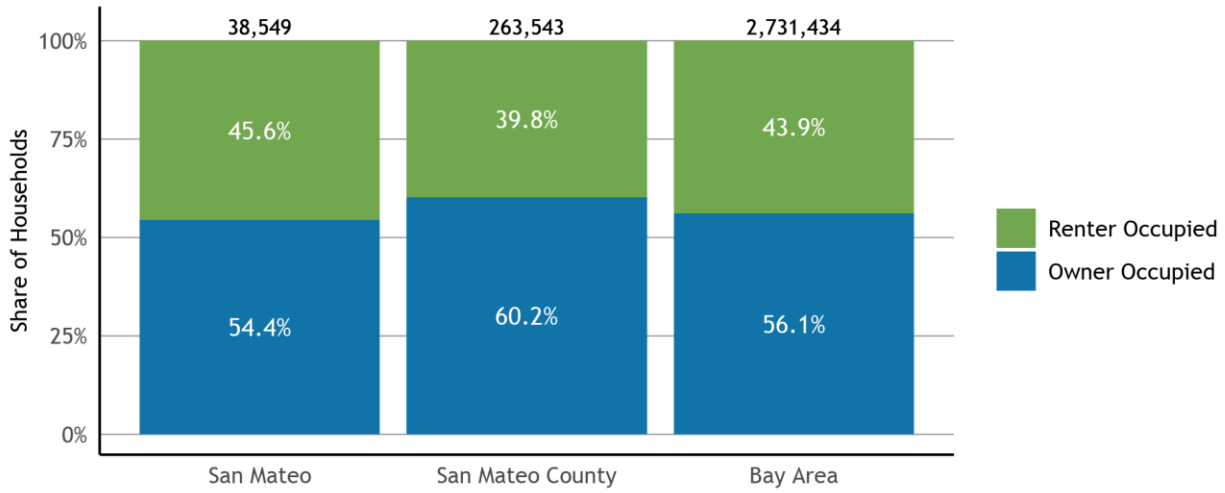


Figure 15: Housing Tenure

Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policies are still evident across Bay Area communities.[15] In San Mateo, 26.1% of Black households owned their homes; homeownership rates were 58.9% for Asian households, 31.0% for Latinx households, and 58.7% for White households. Notably, recent changes to State law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

[15] See, for example, Rothstein, R. (2017). The color of law: a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

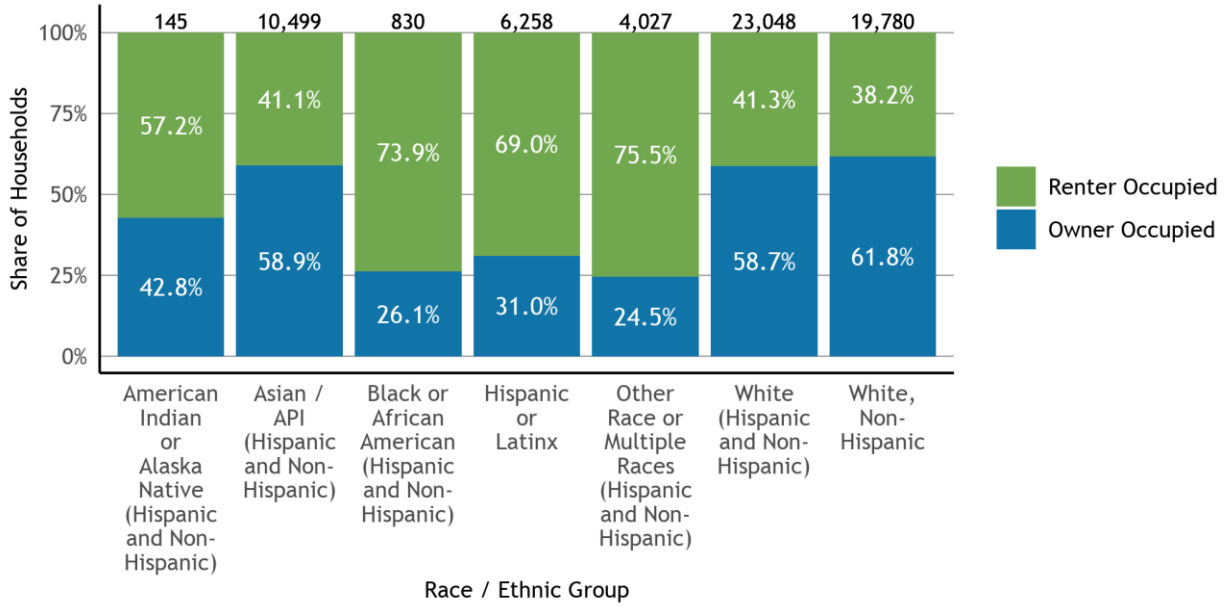


Figure 16: Housing Tenure by Race of Householder

Universe: Occupied housing units

Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I)

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In San Mateo, 64.6% of households between the ages of 25 and 44 are renters, while 25.8% of households over the age of 65 are renters. (see Figure 17).

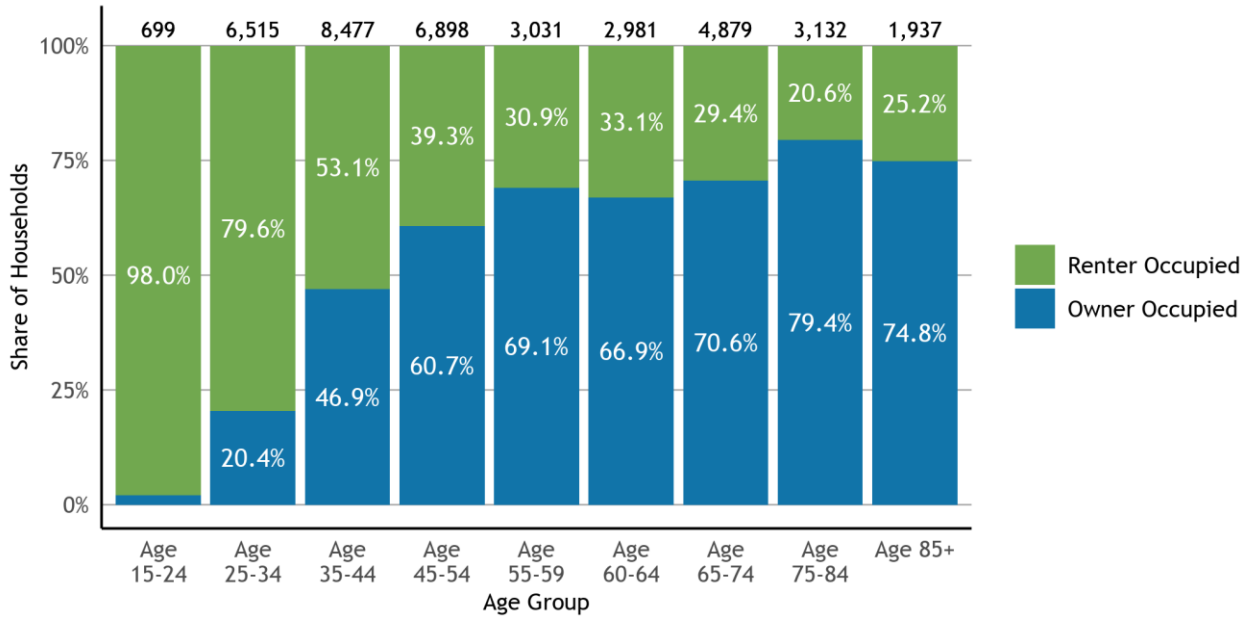


Figure 17: Housing Tenure by Age

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.

Tenure information based on the year in which a household moved to further illustrates the differences between long-term residents, who tend to trend older, with newer residents. The following chart shows that 94% of households that moved in in 1989 or earlier are owner occupied, whereas only 22% of households that moved in in 2017 or later are owner occupied.

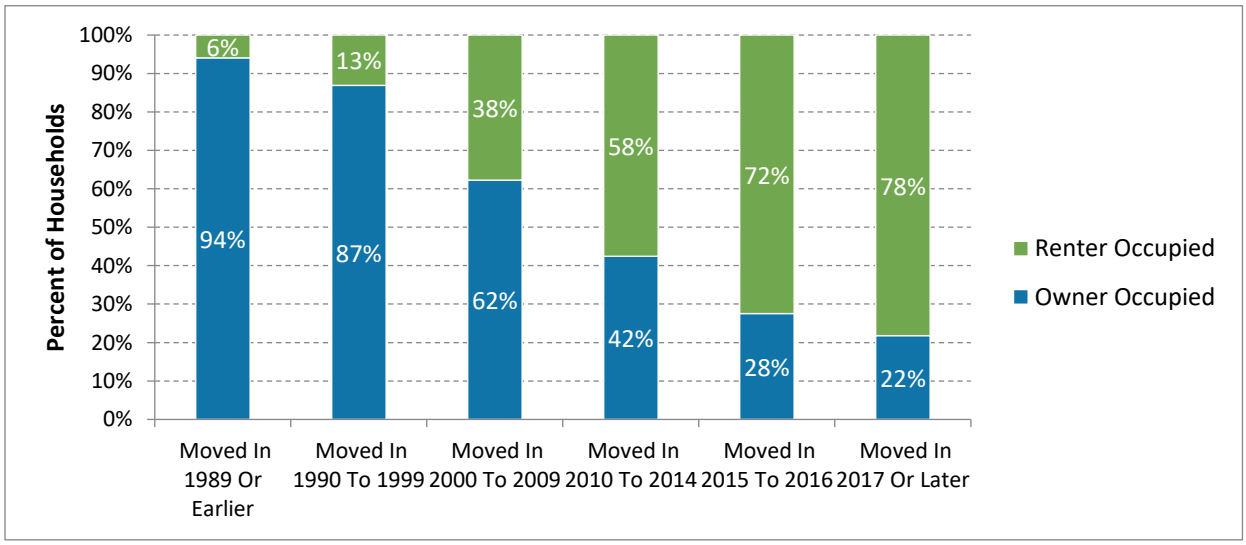


Figure 18: Housing Tenure by Year Moved to Current Residence

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25038

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-19.

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In San Mateo, 83.1% of households in detached single-family homes are homeowners, and 25.0% of households in multi-family housing are homeowners (see Figure 19).

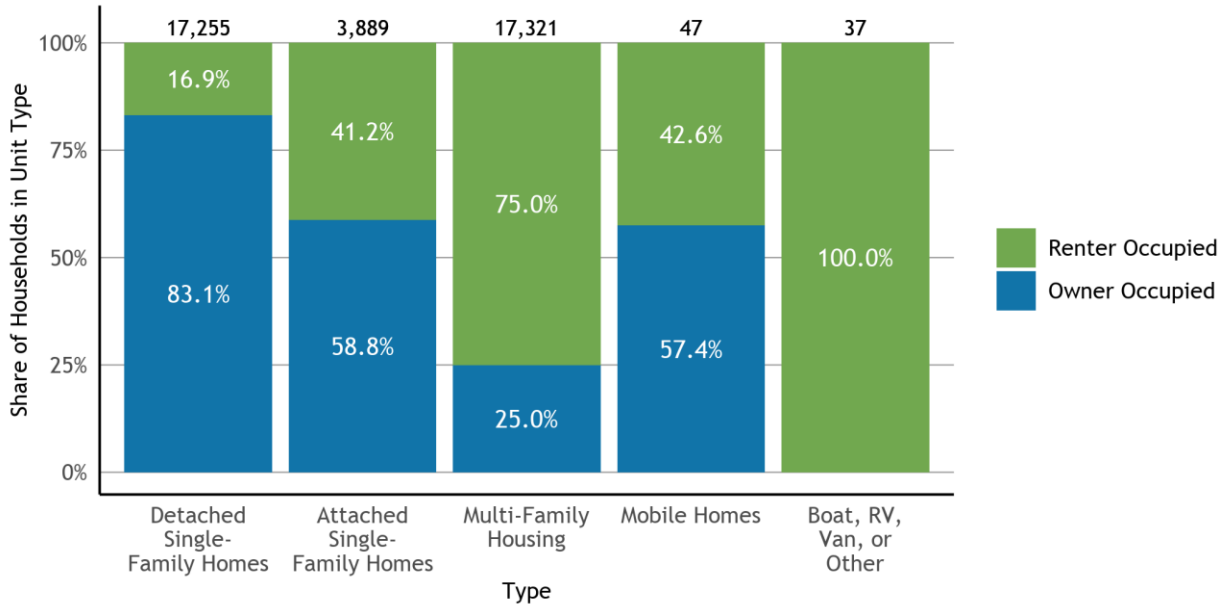


Figure 19: Housing Tenure by Housing Type

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22.

4.8 Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay Area, identifying their risk for gentrification. They find that in San Mateo, 0.0% of households live in neighborhoods that are susceptible to or experiencing displacement and 0.0% live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 63.4% of households in San Mateo live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.[16]

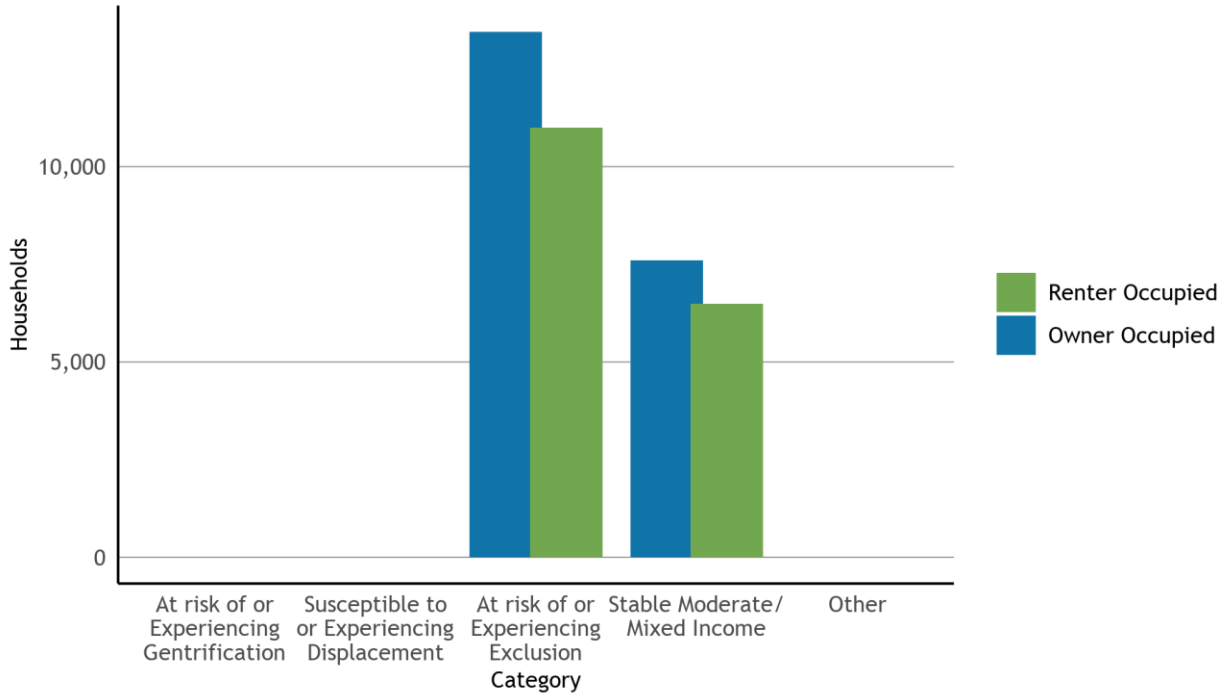


Figure 20: Households by Displacement Risk and Tenure

Universe: Households

Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data

Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.

[16] More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: https://www.urbandisplacement.org/. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement

5 HOUSING STOCK CHARACTERISTICS

5.1 Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the State consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in "missing middle housing" – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of San Mateo in 2020 was made up of 44.3% single family detached homes, 9.9% single family attached homes, 6.3% multifamily homes with 2 to 4 units, 39.4% multifamily homes with 5 or more units, and 0.1% mobile homes (see Figure 21). In San Mateo, the housing type that experienced the most growth between 2010 and 2020 was *Multifamily Housing: Five-plus Units*.

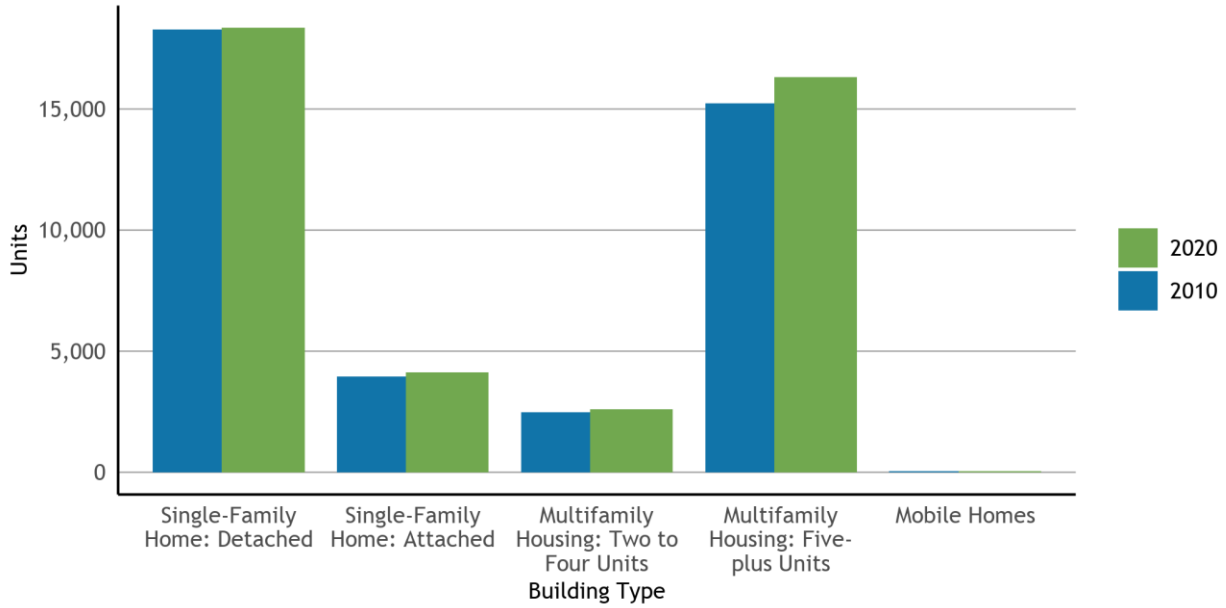


Figure 21: Housing Type Trends

Universe: Housing units

Source: California Department of Finance, E-5 series

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In San Mateo, the largest proportion of the housing stock was built 1940 to 1959, with 14,721 units constructed during this period (see Figure 22). Since 2010, 4.6% of the current housing stock was built, which is 1,887 units.

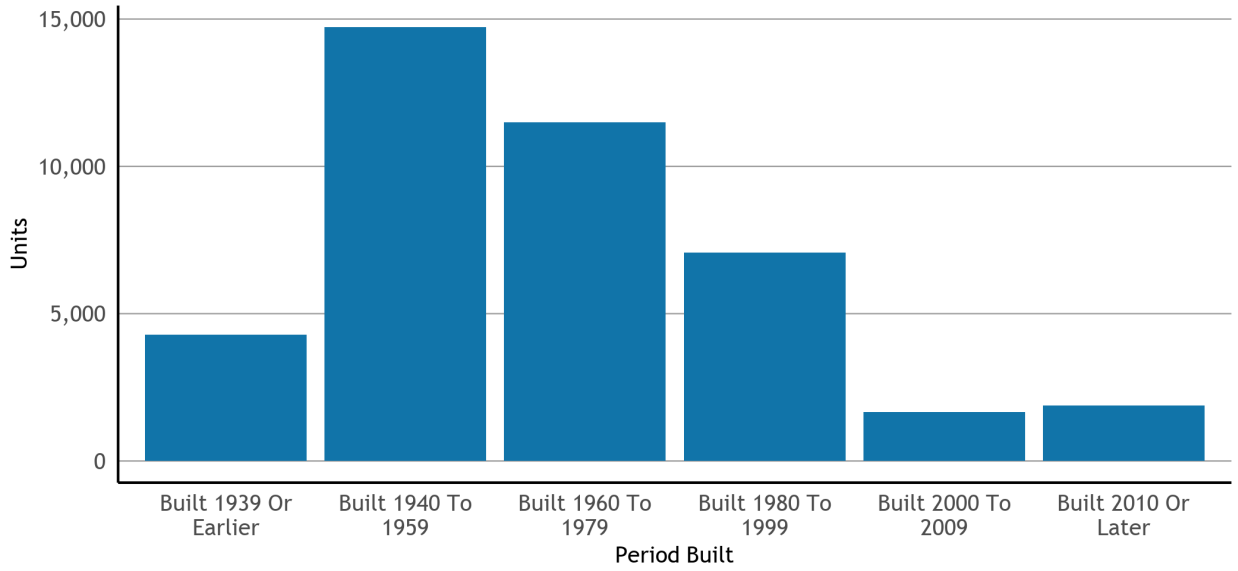


Figure 22: Housing Units by Year Structure Built

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.

Vacant units make up 6.2% of the overall housing stock in San Mateo. The rental vacancy stands at 6.4%, while the ownership vacancy rate is 1.7%. Of the vacant units, the most common type of vacancy is *For Rent* (see Figure 23).[17]

Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as "for recreational or occasional use" are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.[18] In a region with a thriving economy and housing market like the Bay Area, units being renovated/repaired and prepared for rental or sale are likely to represent a large portion of the "other vacant" category. Additionally, the need for seismic retrofitting in older housing stock could also influence

[17] The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (6.2%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant *other vacant*.

[18] For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: https://www.census.gov/housing/hvs/definitions.pdf.

the proportion of "other vacant" units in some jurisdictions.[19] In San Mateo, the State Department of Finance currently estimates the vacancy rate is approximately 6.4%. Countywide, it is estimated at 5.5%.

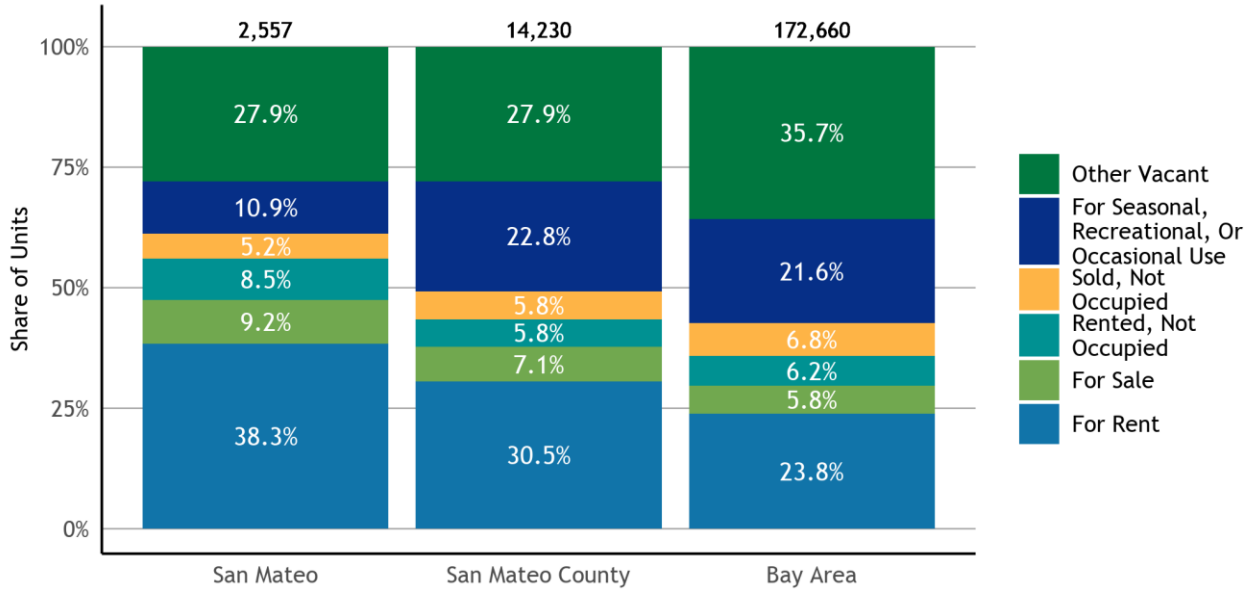


Figure 23: Vacant Units by Type

Universe: Vacant housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-03.

Between 2015 and 2021, 2,133 housing units were issued permits in San Mateo. 83.6% of permits issued in San Mateo were for above moderate-income housing, 6.2% were for moderate-income housing, and 10.1% were for low- or very low-income housing as shown below (Table 6).

Table 6: Housing Permitting

Income Category	Number of Permits
Very Low Income Permits	126
Low Income Permits	90
Moderate Income Permits	133
Above Moderate Income	1,784

Universe: Housing permits issued between 2015 and 2021

Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in

[19] See Dow, P. (2018). Unpacking the Growth in San Francisco's Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.
Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2021)
This table is included in the Data Packet Workbook as Table HSG-11.

5.2 Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data below in Table 7 comes from the California Housing Partnership's Preservation Database, the State's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the State, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table. There are 702 assisted units in San Mateo in the Preservation Database. Of these units, 10.3% are at *High Risk* or *Very High Risk* of conversion.[20]

Table 7: Assisted Units at Risk of Conversion

Risk	San Mateo	San Mateo County	Bay Area
Low	630	4,656	110,177
Moderate	0	191	3,375
High	72	359	1,854
Very High	0	58	1,053
Total Assisted Units in Database	702	5,264	116,459

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.
Notes: California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Low Risk:

[20] California Housing Partnership uses the following categories for assisted housing developments in its database:
Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.
Source: California Housing Partnership, Preservation Database (2020)
This table is included in the Data Packet Workbook as Table RISK-01.

5.3 Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in San Mateo. For example, 1.3% of renters in San Mateo reported lacking a kitchen and 0.4% of renters lack plumbing, compared to 0.4% of owners who lack a kitchen and 0.3% of owners who lack plumbing.

Note on Substandard Housing

HCD requires Housing Elements to estimate the number of units in need of rehabilitation and replacement. As a data source for housing units in need of rehabilitation and replacement is not available for all jurisdictions in the region, ABAG was not able to provide this required data point in this document. To produce an estimate of housing needs in need of rehabilitation and replacement, staff can supplement the data below on substandard housing issues with additional local information from code enforcement, recent windshield surveys of properties, building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations. For more information, visit HCD's Building Blocks page on Housing Stock Characteristics.

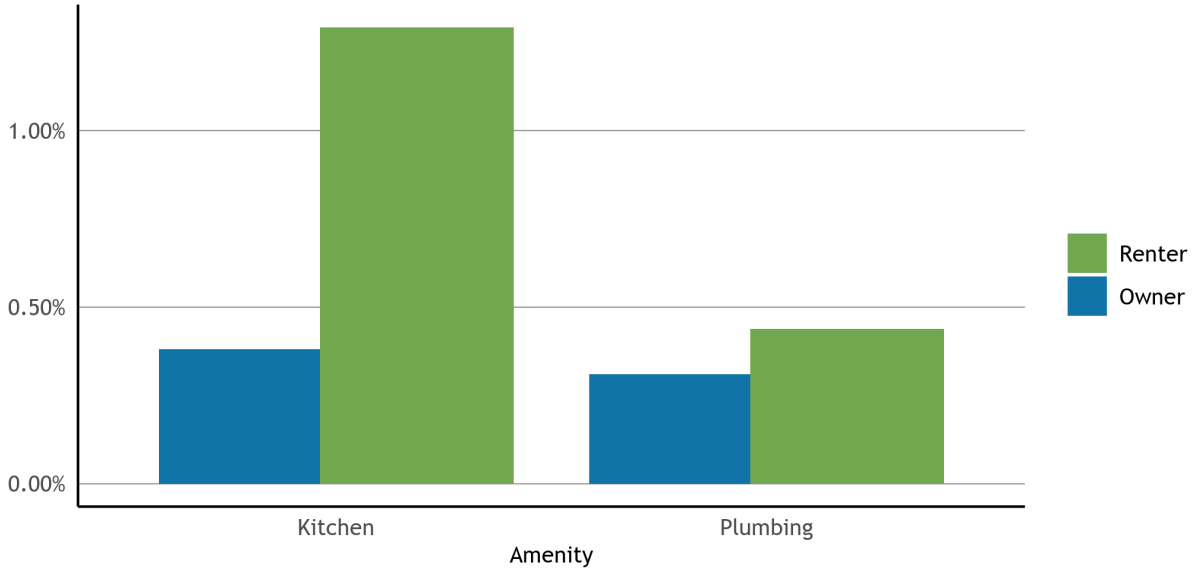


Figure 24: Substandard Housing Issues

Universe: Occupied housing units
Notes: Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-06.

One measure of housing condition is the age of housing. In general, the older the unit, the greater it can be assumed to be in need of some level of rehabilitation. A general rule in the housing industry is that structures older than 20 years begin to show signs of deterioration and require renovation to maintain their quality. Unless properly maintained, homes older than 50 years can pose health, safety and welfare problems for occupants. Property maintenance is often deferred, especially for lower-income residents who may be unable to afford the rising costs to maintain their homes.

Consistent with State guidance, the table below estimates the number of units in need of rehabilitation and the number of units needing replacement. Although the exact number of San Mateo units in need of rehab is not currently known, the State accepts estimates based on a formula that assumes the older the unit, the more likely the rehab need. By applying an increasing percentage to the housing stock in each age category, it is estimated that there are approximately 839 units in need of some level of rehabilitation in San Mateo, representing 9.1% of the housing stock. The range of rehabilitation needs can include anything from minor repairs to major structural replacements. It is estimated that nearly all of the units in need of rehabilitation can be repaired without replacement.

Table 8: Age of Housing Stock and Estimated Rehabilitation Needs

Year Built	Net Number of Units	Percent of Total	Units Needing Rehab, Percent	Units Needing Rehab, Total	
2014 or later	1,380	3%			
2010 to 2013	420	1%			
2000 to 2009	1,515	4%	0.5%	8	
1990 to 1999	3,439	8%	1.0%	34	
1980 to 1989	3,988	10%	3.0%	120	
1970 to 1979	5,147	12%	5.0%	257	
1960 to 1969	5,839	14%	10.0%	584	
1950 to 1959	10,582	25%	20.0%	2,116	
1940 to 1949	5,275	13%	30.0%	1,583	
1939 or earlier	4,388	10%	30.0%	1,316	
	41,973	100%		6,018	Total Units Needing Rehab
				14%	Percentage of Total Units
			99.5%	5,988	Units that Can Be Repaired
			0.5%	30	Units that Must Be Replaced

Source: 2010 Census, American Community Survey, 5-year estimates (2019), City of San Mateo 2021

5.4 Home and Rent Values

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in San Mateo was estimated at $1,444,840 by December of 2020, per data from Zillow. The largest proportion of homes were valued between $1M-$1.5M (see Figure 25). By comparison, the typical home value is $1,418,330 in San Mateo County and $1,077,230 the Bay Area, with the largest share of units valued $1m-$1.5m (county) and $500k-$750k (region).

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 149.2% in San Mateo from $579,810 to $1,444,840. This change is above the change in San Mateo County, and above the change for the region (see Figure 26).

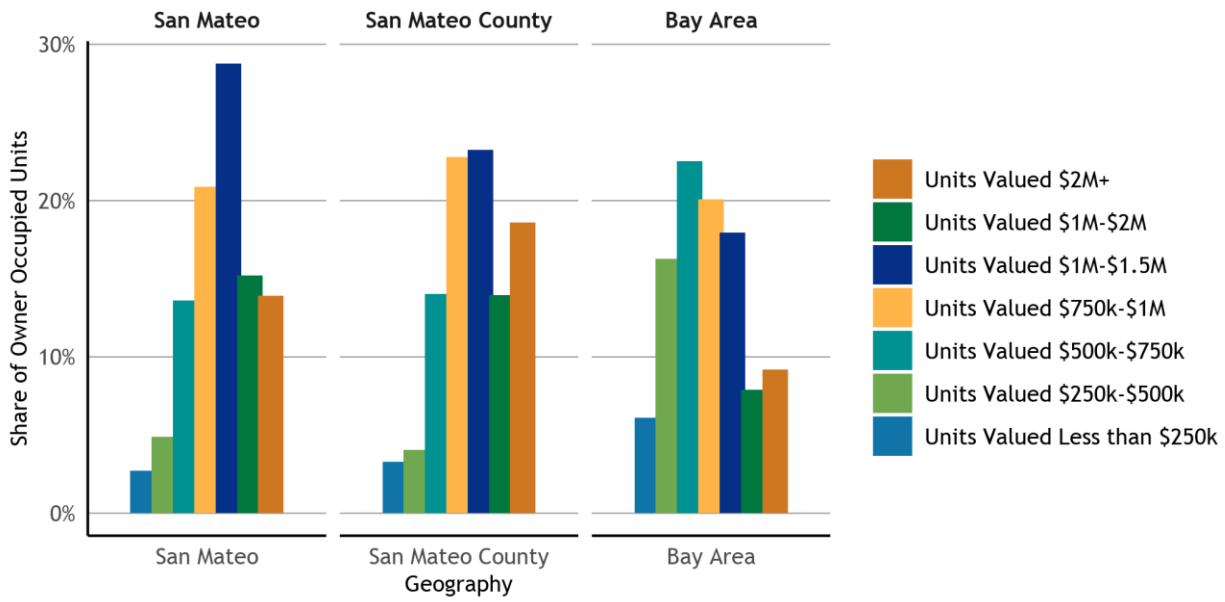


Figure 25: Home Values of Owner-Occupied Units

Universe: Owner-occupied units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.

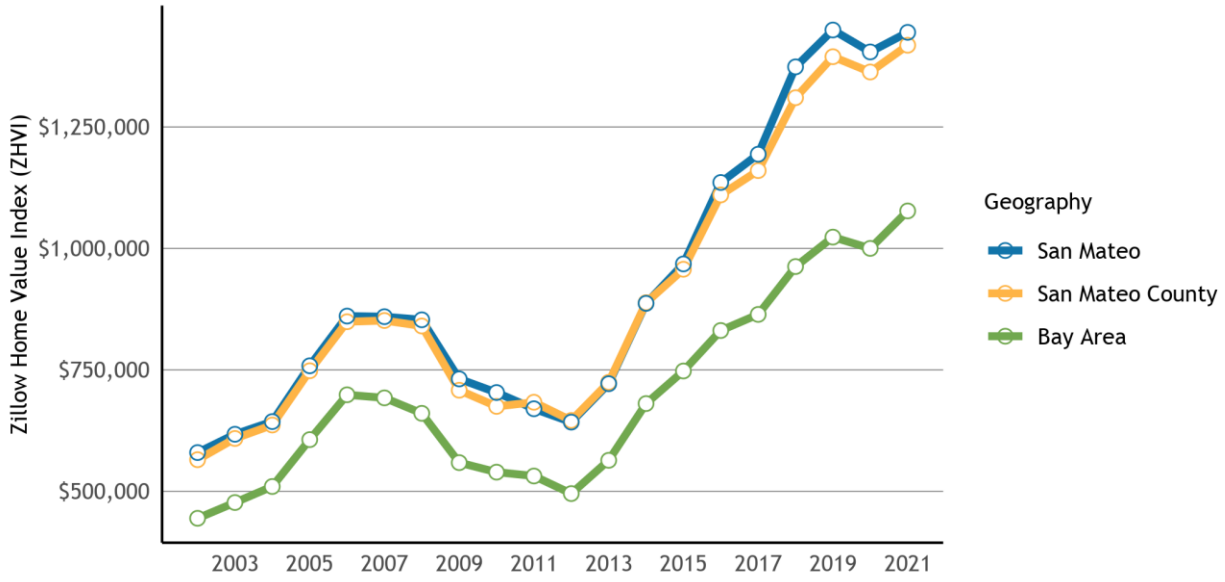


Figure 26: Zillow Home Value Index (ZHVI)

Universe: Owner-occupied housing units

Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.

Source: Zillow, Zillow Home Value Index (ZHVI)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the State.

In San Mateo, the largest proportion of rental units rented in the *Rent $3000 or more* category, totaling 26.7%, followed by 21.1% of units renting in the *Rent $1500-$2000* category (see Figure 27). Looking beyond the City, the largest share of units is in the *$3000 or more* category (county) compared to the *$1500-$2000* category for the region as a whole.

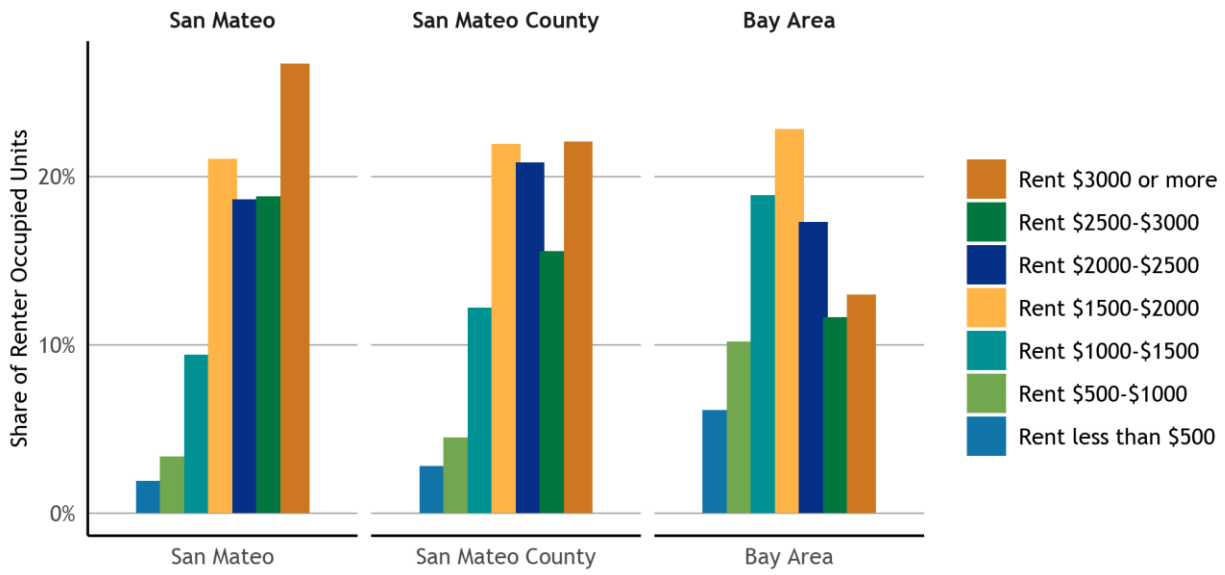


Figure 27: Contract Rents for Renter-Occupied Units

Universe: Renter-occupied housing units paying cash rent

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.

Since 2009, the median rent has increased by 74.2% in San Mateo, from $1,630 to $2,380 per month (see Figure 28). In San Mateo County, the median rent has increased 41.1%, from $1,560 to $2,200. The median rent in the region has increased significantly during this time from $1,200 to $1,850, a 54% increase.[21]

[21] While the data on home values shown in Figure 24 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the rent data in this document comes from the U.S. Census Bureau's American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.

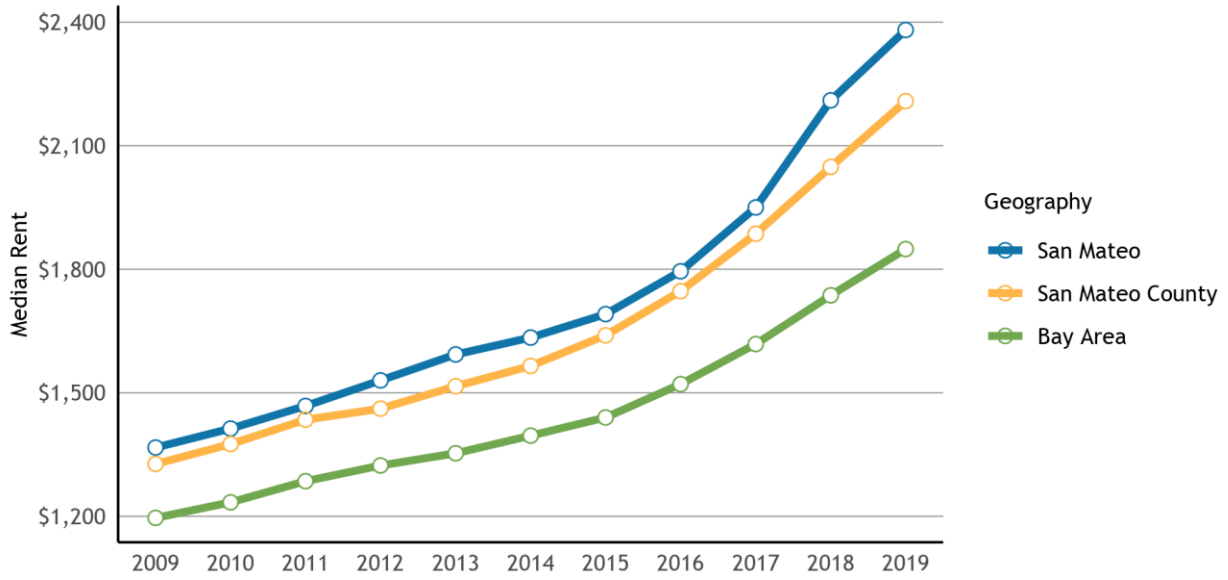


Figure 28: Median Contract Rent

Universe: Renter-occupied housing units paying cash rent
Notes: For unincorporated areas, median is calculated using distribution in B25056.
Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.

According to Zumper, an online rent statistics aggregator, the average rent for a studio in San Mateo was $2,729 in June of 2022, whereas the average rent for a one-bedroom was $3,200. The average rent for a two-bedroom apartment was $3,439.[22]

5.5 Housing Affordability

The National Association of Homebuilders reports that California cities have some of the lowest homeowner affordability rates in the country, defined as the percentage of homes affordable to the median income family. Despite the high median incomes, especially in the Bay Area, many cannot afford the cost to purchase a home. The San Francisco-Redwood City Division, of which San Mateo is a part, ranked 230th out of 233 metropolitan areas studied in the first quarter of 2021.

[22] https://www.zumper.com/rent-research/san-mateo-ca

Table 9: Housing Opportunity Index, First Quarter 2021

	Homes Affordable to Median Income Households	Median Family Income (1,000s)	Median Sales Price (1,000s)	National Affordability Rank
Los Angeles-Long Beach-Glendale, CA ^^^	11.6%	78.7	729	233
Salinas, CA	15.1%	80.9	725	232
San Francisco-Redwood City-South San Francisco, CA ^^^	17.4%	143.4	1,305	230
Anaheim-Santa Ana-Irvine, CA ^^^	18.2%	104.8	825	229
Napa, CA	22.1%	101.5	691	228
San Diego-Carlsbad, CA	22.4%	95.1	665	227
San Luis Obispo-Paso Robles-Arroyo Grande, CA	26.0%	97.8	675	226
Oxnard-Thousand Oaks-Ventura, CA	27.4%	98.8	650	225
Santa Cruz-Watsonville, CA	28.5%	111.9	850	224
Santa Maria-Santa Barbara, CA	28.8%	90.1	678	223
Stockton-Lodi, CA	29.6%	74.0	462	222
San Jose-Sunnyvale-Santa Clara, CA	29.9%	151.3	1,120	220
Oakland-Hayward-Berkeley, CA ^^^	31.2%	121.3	795	219

Notes: ^^^ Indicate Metropolitan Divisions. All others are Metropolitan Statistical Areas.
Source: National Association of Homebuilders, 2021,
https://www.nahb.org/news-and-economics/housing-economics/indices/housing-opportunity-index

Trulia -- an online residential real estate site for homebuyers, sellers, renters and real estate professionals -- provides statistics based on actual sales of housing by location. According to a study conducted by zip code in 2019, only a small percentage of homes in San Mateo were affordable to the metropolitan median income of $101,000. The following table contains data for the three primary zip codes.

Table 10: Housing Affordability by Zip Code

Zip Code	% of Homes Affordable to Metro Median Income	Median Home Value
94401	9.4%	$903,631
94402	0.0%	$1,758,419
94403	1.9%	$1,344,813

Source: National Association of Homebuilders, 2021, see website for more information:
https://www.trulia.com/research/affordable-neighborhoods/

The high cost of housing means that people wanting to own a home in San Mateo must have significant incomes, even for the relatively less expensive condos.

The decreasing supply of affordable rental units is a countywide phenomenon; it can include Ellis Act evictions (where an owner of a rental property decides to leave the rental business) to owner move-in evictions. Until additional construction of rental units occurs, the combination of strong demand and low vacancies will contribute to an increasingly severe shortage of rental units and a decrease in their affordability.

The following table illustrates the affordable rents associated with each income category. In the case of an extremely low-income household of two people (for example, a single parent with a child), the annual income of $43,850 translates to a full-time job paying $21.08 per hour. In this scenario, the maximum rent they could afford would be about $1,096 per month – far below average rents in the area, even for studios. According to statistics on RentCafe.com, an online data aggregator, the average rent for an apartment is $2,908 as of June, 2021, a decrease of 10% from the previous year but still much higher than what a lower income household can afford. A household has to earn at least $116,320 in order to afford the average rent.

Table 11: Affordable Rents for Two- and Three-Person Households

Income Category	Percent of Median	Income Limit (Two-Person Household)	Two-Person Affordable Rent	Income Limit (Three--Person Household)	Three--Person Affordable Rent
Extremely Low-Income	30%	$43,850	$1,096	$49,350	$1,234
Very Low-Income	50%	$73,100	$1,828	$82,250	$2,056
Low-Income	80%	$117,100	$2,928	$131,750	$3,294
Median-Income	100%	$119,700	$2,993	$134,650	$3,366
Moderate-Income	120%	$143,600	$3,590	$161,550	$4,039

Notes: Affordable rents are calculated based on 30% of annual income divided by 12 months.
Source: State Department of Housing and Community Development and San Mateo Housing, 2021

Through its Section 8 and other housing programs, HUD provides rental housing assistance to lower-income households. According to the State Department of Housing and Community Development, more than 500 households in San Mateo currently receive Section 8 rental assistance, in the form of Housing Choice Vouchers.

5.5 Overpayment and Overcrowding

A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

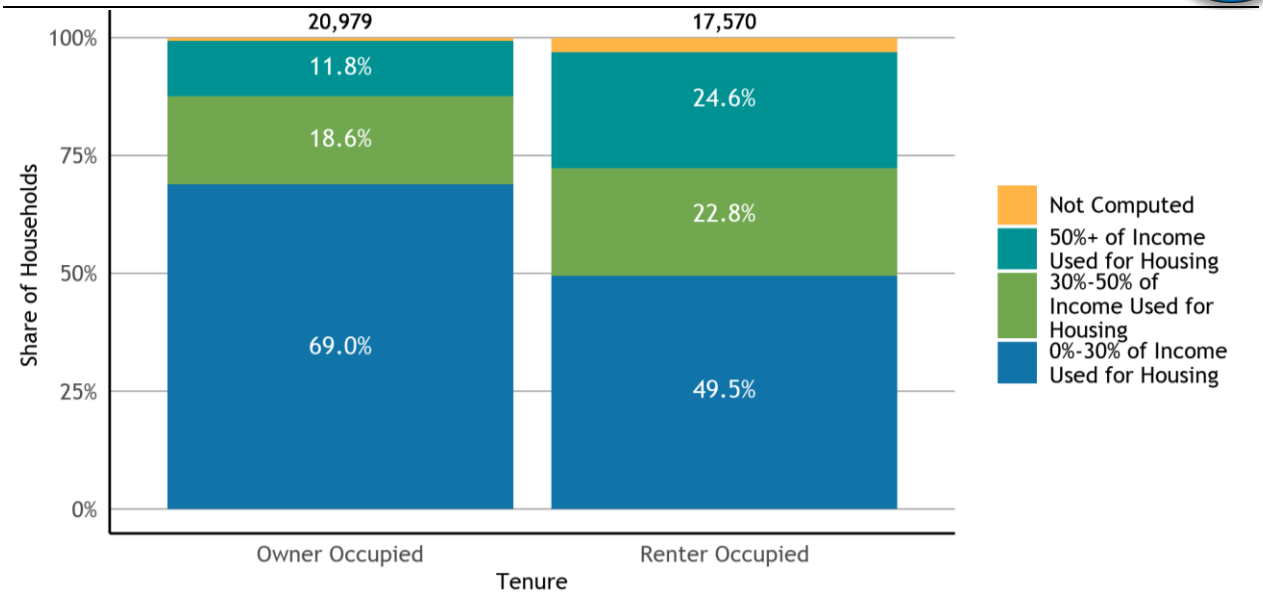


Figure 29: Cost Burden by Tenure

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in San Mateo, 22.8% of renters spend 30% to 50% of their income on housing compared to 18.6% of those that own (see Figure 29). Additionally, 24.6% of renters spend 50% or more of their income on housing, while 11.8% of owners are severely cost-burdened.

In San Mateo, 16.8% of households spend 50% or more of their income on housing, while 20.8% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 30). For example, 73.0% of San Mateo households making less than 30% of AMI spend the majority of their income on housing. For San Mateo residents making more than 100% of AMI, just 0.9% are severely cost-burdened, and 88.7% of those making more than 100% of AMI spend less than 30% of their income on housing.

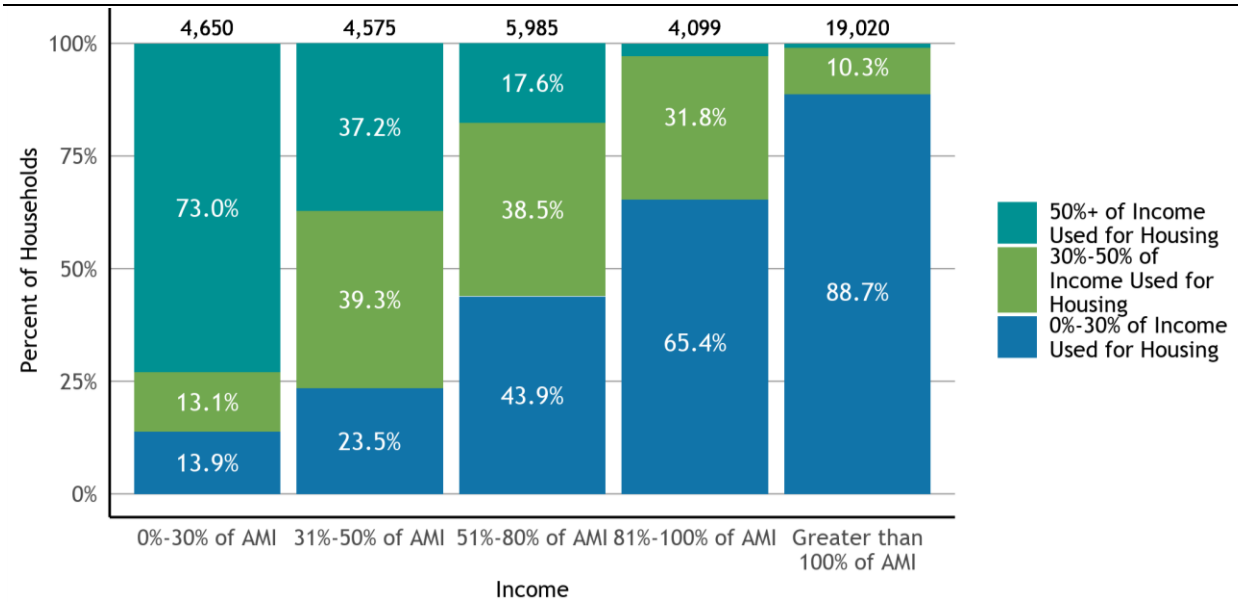


Figure 30: Cost Burden by Income Level

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

Black or African American, Non-Hispanic residents are the most cost burdened with *37.9%* spending 30% to 50% of their income on housing, and *Hispanic or Latinx* residents are the most severely cost burdened with *28.6%* spending more than 50% of their income on housing (see Figure 31).

Table 12: Quantified Cost Burden of Low-Income Households by Tenure

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	3,360	2,825	3,840
Household Income >30% to <=50% HAMFI	1,935	960	2,190
Household Income >50% to <=80% HAMFI	1,845	305	3,060
Household Income >80% to <=100% HAMFI	615	0	1,850
Household Income >100% HAMFI	305	0	6,625
Total	8,060	4,090	17,570
Income by Cost Burden (Owners only)	**Cost burden > 30%**	**Cost burden > 50%**	**Total**
Household Income <= 30% HAMFI	1,515	1,130	2,065
Household Income >30% to <=50% HAMFI	975	590	1,875
Household Income >50% to <=80% HAMFI	1,350	440	3,380
Household Income >80% to <=100% HAMFI	905	125	2,205
Household Income >100% HAMFI	1,260	120	11,455
Total	6,005	2,405	20,980

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Cost burdened renters in the City of San Mateo far outnumber the cost burdened homeowners in most low-income categories. For households at the 30% AMI level, 3,360 renter families are paying over 30% of their household income towards housing while 2,825 renter families are paying over 50% of their income towards housing costs. Meanwhile, at the same 30% AMI level, there are only 1,515 homeowners paying over 30% of their income towards housing and only 1,130 homeowners paying over 50% of their income towards housing. It can be deduced that renters at the extremely low-income category are disproportionately cost burdened by housing costs in the City of San Mateo at a ratio of 3:2 in total population compared to homeowners. At the 50% AMI level, renters are continuing to be slightly more cost burdened in comparison to homeowners with totals of 2,190 and 1,875 respectively. At the 80% AMI level, cost burdened homeowners begin to slightly outnumber cost burdened renter households. At higher income levels, the number of cost burdened homeowner families begin to greatly outnumber the total number cost burdened renters. It is likely that as household income increases compared to AMI, families are more likely to seek ownership housing. Therefore, when quantifying cost burdened households in the City of San Mateo, there is an imbalance of disproportionately high amount of renters at extremely low and very low-income levels while there is a corresponding imbalance of cost burdened homeowners at moderate and above average income levels.

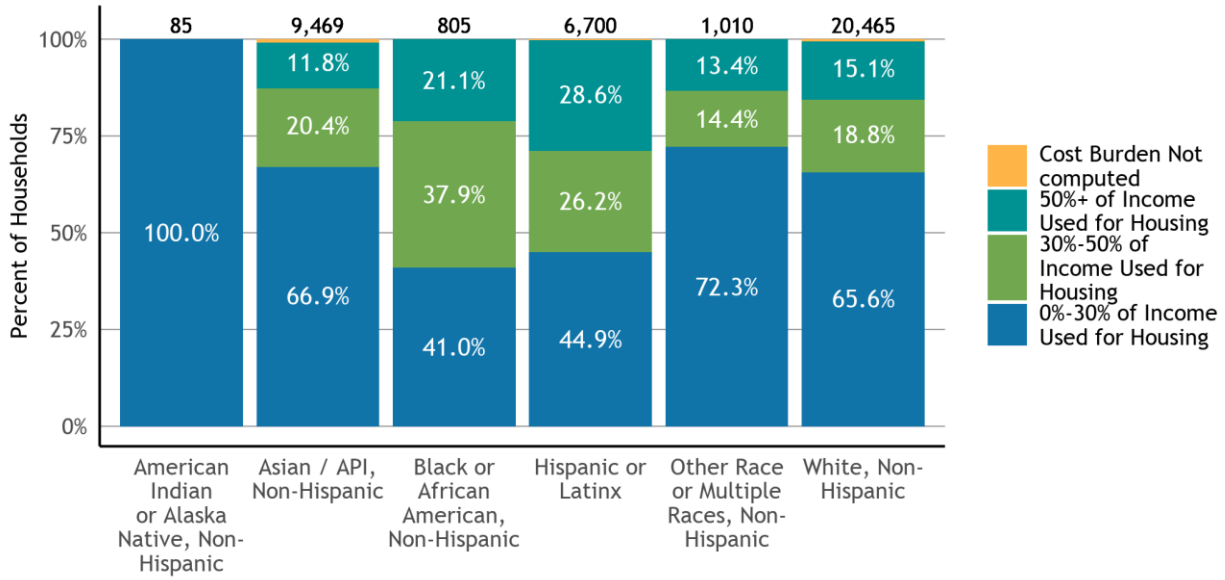


Figure 31: Cost Burden by Race

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In San Mateo, 23.7% of large family households experience a cost burden of 30%-50%, while 22.5% of households spend more than half of their income on housing. Some 20.6% of all other households have a cost burden of 30%-50%, with 16.4% of households spending more than 50% of their income on housing (see Figure 32).

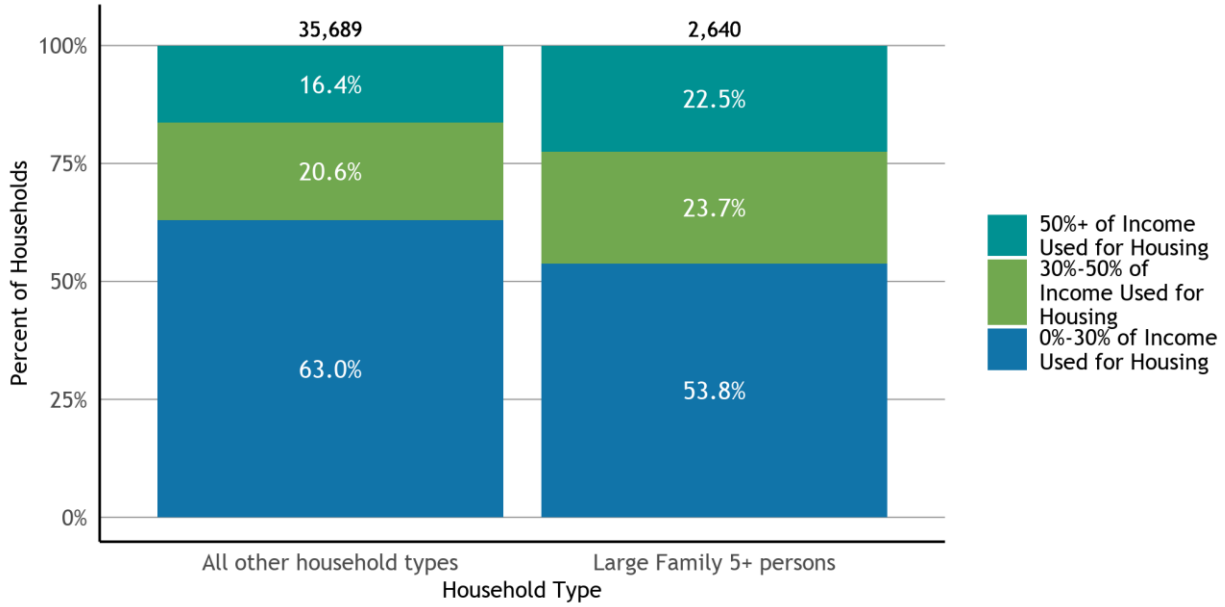


Figure 32: Cost Burden by Household Size

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 64.7% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 92.7% are not cost-burdened and spend less than 30% of their income on housing (see Figure 33).

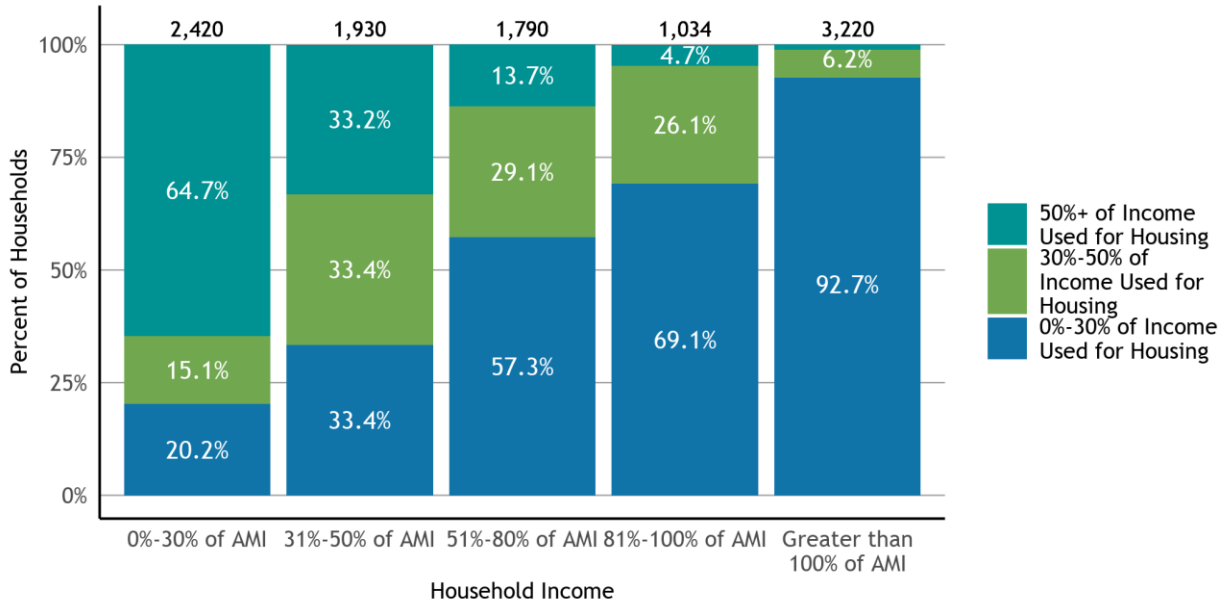


Figure 33: Cost-Burdened Senior Households by Income Level

Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In San Mateo, 5.5% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.5% of households that own (see Figure 34). In San Mateo, 7.5% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 1.5% for those who own.

Figure 34: Overcrowding by Tenure and Severity

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.

Overcrowding often disproportionately impacts low-income households. 4.4% of very low-income households (below 50% AMI) experience severe overcrowding, while 1.0% of households above 100% experience this level of overcrowding (see Figure 35).

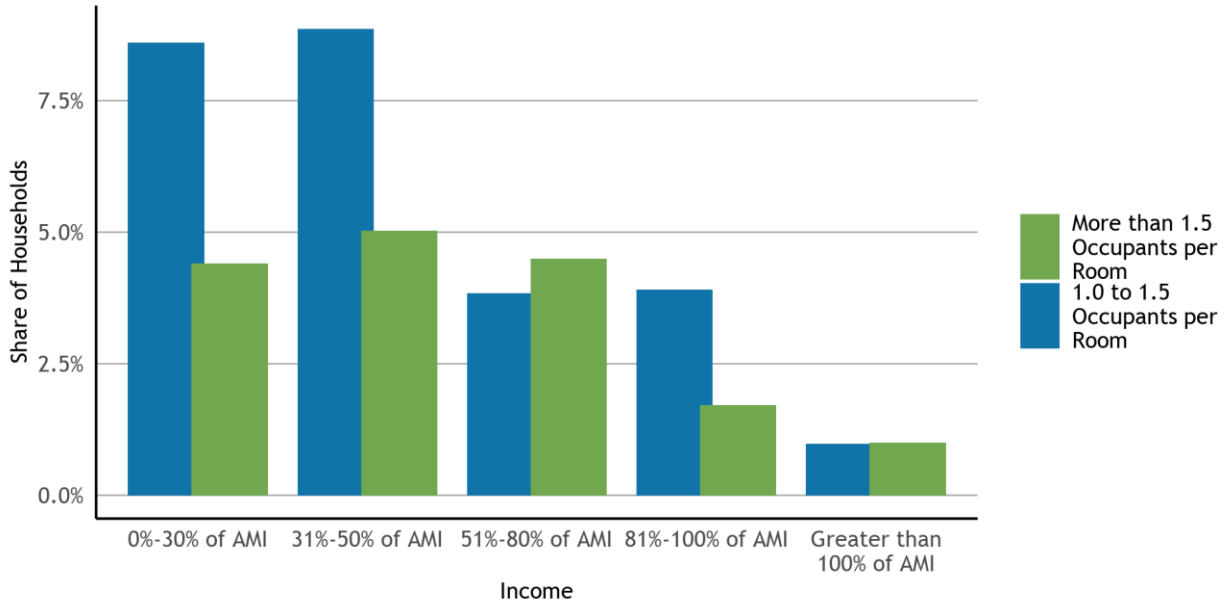


Figure 35: Overcrowding by Income Level and Severity

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In San Mateo, the racial group with the largest overcrowding rate is *Other Race or Multiple Races (Hispanic and Non-Hispanic)* (see Figure 36)

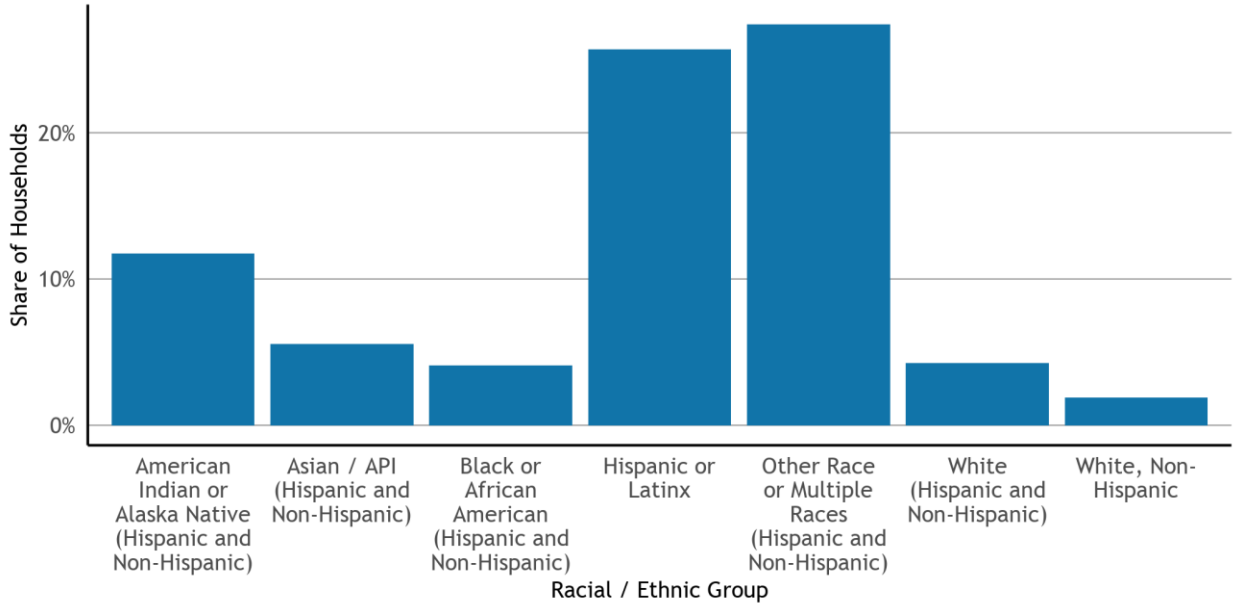


Figure 36: Overcrowding by Race

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.

6 SPECIAL HOUSING NEEDS

The City of San Mateo receives a direct entitlement grant for CDBG funds that are deployed to address identified needs heard through the community engagement process, as well as through the Housing Element process. The City is also a member of the San Mateo County HOME Consortium, which administers HOME funds on the City's behalf. The City manages a diverse portfolio of housing loans from several programs, including housing rehabilitation for low-income homeowners, First-time Homebuyer loans for those who live or work in San Mateo, and developer loans for new construction or acquisition/rehabilitation projects. Program income from this portfolio augments the City's federal entitlement grant, as well as HUD's Multi-Family Housing Programs that facilitate rehabilitation and the CalHOME owner rehabilitation loan program.

Loan repayments from those programs are now deposited into the Affordable Housing Fund to be used for future affordable housing programs and projects in the City. The City also collects subordination processing fees and fractional unit fees in its Housing Fund from the City's Below-Market Rate program, which are typically used for regional housing initiatives outside of City limits. In addition to boomerang funds and loan payments from the former RDA, the City's commercial linkage fee, which collected its first payments in 2017, continue to provide funds for affordable housing development.

Section 8 funds are provided to San Mateo residents through the Housing Authority of San Mateo County. Additionally, McKinney-Vento Homeless Assistance Act funds are managed by the San Mateo County Human Services Agency as part of the Continuum of Care, in which the City participates. The County of San Mateo also supports housing projects through its HOME and CDBG funds, which are often used to leverage City resources. The Housing Endowment and Regional Trust (HEART) of San Mateo County is a public/private partnership whose goal is to raise funds to create affordable housing opportunities in San Mateo County. Finally, with the dissolution of Redevelopment Agencies at the State level, the application process for Low-income Housing Tax Credits has become even more competitive. Nonetheless, the City will continue to support developer applications for that program and other State housing programs going forward

There are two publicly owned properties that will offer affordable housing in San Mateo. The first is Kiku Crossing, located on East 4th Avenue. The property was formerly a public parking lot and will provide 225 affordable homes for families and individuals. Of those units, 57 will be for public employees, 22 will house formerly homeless households, and eight units will be for individuals with intellectual and developmental disabilities. Additionally, Bespoke, also a former parking lot, will be located on South B Street and will provide up to 71 affordable units to extremely low- income, very low-income and low-income households along with community facilities, commercial space, and office space.

The goal of each of these programs and activities is to serve lower-income households, including seniors, persons with disabilities, homeless individuals and families, and other groups.

6.1 Large Households

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In San Mateo, for large households with 5 or more persons, most units (51.6%) are owner occupied (see Figure 37). In 2017, 33.1% of large households were very low-income, earning less than 50% of the area median income (AMI).

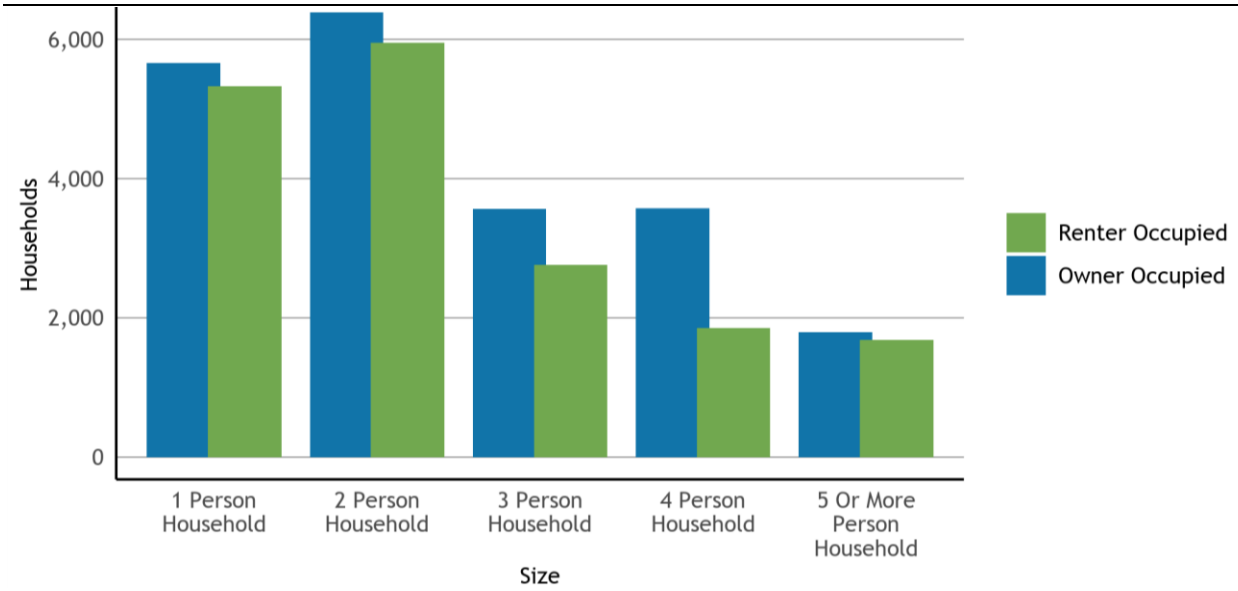


Figure 37: Household Size by Tenure

Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009
For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.

In addition to overcrowding, large households also often have a cost burden. In San Mateo, half of all large households that pay too much for housing are lower-income households earning between 0% and 80% of median income.

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 17,173 units in San Mateo. Among these large units with 3 or more bedrooms, 18.7% are owner-occupied and 81.3% are renter occupied (see Figure 38).

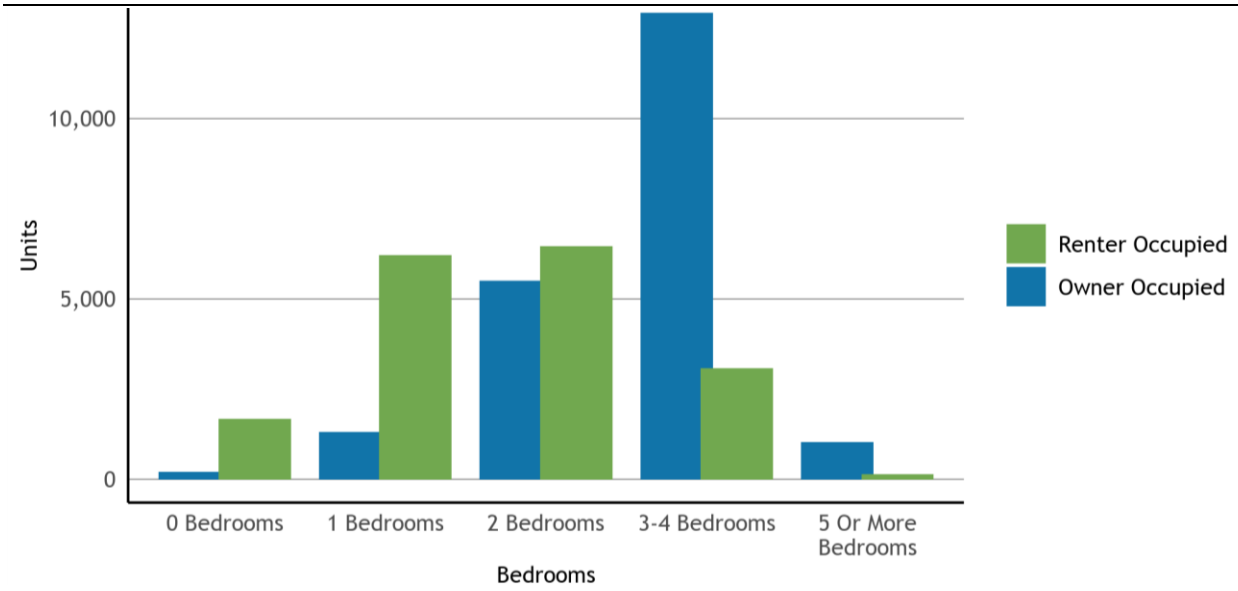


Figure 38: Housing Units by Number of Bedrooms

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.

Resources for Large Households

Finding rental housing with more than two bedrooms is a typical problem for large families, particularly renters with lower income levels. Of the approximately 17,173 housing units in San Mateo with three or more bedrooms, only 18.7% (3,210) are occupied by renters. Due to the limited supply of adequately sized rental units and affordable homeownership opportunities to accommodate large-family households, large families face additional difficulty in locating housing that is adequately sized and affordably priced. While San Mateo has a large proportion of housing units with three or more bedrooms, the issue is with mismatch between availability and affordability. The Housing Choice Voucher is a program that can assist very low-income large renter-households in accessing adequately sized housing.

6.2 Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In San Mateo, the largest proportion of households is *Married-couple Family Households* at 50.8% of total, while *Female-Headed Households* make up 9.1% of all households.

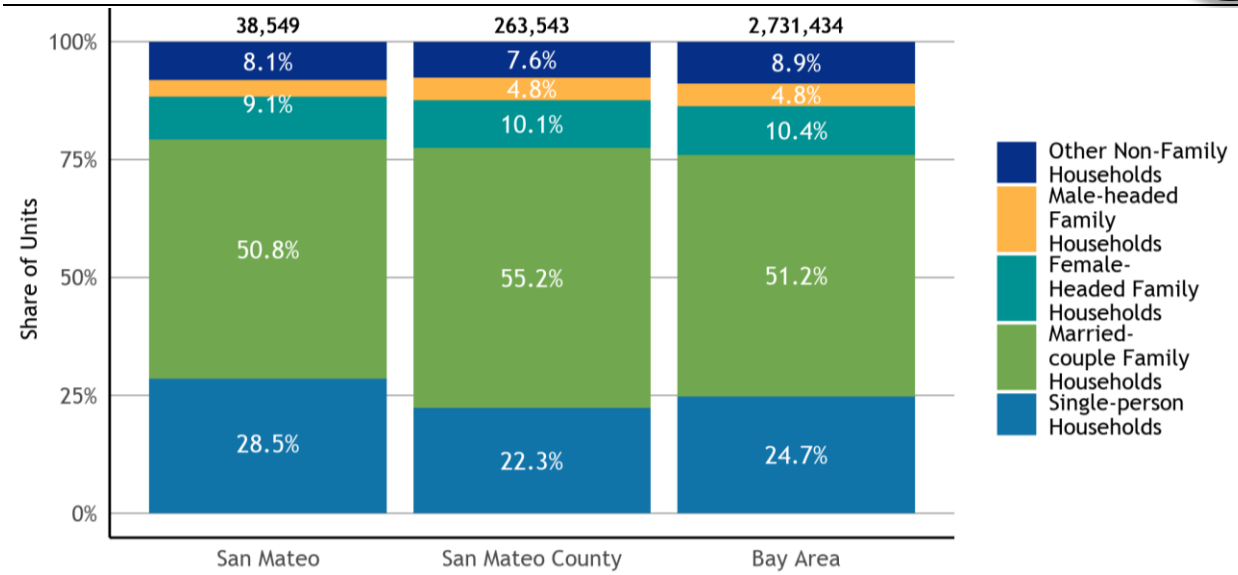


Figure 39: Household Type

Universe: Households

Notes: For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In San Mateo, 16.6% of female-headed households with children fall below the Federal Poverty Line, while 4.6% of female-headed households *without* children live in poverty (see Figure 40).

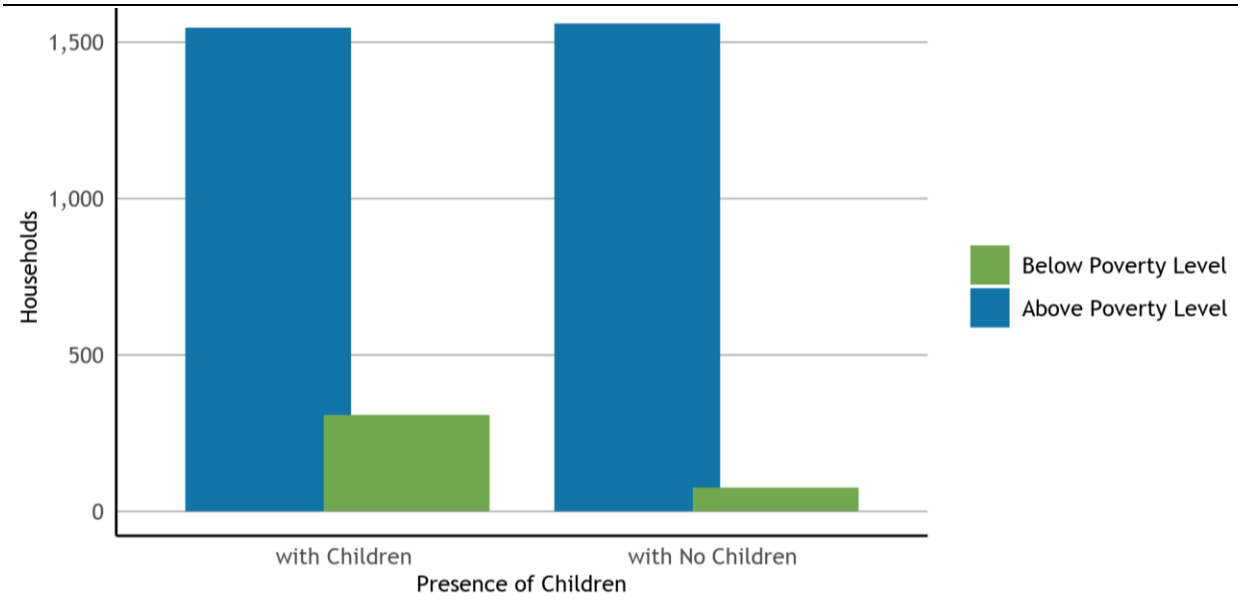


Figure 40: Female-Headed Households by Poverty Status

Universe: Female Households

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012

For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.

Single-parent families, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are considered a vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes.

The 2015-2019 ACS showed that single parents comprised approximately 12.6% of San Mateo households. Of these, the vast majority were female-headed single-parent households (72.0% of single-parent households). Female-headed families have a higher incidence of poverty when compared to all households and are more likely renters than owners. Of the female headed households in San Mateo, 20.0% of those with children are below the federal poverty level.

Resources for Single Parent Households

Female-headed households need affordable housing in areas suitable for child-rearing and with access to transit networks, schools and parks, and daily services. The City will also be looking at developing a policy for affirmative marketing to lower income special needs groups, which may involve a preference system for below market rate (BMR) units to ensure special needs groups are given opportunities to access housing that is affordable to them.

6.3 Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make *0%-30% of AMI*, while the largest proportion of senior households who are homeowners falls in the income group *Greater than 100% of AMI* (see Figure 41).

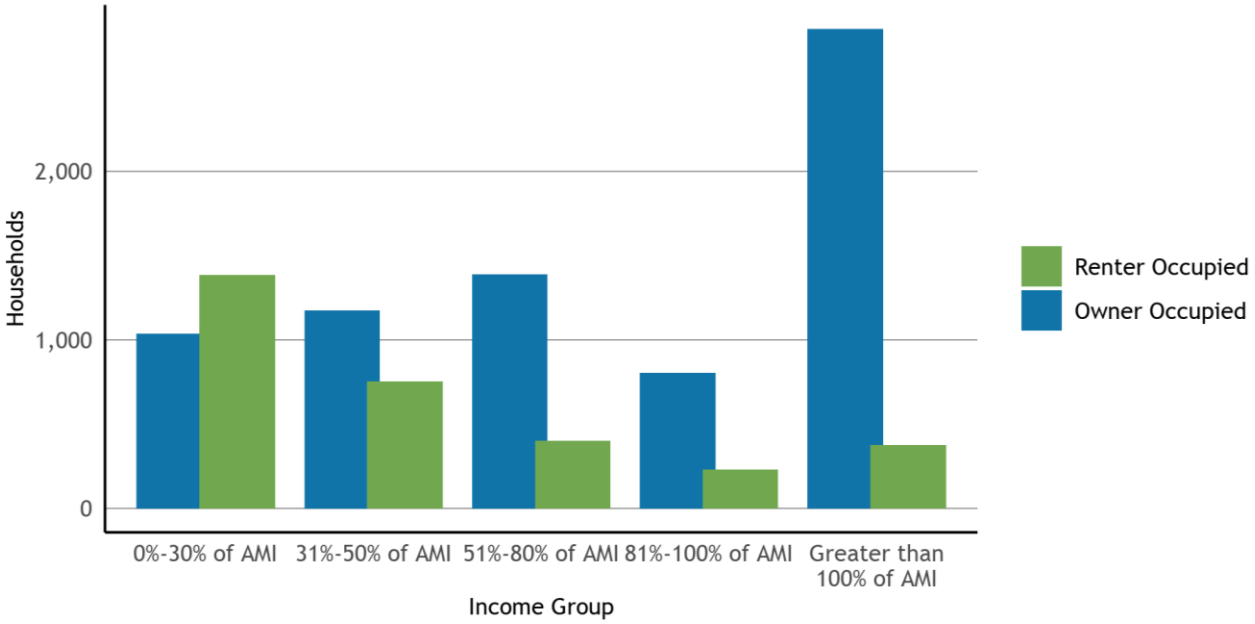


Figure 41: Senior Households by Income and Tenure

Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.

According to American Community Survey 5-year data (2015-2019), of the approximately 38,549 households in San Mateo, 10,394 or 27.0% are senior households. While many earn incomes over 100% of median income, a greater percentage earns lower incomes. Approximately 6,140 senior households earn incomes less than 80% of median, or about 59.1%. Of the lower income households, 58.6% are homeowners, and 41.4% are renters.

Cost burden is prevalent amongst elderly households, especially those earning the lowest incomes. For example, although extremely low-income senior households represent 23.3% of total senior households,

they represent more than 42.6% of senior households with a cost burden. Of all senior households, 2,000 (18.6%) are cost burdened, and 2,534 (24.4%) are severely cost burdened.

Aside from overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Among all disabilities, the most common are ambulatory disabilities (19.0%), independent living disabilities (15.0%), and hearing disabilities (13.2%).

Resources for Seniors

Housing resources available for seniors include senior apartments and residential care facilities for the elderly (RCFE). Residential facilities such as assisted living or board and care facilities are non-medical facilities that provide a level of care that includes assistance with activities of daily living. RCFEs provide room, board, housekeeping, supervision, and personal care assistance with basic activities like personal hygiene, dressing, eating, and walking for persons 60 years and older. According to the State Department of Social Services (CDSS), San Mateo has 1,190 beds in 65 licensed RCFEs.

In addition to funding programs that serve seniors, the City also provides information on a wide variety of services to seniors through its Services Link on the Department of Parks and Recreation website. These include, but are not limited to:

S.A.S.H. – Shopping Assistance for Seniors who are Homebound
S.A.S.H. is a grocery shopping and delivery service for homebound seniors who are able to cook for themselves. A volunteer shopper will shop and deliver groceries on a weekly or bi-weekly basis.

H.I.C.A.P.
A very popular health insurance counseling and advocacy program occurs weekly at the Senior Center.

BenefitsCheckUp
Many older people need help paying for prescription drugs, health care, utilities and other basic needs. Developed and maintained by The National Council on Aging (NCOA), BenefitsCheckUp is the nation's most comprehensive Web-based service to screen for benefits programs for seniors with limited income and resources.

Latino/Latina Discussion Group
The Latino/Latina Discussion Group meets every Wednesday at 11:00am at the Senior Center.

Through the County:

211bayarea.org

2-1-1 provides free and confidential information and referral. Call 2-1-1 for help with food, housing, employment, health care, counseling and more. 211 in San Mateo County can help you find food, housing, health care, senior services, childcare, legal aid and much more

San Mateo County Aging and Adult Services

Select children, families, seniors and persons with disabilities Providing a wide range of services to keep seniors, people with disabilities and dependent adults living safely and as independently as possible in the community.

San Mateo County Network of Care

A website sponsored by the County of San Mateo which provides information on a wide array of services for seniors and persons with disabilities.

T.I.E.S (County of San Mateo)

Phone Hotline 1-800-675-8437 Teamwork Insuring Elderly Support (T.I.E.S.) provides general information on all senior services. Featuring a 24-hour hotline, designed to assist vulnerable elderly and dependent adults who need help but may be unable to get it for themselves.

Help at Home

Help at Home is a mini-reference guide published by the San Mateo County Commission on Aging. This guide contains a wide variety of information designed to assist San Mateo County adults of all incomes to remain safely in their homes.

6.4 People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure 42 shows the rates at which

different disabilities are present among residents of San Mateo. Overall, 9.1% of people in San Mateo have a disability of any kind.[23]

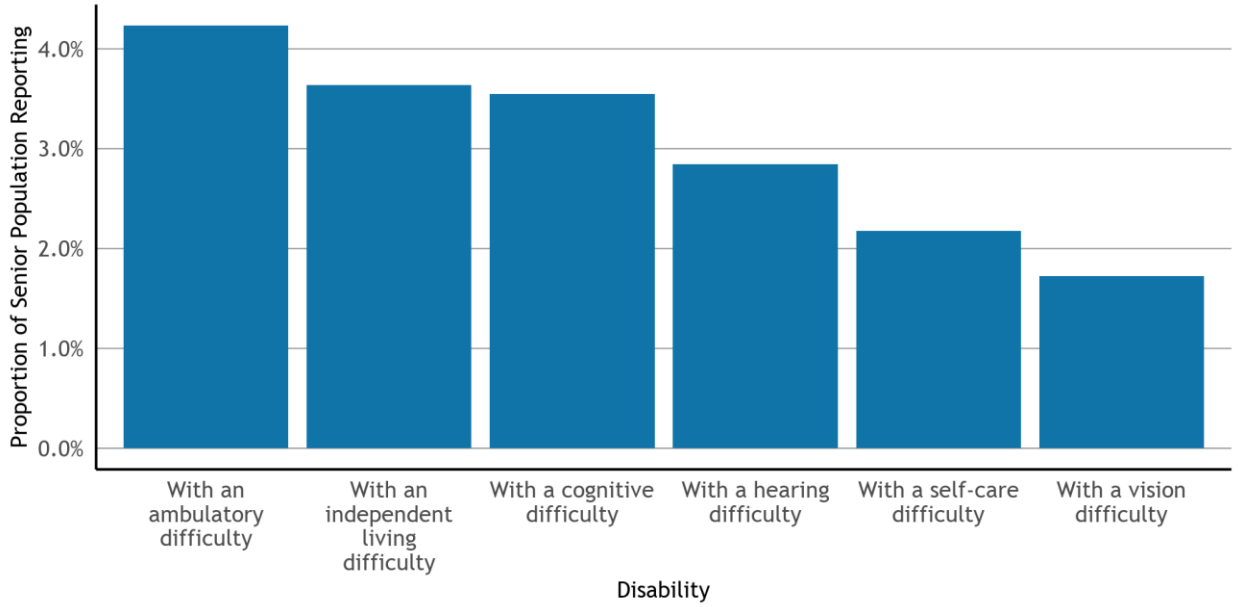


Figure 42: Disability by Type

Universe: Civilian noninstitutionalized population 18 years and over

Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

For the data table behind this figure, please refer to the Data Packet Workbook, Table DISAB-01.

In San Mateo and elsewhere, persons with disabilities have a wide range of different housing needs, which vary depending on the type and severity of the disability as well as personal preference and lifestyle. Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. "Barrier-free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the types of considerations and accommodations that are important in serving this group. Also, some residents suffer from disabilities that require living in a supportive or institutional setting.

Resources for Persons with Disabilities

[23] These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

In addition to housing and community development programs provided by the City, the County of San Mateo provides a variety of services and information for older adults and people with disabilities through its network of care efforts. Its website contains links to service providers on the following topics:

- Caregiver Support
- Counseling
- Crisis and Emergency
- Disability Related Services
- Employment
- End-of-Life Care
- Financial Assistance
- Food
- Health Care
- Housing
- Information & Assistance
- In-Home Services
- Insurance and Benefits
- Legal Services
- Planning & Advocacy
- Recreation & Activities
- Residential Care
- Safety and Prevention
- Support and Support Groups
- Transportation

In addition, the **Center for Independence of Individuals with Disabilities (CID)** is a private, nonprofit corporation located in San Mateo, California. Incorporated in 1979, CID is a consumer-driven, community-based, services and advocacy organization serving San Mateo County and beyond. By federal mandate, the majority of its Staff, Management, and Board of Directors consists of people with disabilities. Annually, CID provides direct and indirect services to more than 2,000 individuals with disabilities.

CID is one of 29 Independent Living Centers in the State of California and over 400 Independent Living Centers in the United States. It is affiliated with other ILCs through its membership and participation in the California Foundation of Independent Living Centers and the National Council of Independent Living. CID is affiliated with other nonprofit agencies through its membership in the California Association of Non-Profits.

CID services include Housing Accessibility Modification (HAM), which involves installing grab bars, rails, ramps, hand-held showers, etc. for low-income San Mateo County residents. It also provides Peer Counseling (individual and group) by licensed, trained persons with disabilities, and Financial Benefits Counseling (regarding applications or appeals for SSI, SSDI, or MediCal). The Assistive Technology (AT) Program is designed to educate and train the public concerning technology that can assist people with disabilities. CID maintains an information database of community resources and have links to the California statewide AT Network in Sacramento.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or

physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.[24]

In San Mateo, of the population with a developmental disability, children under the age of 18 make up 35.6%, while adults account for 64.4%.

Table 13: Population with Developmental Disabilities by Age

Age Group	Number
Age 18+	500
Age Under 18	277

Universe: Population with developmental disabilities
Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.
Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020)
This table is included in the Data Packet Workbook as Table DISAB-04.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 329,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Golden Gate Regional Center provides point of entry to services for people with developmental disabilities in San Mateo County. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. According to its website, as of December 2020, 9,323 consumers were served, of which 63% are

[24] For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

male and 37% are female. The average per capita expenditures for all ages is $32,319. See website: www.dds.ca.gov/rc/dashboard/overview

The most common living arrangement for individuals with disabilities in San Mateo is the home of parent, family, and/or guardian.

Table 14: Population with Developmental Disabilities by Residence

Residence Type	Number
Home of Parent /Family /Guardian	453
Community Care Facility	193
Intermediate Care Facility	73
Independent /Supported Living	45
Other	10
Foster /Family Home	10

Universe: Population with developmental disabilities
Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.
Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)
This table is included in the Data Packet Workbook as Table DISAB-05.

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 Lanterman Developmental Disabilities Services Act and related federal law, 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.

According to data provided by Housing Choices, a nonprofit organization serving people with developmental disabilities, the City of San Mateo's 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. 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.

Of the City's total population with developmental disabilities, 531 (64%) are adults and 304 (36%) are under age 18. 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 (10% decline) or in affordable housing with supportive services (19% decline). 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.

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.

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%. 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.

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. 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.

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. 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 a 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.

Lastly, 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.

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.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult. Currently, the majority of the developmentally disabled residents in San Mateo are residing at home.

Resources for Persons with Developmental Disabilities

Services for persons with disabilities are typically provided by both public and private agencies. State and Federal legislation regulate the accessibility and adaptability of new or rehabilitated multifamily apartment complexes to ensure accommodate for individuals with limited physical mobility. Housing options for persons with disabilities include various community care facilities. Many individuals continue to live with parents.

Housing Choices is a nonprofit that advocates for the housing needs of people with developmental disabilities. It is committed to educating local elected officials, city and county housing staff, and housing

developers about the opportunity to plan for and include people with developmental and other disabilities in their local housing plans. It supports and promotes the voices of people with developmental and other disabilities and encourage them to become effective self-advocates. Along with clients, their parents, and other members of the community, HC frequently attends and testifies at City Council and other relevant meetings with the goal of creating cities and neighborhoods which are inclusive of people with developmental and other disabilities.

The single largest component of its work is helping individuals with developmental and other disabilities find housing that suits their specific needs and priorities. Every year, our Housing Coordinators help more than 1,800 people with developmental and other disabilities create a housing plan and apply for affordable housing.

Each client has unique housing needs, constraints, and preferences. When a person is referred to Housing Choices, a Housing Coordinator helps to create an individual housing plan with input from the individual with disabilities and everyone in that person's Circle of Support. Housing Coordinators help clients with their decision-making by discussing their finances, credit history, supportive service needs, household composition, and other background relevant to their housing choices. HC helps its clients identify and apply for rental properties for which they can income-qualify and that are in the right location. Depending on each person's income and existing support network, this could involve applying for multiple waiting lists and monitoring waiting list status for several years.

The Golden Gate Regional Center, noted above, provides services and support to individuals with developmental disabilities in Marin, San Francisco, and San Mateo Counties. A resident of Marin, San Francisco and San Mateo counties who falls into any of the following four categories is eligible for GGRC services:

- Is an individual with a developmental disability
- Is an infant or toddler (up to 36 months of age) who has a developmental delay
- Is an infant or toddler (up to 36 months of age) for whom there are established risk conditions that could lead to a developmental delay
- Is an infant or toddler (up to 36 months of age) at high risk of having a development disability due to a combination of biomedical factors

Individuals eligible under the first category are served by GGRC's Lanterman Act services program; infants and toddlers eligible under .the latter three categories are served by the regional center's Early Start program.

6.5 Homelessness

Homelessness remains an urgent challenge in many communities across the State, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term.

Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In San Mateo County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 75.5% are unsheltered. Of homeless households with children, most are sheltered in transitional housing (see Figure 43).

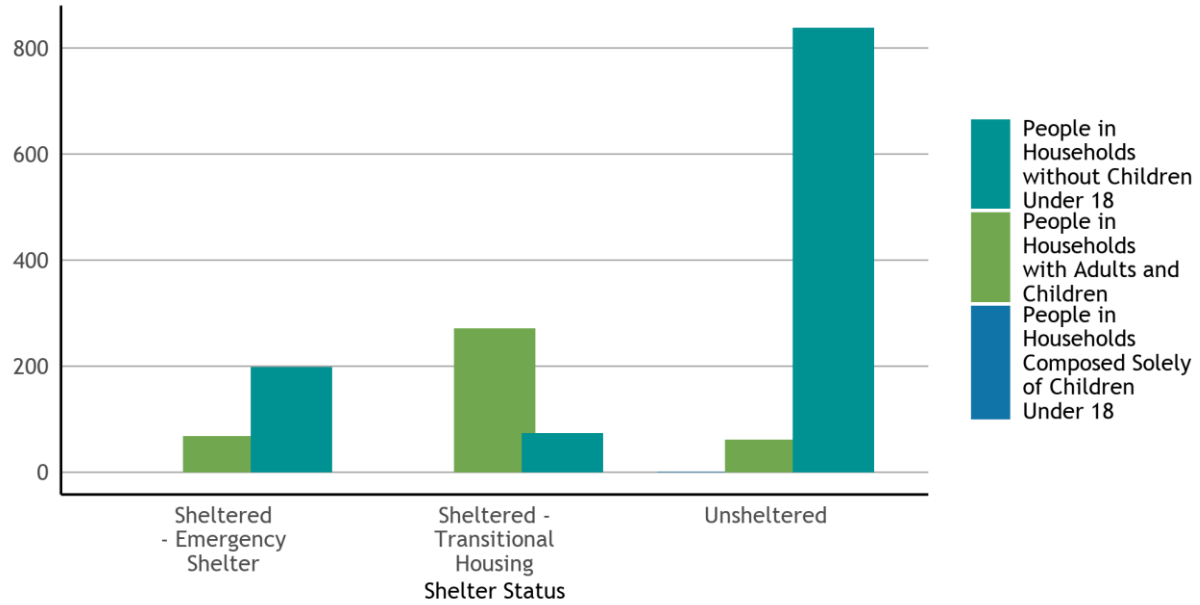


Figure 43: Homelessness by Household Type and Shelter Status, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In San Mateo County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 66.6% of the homeless population, while making up 50.6% of the overall population (see Figure 44).

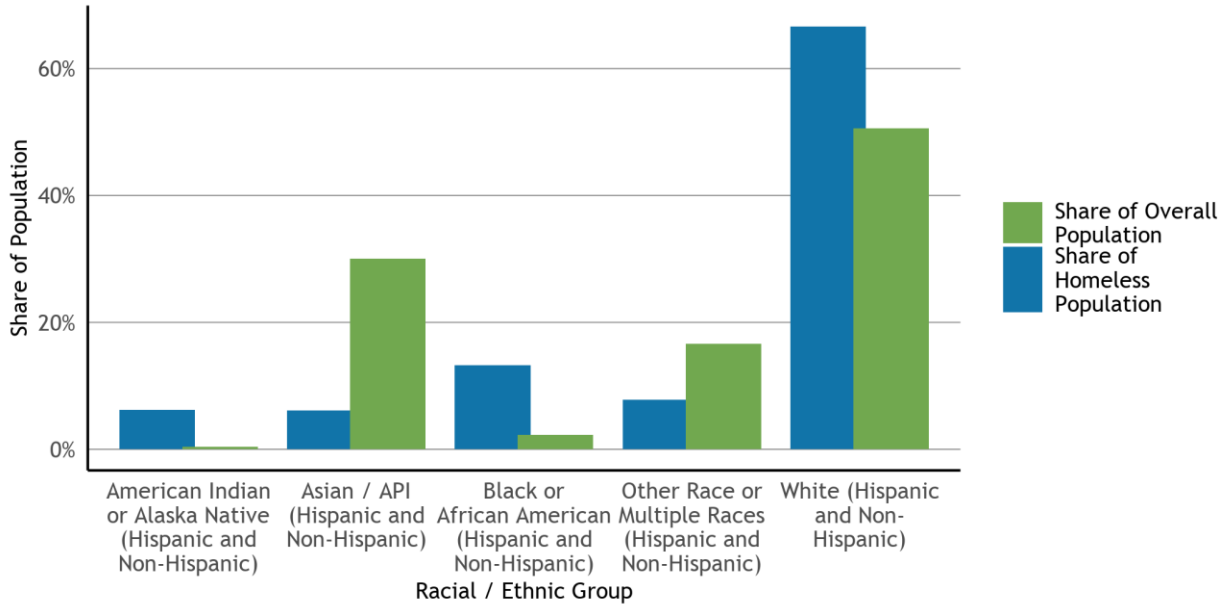


Figure 44: Racial Group Share of General and Homeless Populations, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-02.

In San Mateo, Latinx residents represent 38.1% of the population experiencing homelessness, while Latinx residents comprise 24.7% of the general population (see Figure 45).

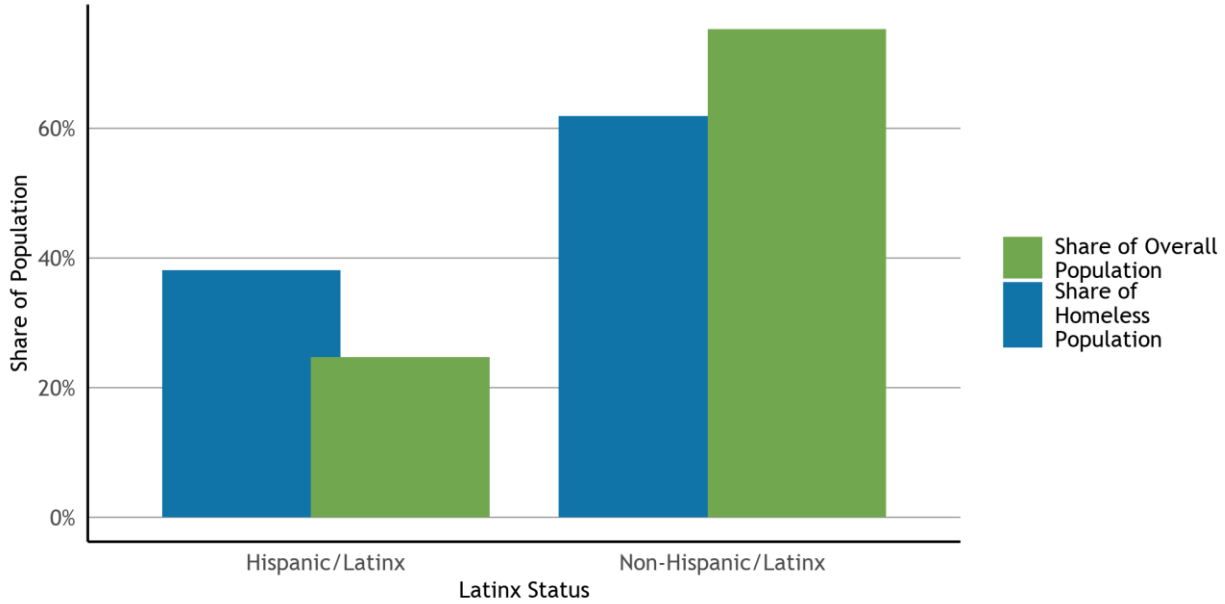


Figure 45: Latinx Share of General and Homeless Populations, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-03.

Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In San Mateo County, homeless individuals are commonly challenged by severe mental illness, with 305 reporting this condition (see Figure 46). Of those, some 62.0% are unsheltered, further adding to the challenge of handling the issue.

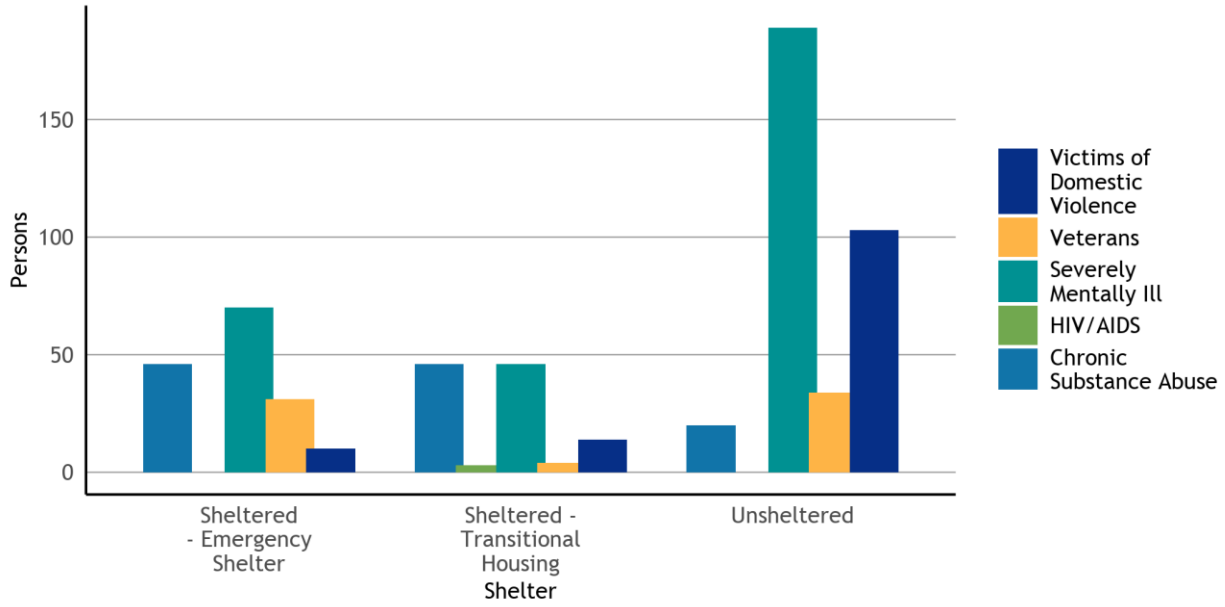


Figure 46: Characteristics for the Population Experiencing Homelessness, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-04.

In San Mateo, the student population experiencing homelessness totaled 313 during the 2019-2020 school year and decreased by 24.6% since the 2016-2017 school year. By comparison, San Mateo County has seen a 37.5% decrease in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

The number of students in San Mateo experiencing homelessness in 2019 represents 26.2% of the San Mateo County total and 2.3% of the Bay Area total.

Table 15: Students in Local Public Schools Experiencing Homelessness

Academic Year	San Mateo City	San Mateo County	Bay Area
2016-2017	415	1,910	14,990
2017-2018	422	1,337	15,142
2018-2019	362	1,934	15,427
2019-2020	313	1,194	13,718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

This table is included in the Data Packet Workbook as Table HOMELS-05.

The San Mateo County Human Services Agency (HSA), in close collaboration with community partners, conducts the bi-annual One Day Homeless Count and Survey (count). The purpose of the One Day Homeless Count and Survey is to gather and analyze information to help the community understand homelessness in San Mateo County. This is one data set, among others, that provides information for effective planning of services to assist people experiencing homelessness and people at risk of homelessness. HSA's Center on Homelessness and the San Mateo County Continuum of Care (CoC) Steering Committee were responsible for overseeing this data collection effort, with assistance from a broad group of community partners, including non-profit social service providers, city and town governments, and people who had former or current homelessness experience.

The One Day Homeless Count and Survey was designed to meet two related sets of data needs. The first is the requirement of the United States Department of Housing and Urban Development (HUD) that communities applying for McKinney-Vento Homelessness Assistance funds (also known as Continuum of Care or "CoC" funds) must conduct a point-in-time count of homeless people a minimum of every two years. These counts are required to take place in the last ten days of January. The One Day Homeless Count and Survey was conducted in January 2019 to meet this HUD requirement. The previous HUD-mandated count was conducted in January 2017.

The second set of data needs is for local homeless system planning, as the One Day Homeless Count and Survey provides information about people experiencing homelessness and about trends over time.

The 2019 count determined that there were 1,512 people experiencing homelessness in San Mateo County on the night of January 30, 2019, comprised of:

- **901 unsheltered** homeless people (living on streets, in cars, in recreational vehicles (RVs), in tents/encampments), and
- **611 sheltered** homeless people (in emergency shelters and transitional housing programs).

This finding of 1,512 people was higher than the 2017 and 2015 counts, but lower than the 2011 and 2013 counts. The number of people living in shelters in 2019 remained similar to the number counted in 2017.

The overall increase in homelessness from 2017 to 2019 was driven primarily by a significant increase in the number of people living in RVs (127% increase). There was also an increase in the number of people sleeping on the street (24% increase). However, compared to 2017, the 2019 count found a decrease in people estimated to be sleeping in cars (7% decrease) and in tents/encampments (31% decrease).

While no unsheltered families were directly observed during the 2019 count, the number of families with children experiencing unsheltered homelessness was estimated to have been 16 (in cars, tents/encampments, and/or RVs). This number represents a 16% decrease in families from the 19 families estimated to be unsheltered in the 2017 count.

The count found 74 unsheltered individuals in the City of San Mateo, representing 8% of the Countywide unsheltered population. This was an increase from 2017, when 48 homeless individuals were located, but lower than in 2013, when 103 people were counted. Although demographic data are not available for each individual jurisdiction, a number of key findings were made.

The 2019 One Day Homeless Count and Survey counted 1,018 households comprised of 1,110 single adults and 119 family households comprised of 401 adults and children.

A person in an adult only household was most likely to be unsheltered (75.5%), over 25 years old (95.1%), male (75.6%), non-Hispanic (64.9%), Caucasian (70.5%), and not experiencing chronic homelessness (71.4%). In contrast, family households were most likely to be in transitional housing (67.6%), have more children than adults (59.1% vs. 40.9% respectively), and be headed by a female (57.1%). People heading family households were also predominantly non-Hispanic (53.6%) and Caucasian (55.9%), however, race and ethnicity showed more variation in family households than adult only households.

Further, the percentage of people experiencing chronic homelessness over time increased from 19% in 2017 to 21% in 2019, but this figure was substantially lower than in 2013, when 45% were chronically homeless. Veterans in 2019 represented 5% of adults, a reduction from 11% in 2019. Severe mental illness, alcohol and/or drug use, and history of domestic violence were some of the self-reported conditions of those who were counted. For more information, see website: hsa.smcgov.org/2019-one-day-homeless-count

Resources for Persons Experiencing Homelessness

The County of San Mateo is the primary coordinator of services for people experiencing homelessness in the county. The City of San Mateo will continue to provide support for strategic initiatives to help address the challenges faced by people experiencing homelessness in the City, as well as to support the implementation of the County's 2022-2025 CoC Strategic Plan on Homelessness.

The City continues to provide financial support to non-profit organizations providing housing services, including homeless prevention, supportive and emergency housing, and other services identified as priority needs through the community engagement process. The City continues to support The Vendome, the permanent supportive housing development for chronically homeless in San Mateo. Additionally, the City participates in the San Mateo County CDBG Cohort, along with the other jurisdictions in the county to coordinate funding for service agencies. The Cohort meets quarterly and enables jurisdictions to share best practices, identify gaps in service, and utilize a joint proposal system to streamline funding applications.

The Continuum of Care (COC) guides the implementation of the county's housing and service system to meet the needs of homeless individuals and families. The City of San Mateo participates in COC meetings and monitors decision-making to better understand latest trends in homeless outreach. The COC coordinates the following activities:

- System planning (identifying gaps, developing strategies to fill gaps, responding to emerging best practices, etc.)
- Setting funding priorities for Emergency Solutions Grant and COC funds
- Assessing system performance and making system redesigns as needed
- Coordinating with other planning entities such as the Community Action Agency
- Undertakes a wide range of efforts to meet the needs of homeless individuals and families

<u>Chronically Homeless:</u> COC has created a multi-disciplinary, bilingual, Homeless Outreach Team (HOT) to conduct intensive outreach and engagement with unsheltered and chronically homeless individuals and families located throughout the County, with specialized HOT teams in the cities of San Mateo, Redwood City, South San Francisco, Half Moon Bay, Pacifica, and East Palo Alto.

<u>Families with children:</u> To reduce the number of unsheltered families, the COC has developed a rapid re-housing program. The San Mateo County Human Services Agency has provided funding for a motel voucher program to assist families with children that are waiting to access shelter.

<u>Veterans:</u> Needs include housing and assistance for homeless, employment and education services, and improved and increased liaisons with the Veterans Benefits Administration.

Youth: Currently, HUD COC funds are provided to the San Mateo County Mental Health Association to operate its Support and Advocacy for Young Adults in Transition Program, which provides case management and housing search/stabilization services to homeless youth. The San Mateo County Housing Authority administers the Family Unification Program vouchers.

6.6 Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal or permanent agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers. In many parts of Northern California, agriculture production is an important contribution to local economies, especially in Napa and Sonoma Counties. According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farmworkers in San Mateo County has decreased since 2002, totaling 978 in 2017, while the number of seasonal farm workers has decreased, totaling 343 in 2017 (see Figure 47).

In San Mateo, there are no known farmworkers, and it does not have any farm housing or land remaining in agricultural use. Further, no land within San Mateo is designated for agricultural use, except for the San Mateo County Event Center site and a parcel located within the College of San Mateo. According to ACS 2019 five-year data, there could be an estimated 30 farmworkers in San Mateo; however, the margin of error for this figure is +/- 42, meaning that this information is unreliable. Even at 30 farmworkers, this represents only 0.03% of the total population in the City. Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show no farmland in San Mateo. Due to the low number of agricultural workers in the City, the housing needs of migrant and/or farmworker housing need can be met through general affordable housing programs.

In San Mateo, there were no reported students of migrant workers in the 2019-2020 school year, which is consistent with the finding that there are likely no farmworkers in the community (see Table 15). The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-2017 school year. The change at the county level is a 57.1% decrease in the number of migrant worker students since the 2016-2017 school year.

Table 16: Migrant Worker Student Population

Academic Year	San Mateo City	San Mateo County	Bay Area
2016-17	0	657	4,630
2017-18	0	418	4,607
2018-19	0	307	4,075
2019-20	0	282	3,976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools
Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.
Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)
This table is included in the Data Packet Workbook as Table FARM-01.

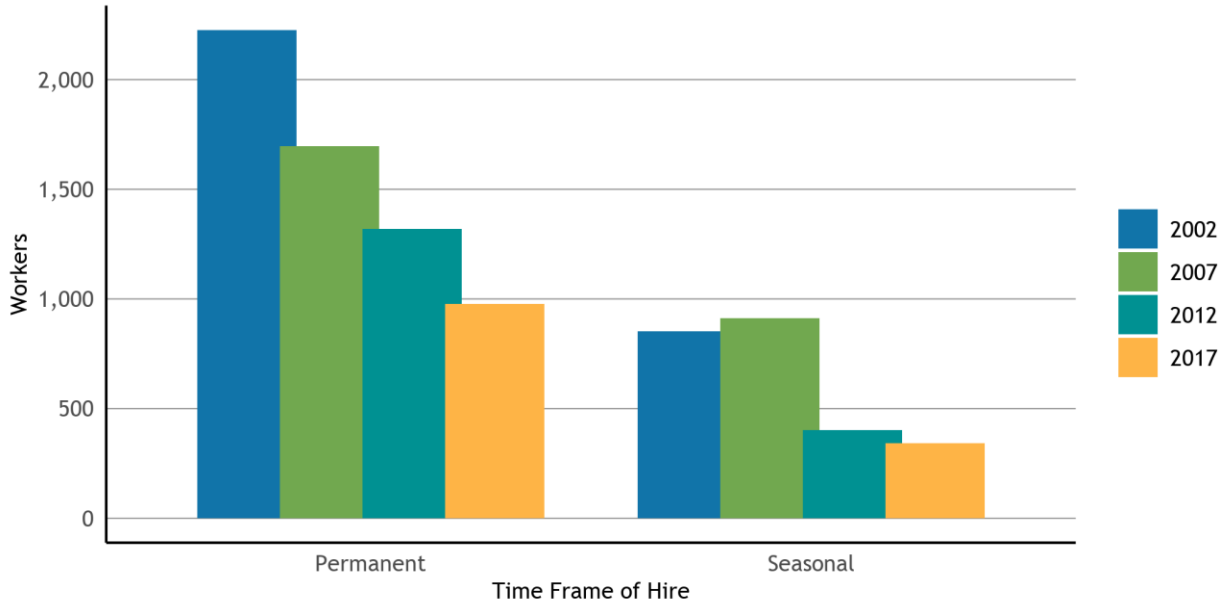


Figure 47: Farm Operations and Farm Labor by County, San Mateo County

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.

Resources for Migrant and/or Farm Workers

As mentioned above, there are no known persons employed in the farming, fishing, and forestry occupations. As such, no special programs target this population in San Mateo but they can be generally assisted with Housing Choice Vouchers or other affordable housing resources.

6.7 Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In San Mateo, 8.5% of residents 5 years and older identify as speaking English not well or not at all, which is above the proportion for San Mateo County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.

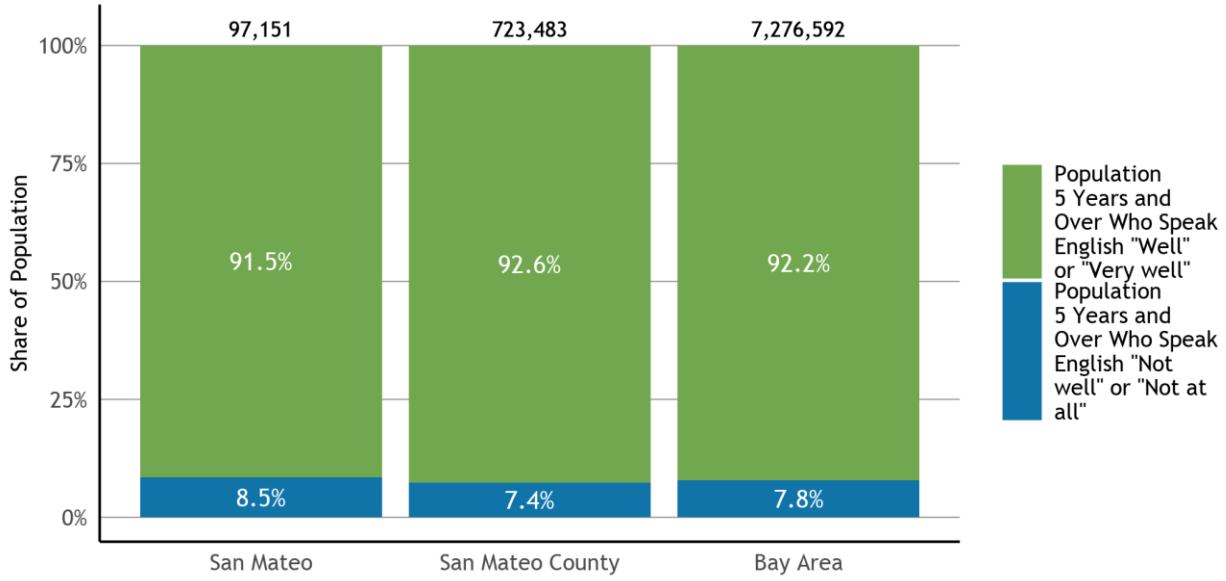


Figure 48: Population with Limited English Proficiency

Universe: Population 5 years and over

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005

For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.

INTRODUCTION

San Mateo County is a great place to work, live and play. But like the rest of the region, we are experiencing housing challenges. While a lack of housing to meet the demands of our dynamic economy and growing workforce remains a key issue, our housing needs are also diverse and changing. Just as our individual housing needs change over the course of our lifetime, the housing needed by our communities change too. Understanding those changes is critical to shaping housing policies and programs that ensure our communities are places where all of us can thrive, regardless of our age, income, and specific circumstances.

Here are some highlights of trends related to the people, jobs, and households of San MateoCounty, and what they mean for our housing needs today and into the future.

KEY TAKEAWAYS:

People

- **By 2026, one out of five residents will be 65 or over**
- **San Mateo County's population is becoming more diverse**

Housing

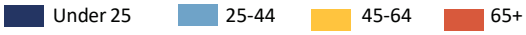
- **The number of households will continue to grow**
- **Housing rent and prices continue to increase**

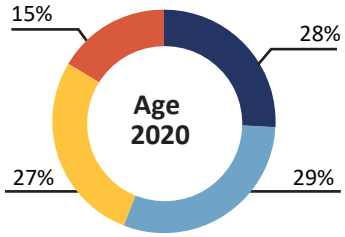
Jobs

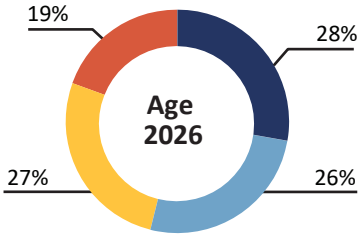
- **The number of jobs will continue to grow**
- **Although the median income is high, many jobs paylow wages**

PEOPLE

By 2026, one outof five residents will be 65 or over







San Mateo County makes up 10 percent of the total Bay Area population, which is the fifth largest metropolitan area in the country. The number of people living here has steadily grown the past few decades. **In 2020, the population was estimated to be 773,244, an increase of 19 percent since 1990[1].** That trend is expected to continue despite the impact of the recent pandemic because more jobs continue to be added.

People are also living longer, with those 65 and over expected to make up nearly 20 percent of the population by 2026. Equally important is the fact that Millennials recently surpassed the Baby Boomers as our largest generation. As Millennials enter their 40s, they will continue to shape countywide housing needs.By 2026, people 25-44 and 45-64 will make up more than 50 percent of the population[2].

What does this mean for housing needs?

Both generations have been showing a preference for more walkable, mixed-use neighborhoods, that are close to work, schools, parks, and amenities. The majority of seniors prefer to stay in their homes and communities, or age-in-place. Yet many live on fixed incomes and may have mobility issues as they age, which require supportive services.

Simultaneously, Millennials are less likely to own homes and have less savings than previous generations; are more likely to live alone and delay marriage; and as they start families, may be in greaterneed of support when purchasing their first home. Coupled with increasing housing prices, it is harder foryounger generations to rent or purchase a home than it was for current residents.

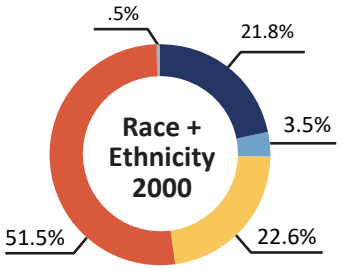
With more people 65 and over than there were 10 or 20 years ago we have to address how to support our seniors as they get older so they can stay in their homes and communities, and make sure young people,new families and our workers can find housing they can afford that meets their needs.

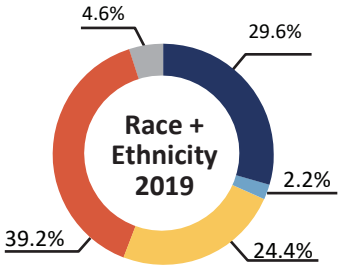
[1] U.S. Census, American Community Survey
[2] Claritias Population Facts 2021

Our population is becoming more diverse

Asian
Black
Latinx
White
Other *

*Due to small percentage, Other is grouped as American Indian, Alaska Native, "Other" or Multiple Races





San Mateo County is a very diverse place to live, even when compared to the State of California. Countywide,more than one-third of the population are foreign bornand almost half speak a language other than English at home. By contrast, a quarter of all Californians are foreign born and less than a quarter speak a languageother than English at home. Over 120 identified languages are spoken in San Mateo County, with top languages including Spanish (17 percent), Chinese (8 percent) and Tagalog (6 percent).

Our population has become increasingly more diverse over time. **In 2000, more than half of people identified as White, which fell to 39 percent in 2019, and is expected to decrease further to 35 percent by 2026**. However, while the Asian and Latinx populations increased during that time, the Black population decreased by almost half, from 3.5 to 2.2 percent[3].

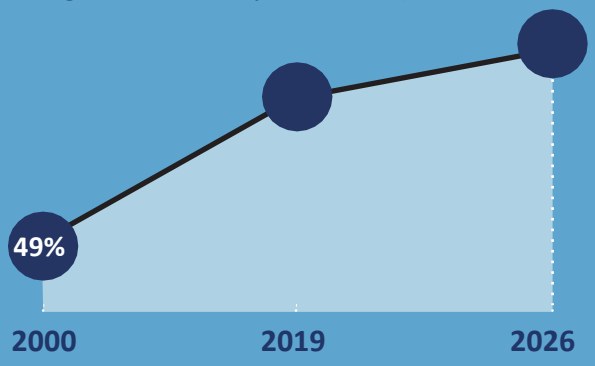
What does this mean for housing needs?

When planning for housing, we need to consider a variety of housing needs—like larger homes for multi- generational families or those with more children—and how to create opportunities for everyone to access quality, affordable housing near schools, transit, jobs, and services.

Past exclusionary practices have prevented people of color from purchasing homes, living in certain neighborhoods, and building wealth over time. As a result, they are more likely to experience poverty, housing insecurity, displacement, and homelessness.And while many of our communities are very diverse,we are still contending with segregation and a lack of equitable opportunities. To help prevent displacement due to gentrification and create a future where it is possible for everyone to find the housing they need, it will be important to plan for a variety of housing types and affordability options in all neighborhoods.

DIVERSITY

Past and projected percentage of Black, Indigenous and People of Color (BIPOC)



Since 2000:

BIPOC population growth from 48.5% to 60.8% ↑ **12.3%**

Asian Population growth from 21.8% to 29.6% ↑ **7.8%**

Black Population decline from 3.5% to 2.2% ↓ **2.3%**

35% of the population is foreign born

46% speak a language other thanEnglish

120 different languages are spoken

[3] U.S. Census, American Community Survey

HOUSEHOLDS + HOUSING

The number of households will continue to grow

265K
Households in 2020

394K
Households in 2050

That's a **48%** increase

Over the past 30 years, new home construction has notkept up with the number of jobs our economy keeps adding. This has led to a housing shortage.

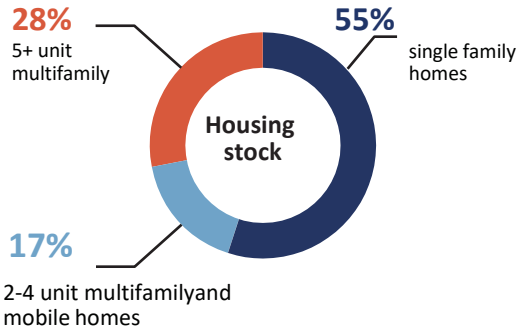
In 2020, there were 265,000 households in San Mateo County. By 2050 we expect that to increase by almost half to 394,000[4]. This growing demand will continue to put pressure on home prices and rents. And given that nearly 75 percent of our housing was built before 1980 there will also be the need to upgrade older homes. While this will be essential to make sure housing is of high quality and safe to residents, redevelopment or repair can sometimes result in a loss of affordable housing, especially in older multi-unit buildings.

For every six low-wage jobs ($20 an hour) there is one home in the county that is affordable to such a worker (monthly rent of $1,500)[5].

What does this mean for housing needs?

We not only need to plan for more housing, but also consider how to best support the development of low and moderate income housing options while preserving existing affordable homes. This includes transitional and supportive housing options for the unhoused, and universal design to meet accessibility and mobility needs.

Although the majority of housing produced in the pastfew decades has been single-family homes or larger multifamily buildings, some households have become increasingly interested in "missing middle" housing— smaller homes that include duplexes, triplexes, townhomes, cottage clusters, garden apartments and accessory dwelling units (ADUs). These smaller homesmay provide more options to a diversity of communitymembers across income, age, and household size.



low wage jobs
(153,000 in total)

affordable home
(25,000 in total)

68%
of households are **families**

76%
of existing housing was built **before 1980**

17%
of households spend **half or more** of their income on housing

5,264
existing affordable units are **at risk** of being converted to market rate

[4] Plan Bay Area 2050 Projected Growth Pattern, U.S. Census, American Community Survey
[5] Association of Bay Area Governments Jobs Housing Fit

Housing rent and prices continue to increase

2009 to 2020

$1.56K **$2.2K** per month

Median rent increased 41%

$675K **$1.4M**

Home values more than doubled

The Bay Area is a great place to live. But throughout the region and county there just isn't enough housing for all income levels, which has made costs go up. Home prices and rents have been steadily increasing the pasttwo decades, but in recent years the jump has been dramatic. **Since 2009, the median rent increased 41 percent to $2,200, and median home values have more than doubled to $1,445,000[6].**

Overall, many residents are paying too much on housing, while many others have been priced out entirely. If a household spends more than 30 percent of its monthly income on housing, it is considered *cost-burdened*. If it spends more than 50 percent, it is considered *severely cost-burdened*. Renters are usually more cost-burdened than homeowners. While home prices have increased dramatically, homeownersoften benefit from mortgages at fixed rates, whereas renters are subject to ups and downs of the market.

In San Mateo County, 17 percent of households spendhalf or more of their income on housing, while 19 percent spend between a third to a half. However, these rates vary greatly across income and race. Of those who are *extremely low income—making 30 percent or less of the area median income (AMI)*—88 percent spend more than half their income on housing. And Latino renters and Black homeowners are disproportionately cost burdened and severely cost-burdened. Given that people in this situation have a small amount of income to start with, spendingmore than half what they make on housing leaves them with very little to meet other costs, such as food, transportation, education, and healthcare. Often very low-income households paying more than 50 percent of their income on rent are at a greater risk ofhomelessness[7].

As a result, more people are living in overcrowded or unsafe living conditions. They are also making the tough choice to move further away and commute long distances to work or school, which has created more traffic. Since low income residents and communities of color are the most cost burdened, they are at the highest risk for eviction, displacement, and homelessness.

What does this mean for housing needs?

Although there are complex supply, demand and economic factors impacting costs, not having enough housing across all incomes has meant rents and pricesare just higher. Programs and policies that can supportmore homes across all income levels, particularly very low, low, and moderate income, are essential, as are more safe, affordable housing options to addresshomelessness.

RENTER SNAPSHOT

54% are under 44 years old

76% are people of color and ata higher risk of being displaced

1 in 4 renters...

spend **50%** of income on rent

live in overcrowded households – **89%** of these renters are BIPOC

Latinx are the most cost burdened

31% spend more than half and

18% spend a third to half of their income on rent

[6] San Mateo County Association of Realtors, Zillow
[7] U.S. Census, American Community Survey

JOBS

The number of jobs will continueto grow

416.7K
Jobs in 2020

507K
Jobs in 2050

That's a **22%** increase

The Bay Area and San Mateo County have had very strong economies for decades. While some communities have more jobs, and some have less, we have all been impacted by the imbalance of job growthand housing.

Since 2010 we have added over 100,000 jobs but only 10,000 homes[8]. At the same time, our population is growing naturally, meaning more people are living longer while our children are growing up and moving out into homes of their own. All of this impacts housing demand and contributes to the rising cost of homes. We need more housing to create a better balance.

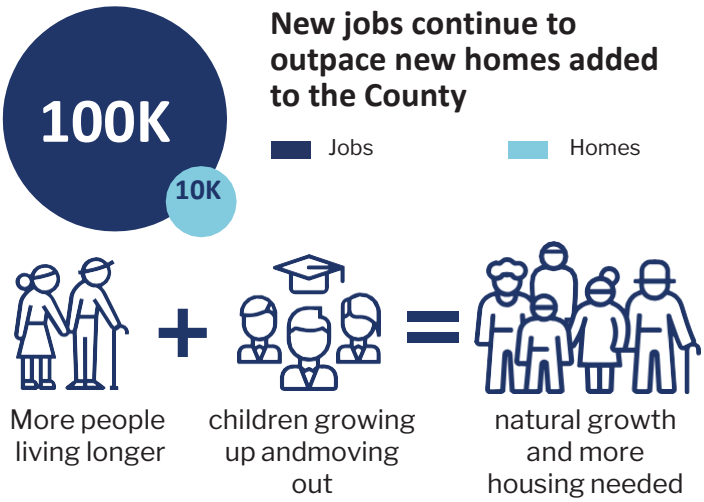
In 2020, there were 416,700 jobs and by 2050 we expect that to increase 22 percent to 507,000[9]. While some jobs pay very well, wages for many others haven't kept up with how costly it is to live here.

What does this mean for housing needs?

As we plan for housing, we need to consider the needs of our workforce—folks who are a part of our communities, but often end their day by commuting long distances to a place they can afford. Many have been displaced in recent decades or years, as housing and rent prices soared along with our job-generating economy. The lack of workforce housing affects us all, with teachers, fire fighters, health care professionals, food service providers and many essential workers being excluded from the communities they contribute to every day. The long-term sustainability of our communities depends on our ability to create more affordable and equitable housing options.

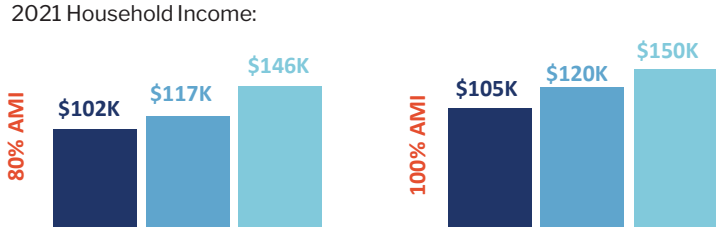
NEW JOBS TO NEW HOUSING

2010 - 2020



[8] U.S. Census American Community Survey, State of CA Employment Development Dept (EDD)
[9] Plan Bay Area 2050 Projected Growth Pattern

Our median income is high, but the wage gap continues to grow



Household of 1 Household of 2 Household of

To be considered low or moderate income in the Bay Area means a very different thing than in most parts of the country. The *income or wage gap—the difference between the highest and lowest wages*—is large in our region. Affordable housing here can mean that your favorite hairstylist, your child's principal, or the friendly medical assistant at your doctor's office can qualify for—and often needs—below market rate or subsidizedaffordable housing so they can live close to their work.

The starting point for this calculation is the *Area Median Income (AMI)—the middle spot between the lowest and highest incomes earned in San Mateo County*. Simply put, half of households make more, and half of households make less. Moderate income is80 to 120 percent of the AMI, low income is 50 to 80 percent AMI and very low income is 30 to 50 percent AMI. Below 30 percent AMI is considered extremely low income. The rule of thumb is households should expect to pay about a third of their income on housing.

In San Mateo County, the AMI is $104,700 for a single person, $119,700 for a household of two and $149,600 for a family of four. When we talk about affordable housing, we mean housing that is moderately priced for low or moderate income residents so that new families and the workforce can live in our communities. Affordable housing programs are generally for those who earn 80 percent or below the AMI, which is $102,450 for a single person, $117,100 for a household of two and $146,350 a yearfor a household of four[10].

What does this mean for housing needs?

Given the price of land in San Mateo County and what it costs to build new housing, creating affordable housing is extremely challenging—and often impossible withoutsome form of subsidy. Sometimes this is in the form of donated land from a local government or school district. Sometimes this is in the form of incentives to developers or zoning rules requiring affordable units to be included. And most commonly, this is through special financing, grants, and tax credits. Often all of these factors and more are needed to make affordablehousing work. The housing element process is an opportunity for each community to look at what's possible and put in place supportive policies and programs to help make affordability a reality.

INCOME LEVELS + WAGES

Extremely Low Income	30% AMI	**Grocery Store Clerkor Barista** **$29K/Yr or $15/Hr** 83% of income spent on housing*
Very Low Income	50% AMI	**Hair Stylist or Administrative Assistant** **$38K/Yr or $20/Hr** 63% of income spent on housing*
Low Income	80% AMI	**Medical Assistant or Preschool Teacher** **$52K/Yr or $27/Hr** 46% of income spent on housing* **School Administrator or Social Worker** **$86K/Yr or $45/Hr** 28% of income spent on housing*

**income spent on housing based on 2k per month/studio or 1 bedroom*

[10] State of CA Dept of Housing and Community Development (HCD)

APPENDIX A | Attachment 2 – Inventory of Assisted Units

Table 1 - City of San Mateo Assisted Rental Housing

Project & Year Completed	Type of Development	Total Units	Total Aff. Units	30% AMI	50% AMI	65% AMI	80% AMI	120% AMI	Affordability Expiration	Owner	Financial Assistance
Lesley Plaza 1961	Senior Rental New Const.	56	56				56		2055	NP	HUD Section 202 Elderly Program
Lesley Towers 1965	Senior Rental New Const.	200	200		200				2015	NP	HUD Section 202 Elderly Program
Flores Gardens 1984	Senior Rental New Const.	72	72				72		2035	Private	HUD Sec 221 (d)(4)
Rotary Haciendas 1988-89	Senior Rental New Const.	82	82		81		1		2044	NP	Bought land w/RDA ; LIHTC
Belmont Bldg. 1993-94	Family Rental Conversion	6	6		6				2032	Private	CDBG Loan; RDA Loan
12 N. Idaho 1994	Family Rental Acq./Rehab	6	6		1	4	1		2034	NP	RDA; HOME ; SM Co. HOME
Darcy Bldg. 1995	Family Rental Conversion	8	8		8				2034	NP	RDA Loan; HOME Loan; SM Co Hsg Authority
106 N. Eldorado 1996	Family Rental Acq./Rehab	6	6		1	4	1		2036	NP	HOME Loan
Hotel St. Matthew 1996	SRO Acq./Rehab	56	56		56				2051	NP	HOME Loan; RDA Loan; LIHTC
Edgewater Isle 1998	Senior Rental Acq./Rehab	92	92		25	66		1	2072	NP	HOME Loan; RDA Loan; CalHFA Loan
Bridgepointe Condominiums 1999	Family Rental New Construct	396	59		24			35	2027	Private	BMR units
200 S. Delaware 1999	Family Rental Acq./Rehab	16	16	2	2		5	7	2049	NP	RDA Loan; HOME Loan
Humboldt House 2000	Supportive Hsg. Rehab	9	9		9				2041	NP	RDA Loan; HOME Loan

Project & Year Completed	Type of Development	Total Units	Total Aff. Units	30% AMI	50% AMI	65% AMI	80% AMI	120% AMI	Affordability Expiration	Owner	Financial Assistance
Jefferson at the Bay 2001-02	Family Rental New Construct	575	58				58		Life of property	Private	BMR units
Santa Inez Apt. 2001	Family Rental New Construct	44	44	0	42	2			2055	Private	RDA Loan , LIHTC
11 S. Delaware 2002	Family Rental Acq./Rehab	11	11	5	6				2034	NP	HOME Loan, SM Co HOME Loan
Chamberlain 2003	Family Rental New Construct	21	2				2		Life of property	Private	BMR units
The Metropolitan 2003	Family Rental New Construct	218	22		18	4			Life of property	Private	BMR units
CSM Teacher Housing 2005	Family Rental New Construct	44	4				4		Life of property	NP	BMR units
Nazareth Plaza 2005	Family Rental New Construct	54	5				5		Life of property	Private	BMR units
Rotary Floritas 2005	Senior Rental New Const.	50	50		49			1	2060	NP	RDA Loan, SM Co. HOME Loan ; LIHTC
Fountain Glen 2007	Senior Rental New Const.	135	14				14		Life of property	Private	BMR units
The Vendome 2009	Supportive Hsg. Acq./Rehab	16	16		16				2063	NP	RDA, HOME, SM Co CDBG Loans
Peninsula Station 2010	Family Rental New Const.	68	67	21	32	14			2065	NP	RDA, HOME and SM Co. CDBG Loans, LIHTC
888 Apartments 2012	Family Rental New Const.	155	15		15				Life of property	Private	BMR units
Park 20 2012	Family Rental New Const.	197	20		20				Life of property	Private	BMR units
Delaware Pacific 2013	Family Rental New Const.	60	59	10	49				2068	NP	RDA, HOME, SM Co. CDBG/HOME, Section 8, CalHFA, LIHTC

Project & Year Completed	Type of Development	Total Units	Total Aff. Units	30% AMI	50% AMI	65% AMI	80% AMI	120% AMI	Affordability Expiration	Owner	Financial Assistance
MODE by Alta 2013	Family Rental New Const.	111	11				11		Life of property	Private	BMR units
Fieldhouse 2013	Family Rental New Const.	108	11				11		Life of property	Private	BMR units
Alma Point 2013	Family Rental New Const.	66	3				3		2069	NP	HOME
Russel 2015	Family Rental New Const.	158	16				16		Life of property	Private	BMR units
2000 S. Delaware 2015	Family Rental New Const.	60	60					60	2067	Private	Land subsidy, Perm loan
Quimby 2015	Family Rental New Construct	70	7				7		Life of property	Private	BMR units
Station Park Green 1 2015	Family Rental New Construct	121	12		12				Life of property	Private	BMR units
1110 Cyprus 2016	Family Rental Acq./Rehab	16	16				16		2071	NP	HOME, RDA Successor, County, Perm loan
Station Park Green 2 2017	Family Rental New Construct	199	20		20				Life of property	Private	BMR units
Station Park Green 3 2017	Family Rental New Construct	172	17		17				Life of property	Private	BMR units
Windy Hill (405 E 4th Ave) 2017	Family Rental New Construct	15	2		2				Life of property	Private	BMR units
The Addison 2018	Family Rental New Construct	60	5		5				Life of property	Private	BMR units
The Morgan 2018	Family Rental New Construct	82	8				8		Life of property	Private	BMR units
Windy Hill (406 E 3rd Ave) 2019	Family Rental New Construct	25	3		3				Life of property	Private	BMR units
Montara 2020	Affordable New Construction	68	67	14	36	17			2072	NP	Land lease subsidy, RDA Successor, LIHTC, County AHF, County HOME, AHP
Azara 2021	Family Rental New Construct	73	6		6				Life of property	Private	BMR units
Totals		**4,041**	**1,303**	**52**	**545**	**111**	**491**	**104**			

Table 2 - City of San Mateo Assisted Ownership Housing

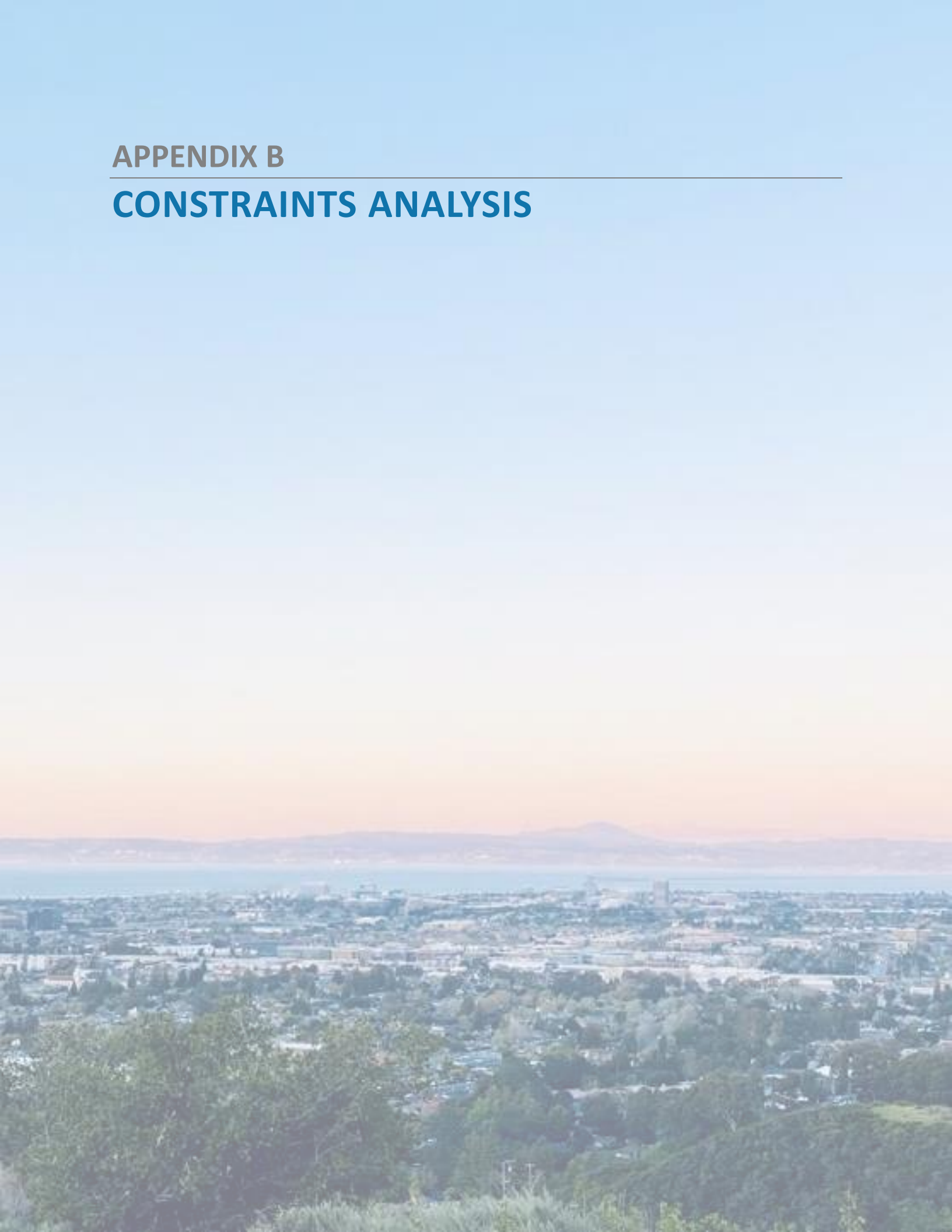
Project & Year Completed	Total Units	Total Aff. Units	30% AMI	50% AMI	65% AMI	80% AMI	120% AMI	Affordability Expiration	Financial Assistance
Meadow Court 1987-88	78	70					70	30-40 years/ rolls over with each new buyer	Bought land w/ CDBG; CalHFA mortgages for buyers
Gateway Commons 1989	96	93				16	77	30-40 years/ rolls over with each new buyer	Bought land w/ CDBG & RDA; CalHFA mortgages for buyers
Summerhill I 1996	54	6					6	30 years/ rolls over with each new buyer	BMR units
Summerhill II 1997	70	6					6	30 years/ rolls over with each new buyer	BMR units
Rushmore Townhomes 1998	13	1					1	30 years/ rolls over with each new buyer	BMR units
Humboldt Square 1998	26	8					8	30 years/ rolls over with each new buyer	RDA write down of land
St. Matthews Place 2000	34	5		2			3	30 years/ rolls over with each new buyer	BMR units
Ryland Homes 2001	153	15					15	30 years/ rolls over with each new buyer	BMR units
The Madrid 2000	13	1				1		30 years/ rolls over with each new buyer	BMR units
Norfolk 2002	57	7		5			2	30 years/ rolls over with each new buyer	BMR units
Bay Meadows Mix Use 2003	19	2					2	30 years/ rolls over with each new buyer	BMR units
Classic Communities 2003	25	3					3	30 years/ rolls over with each new buyer	BMR units
Grant St Condos 2003	17	2				2		30 years/ rolls over with each new buyer	BMR units
Baywood Place 2005	17	2					2	30 years/ rolls over with each new buyer	BMR units
Palm Residences 2007	19	2					2	45 years/ rolls over with each new buyer	BMR units
Stonegate 2007	45	9					9	45 years/ rolls over with each new buyer	BMR units
Park Bayshore 2008	21	2					2	45 years/ rolls over with each new buyer	BMR units
The Versailles 2008	61	6				1	5	45 years/ rolls over with each new buyer	BMR units
Claremont Townhomes 2010	18	2					2	45 years/ rolls over with each new buyer	BMR units

Project & Year Completed	Total Units	Total Aff. Units	30% AMI	50% AMI	65% AMI	80% AMI	120% AMI	Affordability Expiration	Financial Assistance
Arbor Rose 2012-2013	74	7					7	45 years/ rolls over with each new buyer	BMR units
Verona Ridge 2014	34	3					3	45 years/ rolls over with each new buyer	BMR units
Amelia 2013-2014	63	6					6	45 years/ rolls over with each new buyer	BMR units
Lansdowne 2013-2014	93	9					9	45 years/ rolls over with each new buyer	BMR units
Canterbury 2014-2015	76	8					8	45 years/ rolls over with each new buyer	BMR units
Brightside 2015	80	8					8	45 years/ rolls over with each new buyer	BMR units
Tidelands Mariners Island 2016	76	8					8	45 years/ rolls over with each new buyer	BMR units
Meadow Walk 2017-2018	74	7					7	45 years/ rolls over with each new buyer	BMR units
Classics 2017-2018	27	3					3	45 years/ rolls over with each new buyer	BMR units
Promenade 2017-2018	42	4					4	45 years/ rolls over with each new buyer	BMR units
Meadow Walk 2 2018	55	6					6	45 years/ rolls over with each new buyer	BMR units
Totals	**1,530**	**311**		**0**	**7**	**0**	**23**	**281**	

BMR units = Below Market Rate Program
RDA units = Redevelopment Agency-funded

APPENDIX B

CONSTRAINTS ANALYSIS



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1 INTRODUCTION

The purpose of the constraints analysis section, per Government Code Section 65583(a)(5-6), is to identify and analyze governmental and non-governmental factors (constraints) that inhibit the development, improvement or maintenance of housing; and that hinder a jurisdiction from meeting its share of the regional housing needs.

The analysis in this appendix assesses the specific governmental standards and processes; and identifies local efforts to remove these constraints. Examples of such constraints include land use controls, development standards, entitlement and permit fees, review processes, and compliance with Federal and State laws intended to facilitate housing for lower-income and special needs households.

Additionally, non-governmental constraints that inhibit the development, improvement or maintenance of housing are evaluated in this document, including the availability of financing, price of land, cost of construction, access to credit, requests to develop housing at reduced densities, and length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development.

The analysis within this appendix has informed the City's policy approach in the current Housing Element cycle to reduce constraints and make it easier and more affordable to develop housing including housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters.

2 GOVERNMENTAL CONSTRAINTS

Governmental policies and regulations can result in both positive and negative effects on the availability and affordability of housing. This section, as required by Government Code Section 65583(a)(5), describes City policies and regulations that could potentially constrain the City's ability to achieve its housing goals. Potential constraints to housing include zoning regulations, development standards, infrastructure requirements, development impact fees, and the development approval processes. While government policies and regulations are intended to serve public objectives and further the public good, the City of San Mateo recognizes that its actions can potentially constrain the availability and affordability of housing to meet the community's future needs. The City has implemented several measures to reduce development costs and streamline the approval process, as described in this section.

2.1 Land Use Controls

2.1.1 Planning and Zoning Code

The Zoning Code has the most immediate effect on the built environment. Zoning regulates the use of land and structures, the density of development[1] and population, the height and bulk of structures, parking provisions, open space requirements, landscaping standards and other design requirements. The City of San Mateo's Zoning Code has been written to accommodate residential uses throughout the City, as shown in Table 1. This includes single-family housing, multi-family housing, emergency shelters, and senior housing, among other uses. A summary of the City's residential development standards for all zoning districts is provided as Table 2.

Single-family neighborhoods include the zones R1-A, R1-B, and R1-C. The R1-A zone consists of the San Mateo Park neighborhood and College of San Mateo campus. These parcels are generally larger in size and have a floor area ratio (FAR) allowance of 0.4 and minimum parcel area of 10,000 square-feet. The R1-B and R1-C zones represent most single-family neighborhoods throughout the City. Both zones have a maximum FAR of 0.5 and the minimum parcel size is 6,000 square-feet for R1-B and 5,000 square-feet for R1-C. Most of the City's single-family neighborhoods are developed, and the City has seen a significant increase in permit applications for accessory dwelling units since 2020.

A substantial amount of land is zoned for multi-family residential uses, mixed-use residential and commercial development. Multi-family uses are concentrated around the Downtown core, Transit Oriented Development (TOD) zone, El Camino Real and highway corridors. Commercial (C) and office (E) districts also permit housing development through residential overlay zones (/R, /R4, and /R5). Sites located outside the residential overlay zones also allow housing development through a Special Use Permit, as discussed further in Section 2.7.7. There are also special standards to allow increased density

[1] The City also has development restrictions associated with voter-approved Measure Y as described in Section 3.5 of this Appendix.

for senior citizen housing units and for affordable housing projects pursuant to the State Density Bonus Law.

The setbacks for multi-family residences are modest and vary by location. Maximum heights range between 35 feet to 55 feet in the R3, R4, R5 and R6 zones, with the downtown zones primarily allowing up to 55 feet. The building height limit of 35 feet in the R3 district is measured to the top of plate; but it allows the top of roof (such as the roof peak of a gable roof) to extend beyond 35 feet. The City does not limit the number of stories in buildings; thus a three-story building is typically allowed under the 35-foot height limit. Open space requirements apply to Multi-family (R3, R4-D, R5-D, R6-D) zones and Residential Overlay (/R, /R4 and /R5) zoning districts. However, this requirement can be provided as private open space, such as patios and deck area, or by incorporating public open space, such as common plaza and garden areas, or a combination of both. Additionally, landscaped areas located within the required building setback areas also count towards meeting the open space requirement. The City allows maximum flexibility in meeting these requirements. Concerns were raised regarding open space requirements for multi-family residences located in the R3 zones. In reviewing recently approved projects, staff found that these standards do not preclude residential developments. Examples of recently approved projects in the R3 zone include a small three-unit townhome development located on a 7,500 square-foot lot[2]. The project was able to achieve a new three-story, three-bedroom detached townhome proposal under the current standards for parking, open space, density (17 dwelling units per acre) and building height (35 feet) limitations. The City will continue to evaluate development standards including open space in R3 zones, parking requirements in general and for 1,400 square feet units, as well as density, floor area, and height controls related to Measure Y in these districts that may pose a barrier, individually or cumulatively, to housing development and to encourage Missing Middle housing. To remove these constraints, the Housing Element includes several implementation programs to update zoning code standards necessary to remove these barriers (H 1.6, H 1.7, H 1.12, H 1.13, and H 1.20).

Multi-family residential density, which is set by Measure Y, is based on land area and ranges from 17 to 50 dwelling units per net acre (DUA). Consistent with Measure Y, the zoning code incentivizes parcel aggregation by allowing higher density for larger project sites. For example, a 7,500 square foot property in a R3 zoning district would be allowed a maximum of 3-units; whereas a 15,000 square foot property in a R3 zoning district would be allowed a maximum of 12-units. By doubling the project site, a developer would be allowed a maximum of up to four times the number of dwelling units. Furthermore, certain sites designated by Measure Y may be allowed up to 75 DUA with the City's Community Benefits Program, as discussed further in the following sections.

Through community outreach conducted for this Housing Element, staff convened a focus-group of local housing developers and architects (Builders Focus Group) to discuss constraints associated with past projects. A key theme that emerged was related to constraints of the City's existing height limits, floor

[2] Example: 21 Lodato Ave Triplex.

area definitions, maximum density of 50 DUA under Measure Y, and design review guidelines that feel subjective. Most projects apply the State Density Bonus in order to exceed existing density and height limitations. The City recognizes these constraints and has adopted Objective Design Standards (ODS) for multi-family housing projects (Policy H 1.8) and evaluating the potential for a joint Density Bonus and Community Benefits Program that provides greater flexibility to developers and enhanced options when projects exceed minimum state requirements for affordability (Policy H 1.3). Additionally, the City will evaluate and update the zoning code with a focus toward facilitating affordable and Missing Middle housing, reducing constraints on housing and mixed-use developments by reducing residential parking requirements to be the same standard as allowed under density bonus laws (thus eliminating tying it to the 1,400 square foot size), modernizing open space requirements, potentially including a minimum housing density requirement, and exploring housing overlay and other development standards applicable to housing and mixed-use developments (Housing Policies H 1.6, H 1,7, H 1.9, H 1.10, H 1.11, H 1.12, and H 1.13). The City has also included a program to complete the General Plan Update, which is facilitating a community discussion to build consensus around how to best address the housing constraints that result from the building height, floor area, and density limits under Measure Y (Policy H 1.20).

Table 1: Residential Use Type by Zones

Residential Use Type	Zones																	
	R1	R2	R3	R4	R5	R4-D	R5-D	R6-D	E1	E2	C1	C2	C3	C4	CBD	CBD/S	M1	A
One-Family Dwelling	P	P	P	P	P	P	P	P										P
Two-Family Dwelling		P	P	P	P	P	P	P										
Multiple Family Dwelling			P	P	P	P	P	P	P S	P S	P S	P S	P S	P S	P	P		
One Family Row Dwelling			P1	P1	P1	P1	P1	P1	S1	S1	P1	P1	P1					
Accessory Dwelling Units[1]	P	P	P	P	P	P	P	P	P1	P1	P1	P1	P1		P1	P1		
Manufactured Home[2]	P1	P1	P1	P1	P1	P1	P1	P1										
Emergency Shelter												P	P1					
Senior Citizen Housing[3]	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1		
Apartment Hotels[4]					S	S	S	S						P			P	
Boarding and Lodging Houses[5]			S1	S	S	S	S	S			S	P	P	P	P1	P	P	

Source: City of San Mateo, 2022

Notes: Blank indicates not permitted; P = Permitted and subject to compliance with development standards; P1 = Permitted and subject to additional regulations; S = Special Use Permit; and S1 = Special Use Permit and subject to additional regulations.

1. *Accessory Dwelling Units (ADUs) are allowed in all residential zoning districts, including commercial and office districts that contain a residential overlay.*
2. *Manufactured Home is defined as a structure designed to be used as a dwelling with or without permanent foundation.*
3. *Senior Citizen Housing is subject to a Special Use Permit and standards listed in SMMC Section 27.61.*
4. *Apartment Hotels are intended for permanent guests to reside in individual guest rooms or dwelling units. Kitchen facilities are not required.*
5. *Boarding and Lodging Houses are not considered residential care facilities and are defined as "a building where lodging and meals are provided for compensation for residents and do not function as common household." The R3 district limits boarding and lodging houses to a maximum of 5 person.*

Table 2: Residential Development Standards

Zone District	Max Number of Units	Floor Area Ratio	Max Height [1]	Min. Yard Setback				Min Lot Width	Min Lot Size[2]	Min Open Space
				Front	Rear	Interior Side	Street Side (Corner Lot)			
Residential Districts (Single-Family, Two-Family and Multi-Family)										
R1-A	1 unit per lot	0.4[3]	24' to plate line; 32' to roof peak	25'	15'; 25' above 1st floor	7' to 10'[4]	15% lot width (10' min; 25' max); 20' to garage	75'	10,000 sf	N/A
R1-B		0.5[3]		15'; (20' to garage)		5'	15% lot width (7.5' min; 15' max); 20' to garage	60'	6,000 sf	
R1-C								50'	5,000 sf	
R2	2 units per lot	0.5 to 0.6[5]	Same as R1-B					30'	5,000 sf	N/A
R3	17 to 35 units per net acre	0.85	35' to 55'	15'; > 3 stories = ½ bldg ht.; 15' or equal to bldg. ht.[6]	15'; > 3 stories = ½ bldg. ht. or max 25'[6]	1-2 units = 5'; >2 units = 6'; > 2 stories = ½ bldg ht.; max of 25'[6]	1-2 units = 5'; > 2 units = 7.5'; > 2 stories = ½ building ht. max of 25'[6]	50'	5,000 sf	200 sf per bedroom for 1st DU; 100 sf per bedroom for additional DU
R4	17 to 50 units per net acre	1.5								N/A
R5		2.0								
Downtown Residential Districts										
R4-D	17 to 50 units per net acre	3.0; 45% max. lot cover	35' to 55'	15' to 20'[7]	25' or 25% of lot width, whichever is greater; 40' max	15'	15'	50'	5,000 sf[8]	Private = 80 sf/du; or Common = 150% of Private
R5-D		3.0			25'					
R6-D	50 units per net acre	3.0; 55% max. lot cover						N/A		
Commercial, Office Districts with Residential Overlay[9]										
C1	17 to 50 units per net acre	0.5 to 3.0[10]	25' to 55'	R3 zone standards apply for /R, /R4 and /R5 overlays; Buffers required for parcels adjacent to residential parcels or with frontage on El Camino Real[11]				50'	5,000 sf	Private = 80 sf/du Common = 150% of Private
C2										
C3										
CBD	50 units per net acre									
CBD-S										
E1	17 to 50 units per net acre	0.4 to 3.0[10]; 65% max. lot cover		15' along any street frontage and any required buffers[12]						
E2		0.5 to 3.0[10]; 80% max. lot cover		7.5' along any street frontage and any required buffers[12]						
Transit Oriented Development (TOD) Zone										
TOD (Rail Corridor Plan)	25 to 50 units per net acre	2.0 to 3.0	35' to 55'	N/A				N/A	N/A	N/A
TOD (Hillsdale Station)		1.0 to 2.0	40' to 55'	See Hillsdale Station Area Plan for El Camino Real setback and streetscape standards[13]						

Source: City of San Mateo, 2022.

1. *Building height shall not exceed the standards set forth on the Building Height Plan of the General Plan. Parcels located within the Downtown Specific Plan area shall not exceed the standards set forth in SMMC Chapter 27.40.*
2. *For all zones except the Downtown Residential, a reduced minimum parcel area of 4,000 square-feet and 40' lot width is permitted for a parcel located northeast of El Camino Real and recorded prior to March 3, 1947.*
3. *In the R1 zones, the maximum floor area ratio (FAR) is determined by the following: R1-A allows 0.4 FAR for the first 10,000 square-feet of parcel area plus 0.2 for any additional parcel area over 10,000 square-feet; and R1-B and R1-C allow 0.5 FAR for the first 6,000 square-feet of parcel area plus 0.2 FAR for any additional parcel area over 6,000 square-feet. However, in no case shall the maximum FAR exceed 6,000 square-feet total.*
4. *R1A zone parcels in the San Mateo Park Planning Area require an interior side yard setback of 7' for lot widths less than 75' or 10' for lot widths equal to or greater than 75'.*
5. *R2 zone parcels located in the Central Neighborhood and North Central Neighborhood shall not exceed 0.5 FAR for parcels up to 7,500 square feet and 0.6 FAR for parcels greater than 7,500 square feet.*
6. *For R3, R4, and R5 zone properties along El Camino real from 9th Ave. south to the City limits, buildings over 2 stories in height shall provide a minimum 10' setback from El Camino Real. Properties abutting an R1 or R2 zone require additional setbacks of 15' or ½ the building height, whichever is greater. Special downtown yard requirements are provided within SMMC Sections 27.22.095, 27.22.097, 27.28.023, 27.28.053.*
7. *Downtown Residential zoned properties (R4-D, R5-D, R6-D) within the Gateway area, as defined in the Downtown Specific Plan, shall conform with the building height and special yard requirements within SMMC Sections 27.28.023 and 27.28.053.*
8. *In the Downtown Residential Zones (R4-D, R5-D, R6-D), a reduced minimum parcel area of 4,400 square-feet and 40' lot width is permitted for a parcel located northeast of El Camino Real and recorded prior to March 3, 1947.*
9. *Residential units permitted on parcels designated with a residential overlay district (/R, /R4, /R5 or /Q) for all C and E districts.*
10. *Residential development may exceed the floor area ratio of the underlying district provided that the maximum floor area ratio, including the residential overlay, shall not exceed the following: 2.0 FAR in /R4 districts; 3.0 FAR in /R5 districts; and the underlying zoning district FAR in /R districts.*
11. *Commercial zones (C1, C2, and C3) require additional buffers, setback and built-to-line standards as described in SMMC Sections 27.30.060, 27.30.070, 27.32.060, 27.32.070, 27.34.060, 27.34.070, 27.38.100, 27.38.120, 27.39.090 and 27.39.110.*
12. *E1 and E2 zones require buffers when the parcel is contiguous to any residential district as described in SMMC Sections 27.44.090 and 27.48.100.*
13. *Hillsdale Station Area Plan, https://www.cityofsanmateo.org/DocumentCenter/View/59484/Hillsdale-Station-Area-Plan*

2.1.2 Specific Plans and Transit Oriented Development

The City of San Mateo uses Specific Plans to facilitate a diversity of housing opportunities not allowed under standard zoning districts.[3] This allows greater flexibility in design and facilitates larger housing developments. Examples of specific plans include Bay Meadows and the Transit-Oriented Development, as described further below.

The Bay Meadows Specific Plan (BMSP), first adopted in 1997, envisioned redevelopment of the former horse racetrack into a vibrant, transit oriented, mixed-use community. The plan permitted a variety of housing types that includes live-work units, small lot single-family dwellings, townhouse units, multi-family residential units and accessory dwelling units. Today, Bay Meadows is largely built-out with housing, office, and commercial uses, as well as improved vehicular, pedestrian and bicycle circulation throughout the plan area.

The San Mateo Rail Corridor Transit-Oriented Development (TOD) Plan was adopted in 2005 to incentivize transit supportive land uses and housing policies near the Hayward Park and Hillsdale Caltrain Stations. The Plan provides for mixed use development at the highest residential densities and building heights near the train stations to encourage a vibrant, transit oriented, and pedestrian friendly environment. Building upon these efforts, the city also adopted the Hillsdale Station Area Plan in 2011 to establish a TOD zone west of the Hillsdale Caltrain station. The Plan allows high-density multi-family housing that range between 25 to 50 units per net acre, as well as mixed-use buildings with ground floor retail combined with residential or office uses. This Plan compliments the Bay Meadows development by concentrating density on both sides of the Hillsdale station. Major development projects that have been approved in the plan areas include Station Park Green and Concar Passage, located near the Hayward Park Caltrain station.

2.1.3 Planned Developments

The purpose of Planned Development (PD) is to allow greater flexibility of site design while also preserving the natural, scenic environment. Under Chapter 27.62 of the Zoning Code, PD projects are processed under a Special Use Permit and may be approved if projects demonstrate that deviating from the underlying zone's development standards will result in better site design. PD regulations emphasize preserving open space and recreation areas at a minimum of 6 acres per 1,000 population. Most of the City's PD projects occurred in the 1980s, when larger vacant lands were available. The most recently approved PD is the Waters Technology Office Park in 2019, which redeveloped an existing 11.1 acre office park with 190 new dwelling units, including 19 Below Market Rate (BMR) units that are affordable at the low, lower or moderate income levels.

[3] The City's Specific Plan documents are available online: www.cityofsanmateo.org/1135/Planning-Resource-Documents

2.1.4 Parking Standards

Parking requirements for residential development are summarized in Table 3 and vary by residential use type. The City also allows reduced parking requirements for new residential uses located within a parking assessment and special district. The Central Parking Improvement District (CPID) includes the downtown and allows developments to pay in-lieu fees for required parking not provided on site. Additionally, the CPID allows projects to conduct a parking demand study to determine a lower, project-specific parking standard.

The San Mateo Rail Corridor Transit-Oriented Development Plan requires Transportation Demand Management (TDM) plans for all new development projects located within TOD zones. Parking requirements are generally reduced in conjunction with transit-oriented development projects. This allows projects to implement trip reduction goals with minimal automobile traffic impacts. Within the TOD zone, the Hillsdale Station Area Plan specifies the reduced parking ratios as provided in Table 3.

Consistent with State law, the city allows reduced parking standards of 0.5 to 1 stall per unit for affordable or senior housing projects located near transit. No additional parking is required for accessory dwelling units (ADUs) located within a half-mile of transit.

While state laws provide parking relief for projects seeking density bonus, ADUs, and SB 9, the City's parking requirements present some constraint to the development of housing that do not fall within this category. For example, multi-family residential projects located outside the TOD and CPID are subject to standard off-street parking requirements of 1.5 stall to 2.2 stalls per unit. As shown in Table 3, this requirement varies by unit type and size and is inclusive of residents and visitors. Additionally, at least one of the required stalls per unit shall be covered within a garage or carport structure. Staff have identified this as a constraint that may limit a project's proposed dwelling unit mix and ability to achieve the maximum base density. The City will be evaluating all its parking requirements for residential projects to allow increased flexibility and to reduce residential parking requirements significantly Citywide to be the same standard as allowed under density bonus laws (thus eliminating tying it to the 1,400 square foot size), as described in Policy H 1.7.

At the Builders Focus Group[4], participants commented that existing parking requirements often constrain project feasibility due to development costs and floor area limitations for above-grade parking facilities. Recognizing these constraints, the City is currently evaluating code amendments to allow automated and mechanical parking facilities for multi-family or mixed-use residential projects. This allows larger residential projects to utilize land more efficiently and avoid high costs associated with underground parking facilities. More recently, the State passed Assembly Bill (AB) 2097, which went into effect January

[4] Builders Focus Group: On November 15, 2021, Staff convened a focus group of local developers to discuss and solicit feedback on policies and programs to increase ease of constructing new housing. Meeting notes and summary are available in Appendix F.

1, 2023, and removed minimum parking requirements for any residential, commercial, or other development projects located within one-half of major transit.

Policy H 1.7 commits the City to reducing off-street parking requirements for residential units as follows: Studio and 1 bedroom units to 1 space; 2 bedrooms and above to 1.5 spaces; and for projects within a half-mile of transit, no off-street parking shall be required, consistent with AB 2097.

Table 3: Minimum Parking Standards for Residential Use

	Minimum Parking Spaces per Unit		
Residential Use	All	TOD - Hillsdale Station Area	Central Parking Improvement District (CPID)
Single-Family, Detached	2 enclosed garage spaces, plus 1 space per 750 sq. ft. over 3,000 sq. ft.		
Accessory Dwelling Unit	Maximum 1, where required; uncovered parking allowed		
Multi-Family Uses (minimum of 1 covered stall per unit)			
Studio	1.5	1.0	1.2
1 Bedroom	1.8	1.2	1.5
2 Bedroom	2.0	1.5	1.7
3 Bedroom or more	2.2	1.8	2.0
1,400 sq. ft. or more, regardless of # bedroom	2.2	N/A	N/A
Senior Citizen Housing	0.25 space per rental unit; 1.0 space per for-sale unit		

Source: City of San Mateo Zoning Code, 2022.

2.2 Below Market Rate Inclusionary Program

The City originally adopted the Below Market Rate (BMR) Inclusionary Program in 1992 (with subsequent revisions in 2010 and 2020), requiring residential developments to provide a certain percentage of housing units at prices affordable to low- and very low-income households. Under the current program, effective February 3, 2020, for developments consisting of 11 or more units, 15 percent of ownership units are required to be affordable to moderate income families, and 15 percent of rental units are required to be affordable to low-income families.

Inclusionary zoning programs – of which the City's local BMR program is one variant – are sometimes perceived as adding to the cost of housing by requiring the market-rate units to subsidize the affordable units. This is an area of much dispute, both in the Bay Area and nationally. A study conducted by the National Housing Conference's (NHC) Center for Housing Policy (2000) highlighted several important contributions to inclusionary zoning to communities, not the least of which is the creation of income-integrated communities without sprawl. Several studies specifically address the issue of "who" pays for inclusionary zoning.

Some of these studies assert that the costs associated with inclusionary programs are passed on to the market priced homes, while other studies state that the cost is not borne by the end users at all. A study from 2004 asserts that market-rate buyers (and to some extent, renters) will be forced to pay higher amounts than they otherwise would for their units because of inclusionary zoning's implicit tax on other

units[5]. However, an article published in the University of San Francisco Law Review in 2002[6] noted that ultimately, the price for a unit is dependent on what the market will bear based on the land price which over time absorbs the increased costs of development within the community; it is not directly affected by the affordability requirement. Developers can charge market rate rents and sales prices on the unrestricted units regardless of the development costs. Although the BMR program does impact the developer's profit, it is difficult to determine at what point those impacts are great enough to discourage the project from moving forward or decreasing the number of units on a site. Jurisdictions implement a number of incentives and cost benefits to mitigate these impacts so that whatever constraint has been identified, there is an offset offered to mitigate it.

Specifically in San Mateo, developers are given the option of utilizing the City's Interim Community Benefits Program or the state Density Bonus program that provides up to a 35 percent increase in units in exchange for additional affordable units in the BMR program plus one to four development concessions depending on the level of affordability of the housing units provided. The City has also revised its BMR requirements over the years to include more flexibility in the size and amenities of the affordable units to help offset some of the costs to the developer and has identified several development standards that could be modified using incentives without causing public health and safety impacts. The City, under the current Housing Element cycle, will also be updating its BMR requirements to provide developers with an alternative means of compliance to provide additional flexibility (see Policy H 1.3).

Therefore, the City has considered the pros and cons of providing affordable housing through the City's BMR program and has determined that the benefits far outweigh the costs, especially since developers are afforded incentives to mitigate the costs.

2.3 Density Bonus Ordinance and Community Benefits Program

State law (Government Code Section 65915 *et seq.*) requires cities to approve density bonuses for housing development projects that contain specified percentages of affordable housing units or units restricted to occupancy by seniors. A density bonus is the allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Projects that qualify for density bonus are also eligible for reduced parking standards, additional concessions or incentives that provide identifiable and actual cost reductions to provide for affordable housing costs, or waivers from development standards that would physically preclude the project at proposed densities. The legislature has made frequent changes to State density bonus law over the years. AB 1763, passed in 2019, significantly increased density bonus provisions for projects that are 100 percent affordable, including allowing for additional 33 feet (or three stories) of building height, and up to four concessions. AB 2345, in 2021, also allows for 50 percent density bonus to be granted to housing

[5] Reason Foundation (Benjamin Powell and Edward Stringham), *Housing Supply and Affordability: Do Affordable Housing Mandates Work?* (April 2004), https://reason.org/policy-study/housing-supply-and-affordabili/, Accessed on April 1, 2022.
[6] Barbara Ehrlich Kautz, *In Defense of Inclusionary Housing: Successfully Creating Affordable Housing*, 2002. https://repository.usfca.edu/cgi/viewcontent.cgi?article=1060&context=usflawreview Accessed on April 1, 2022.

projects consisting of a mix of affordable and market-rate homes, up from the previous maximum 35 percent density bonus for mixed income developments; lowers some thresholds for obtaining incentives and concessions from local jurisdictions; and adopts density bonus reporting requirements. Both bills also further reduce parking requirements for many projects qualifying for a density bonus.

The City's density bonus law is outlined in Chapter 27.15 of the Zoning Code. The code was last updated in 2018 and does not reflect the recent changes in State law. Nevertheless, in case of conflict, the State density bonus law would generally preempt the local density bonus ordinance. As described in Housing Element Policy H 1.3, the City will update its density bonus ordinance to be consistent with State law requirements, and further streamline and incentivize projects that exceed minimum state requirements by combining it with the Community Benefits Program.

The City currently has an Interim Community Benefits Program that allows for additional building height and density for projects proposing community benefits in certain parts of the City, such as by providing additional affordable housing[7]. These projects are subject to a higher base density, as prescribed under Measure Y. For example, under a community benefits program, an applicant can avail themselves of higher densities up to 75 dwelling units per acre (DUA) in certain areas of the City, as allowed under Measure Y, beyond the typical 50 DUA. However, it has not been used by developers due to concessions and waivers allowed under State density bonus laws. By using State density bonus law, an applicant could further exceed the 75 units per acre density cap under Measure Y for projects providing community benefits. As part of the updates to the Community Benefits program, the City will explore incentives or concessions that may be available to applicants who provide community benefits to address the most critical needs in terms of types of housing units; or projects that support Affirmatively Furthering Fair Housing (AFFH) objectives.

Policy H 1.3 commits the City to creating a Community Benefits/Density Bonus program that incentivizes affordable housing production. The City also commits to a program to address Measure Y constraints in Policy H 1.20, through a ballot measure that would allow significant increases in heights and densities, the results of which would then be incorporated into the comprehensive Community Benefits/Density Bonus program.

2.4 Building Codes and Code Compliance

Building codes apply to all dwellings and include plumbing, mechanical, electrical installations and accessibility and energy compliance. Building codes ensure that development is constructed in compliance with applicable code standards to protect general welfare and public health. The City of San Mateo requires all new development to comply with the California 2022 Building Standards Code that went into

[7] City of San Mateo, *Interim Community Benefit Framework For Development Projects*, accessed October 11, 2023, https://www.cityofsanmateo.org/DocumentCenter/View/86439/Interim-Community-Benefit-Handout

effect January 1, 2023. Building code amendments and City code compliance practices are described below.

2.4.1 Local Amendments to State Building Code

On November 7, 2022, the City of San Mateo adopted mandatory local green building and energy code amendments, also known as reach codes. These reach codes went into effect on January 1, 2023, concurrent with the 2022 Edition of the California Building Standards Code (Title 24) and apply to new construction and rehabilitation of housing projects. Local building code amendments are found in Chapter 23 of the San Mateo Municipal Code. These local code amendments are not considered onerous to the cost or construction of housing, as analyzed in the Cost-Effectiveness Studies released by the California Statewide Codes and Standards Program.[8]

2.4.2 Building Electrification and Electric Vehicle Ordinances

The City's Climate Action Plan (CAP) identifies building electrification and electric vehicle (EV) charging infrastructure as key strategies in reducing greenhouse gas emissions (GHGs). On October 5, 2020, the City adopted an ordinance to require all new residential buildings and office buildings to be all-electric. Applicable residential building types include new single-family and two-family dwellings, as well as multi-family buildings and accessory dwelling units. Building electrification costs for installation and utility are generally lower than natural gas devices and infrastructure, leading to overall cost saving benefits in the long term.

The City amended its Green Building Ordinance in 2020 to mandate electric vehicle (EV) charging capacity for new developments. New single-family and two-family dwellings, as well as town houses require a complete EV outlet. New multi-family buildings are required to provide 15 percent EV capable spaces. Requiring EV ready spaces at the onset of new construction provides significant cost reduction, when compared to retrofits to add EV capacity later. Collectively, these measures are not considered constraints and have ability to significantly reduce GHGs from the built environment, lower construction costs and improve air quality and public health.

2.4.3 Code Compliance

Building, Zoning, and other related code standards are enforced through the Code Enforcement Division. The City's code enforcement program is an important tool to maintain existing housing stock and protect residents from unsafe or substandard building conditions. Local enforcement includes state and federal codes that set minimum health and safety standards for buildings. Like many jurisdictions, the City of San Mateo responds to code violations largely on a complaint basis. The City aims to address all alleged

[8] Cost-Effectiveness Studies, 2021: https://explorer.localenergycodes.com/jurisdiction/san-mateo-city/

violations in a timely manner, with priority given to violations that pose the most imminent threat to health and safety or the environment.

To minimize displacement associated with substandard dwellings, the City's tenant relocation ordinance requires property owners to provide relocation assistance and payments when tenants are displaced from unsafe or substandard units. The City also requires discretionary review for projects requesting to demolish 50 percent or more of an existing residential structure. To encourage rehabilitation of existing dwellings, the City offers a Housing Rehabilitation Loan program to assist low-income homeowners with needed repairs. This program includes services to correct code violations and general property improvements related to deferred maintenance. This approach allows the city to identify housing problems early on, before requiring more extensive repairs or demolition in some case. Therefore, the City's code enforcement practices and regulations are not considered additional constraints to the provision of housing.

2.5 Infrastructure Requirements

Various City departments implement on- and off-site improvement requirements, including standards for street construction, sidewalks, curbs, gutters, on-street parking and bicycle lanes. Residential development may also necessitate constructing water, sewer, and drainage improvements. All improvements are generally required as conditions of approval and are developer financed. Complying with certain infrastructure improvements may be perceived as a constraint on the provision of housing for all income levels.

For infill projects, the City's Municipal Code requires the construction of standard improvements that may include repair of defective sidewalks, construction of standard driveways, and maneuvering areas to ensure that the public's access to, from and around the site is safe and meets Americans with Disabilities Act requirements. In cases where a project is proposing to remove and replace full-street or alley frontages to accommodate the project's desired site layout, and where access is necessary for emergency egress and ingress, the City's Municipal Code also requires dedication of an access easement to ensure access is not blocked and is maintained. The City's Planning Commission and City Council may review and approve exceptions from City's Municipal Code requirements or standards based on hardship considerations on a case-by-case basis. For example, San Mateo Municipal Code Chapter 27.78, Variance, allows deviations from standard number of parking spaces and stall dimensions, number of loading spaces and shared loading zones, and other requirements for infill and other projects. A developer could also request concessions or waivers from such requirements if proposing projects that utilize density bonus provisions.

Although infrastructure requirements represent a cost to developing housing, these Nexus improvement standards are intended to ensure the public's safe and equitable access; and that developments meet Federal American with Disabilities Act (ADA) requirements; and are not unreasonable and do not represent a constraint to development. However, the City recognizes there are issues with infrastructure adequacy in certain areas of the City, including infill areas with aging street, sidewalk and sewer

infrastructure. These infrastructure deficiencies in certain areas are addressed through a two-prong approach: 1) The City's Public Works Department oversees the upkeep of local streets and sidewalks through the following existing programs: Pavement Management, Sewer Lateral Ordinance, Streetlight Conversion, and Sidewalk Repair Program; and 2) As part of the City's development review process, the City works with developers to align project related Nexus improvements with the City's existing programs. Additionally, there are Housing Element programs that are designed to help fund capital improvement projects in low-income neighborhoods to address infrastructure inequalities. One example is the North Central Bike Lanes Project, which received funding from the federal Community Development Block Grant (CDBG) to implement pedestrian and bicycle improvements in the North Central neighborhood, an identified disadvantaged community.

In addition, the City continues to collaborate with regional agencies on infrastructure projects or adaptation strategies intended to address impacts due to climate change. Portions of the City, primarily east of Highway 101 and a portion of the North Central neighborhood, are located in the flood zone and projected to be impacted by sea level rise in future years. The City has initiated infrastructure projects such as the North Shoreview Flood Improvement Project, which will provide improvements to the Coyote Point and Poplar Avenue Pump Stations to increase pump capacity and raise a 1,300-foot levee segment located between the San Mateo and Burlingame border off Airport Boulevard. Construction began in September 2020 and was completed in April 2023. While regional collaborations on infrastructure projects and other adaptation strategies are necessary to address impacts due to climate change, the actual funding for infrastructure improvement projects come from a variety of sources including federal or state grants, local bonds, taxes, as well as contribution from new developments in the form of impact fees. The impact fees paid by new developments may be perceived as a constraint; however, the City's impacts fees are determined based on the project's proportionate share of infrastructure projects, or the nexus, and vetted through a public process. The City hires professional consultants to evaluate permit and impact fees; and holds public meetings to obtain input prior to updating fees. The most recent Development Impact Fee Study was completed in 2021, and following multiple public meetings, the updated fees were incorporated into the Comprehensive Fee Schedule in November 2021. As the City periodically evaluates and updates its fees through a public process that includes ensuring appropriate nexus, the City's fees are not generally viewed as a constraint. The City's Housing Element includes an implementation program (Policy H 1.17) to ensure the City continues to periodically review and update planning entitlement, building permit and impact fees consistent with AB 602[9].

2.6 On- and Off-Site Improvements

As the City is primarily built-out, new developments are not required to complete vast infrastructure improvements as may be needed in more rural communities. Most new housing development occurs on existing lots that are already served by an existing network of streets and utility infrastructure.

[9]AB 602, September 29, 2021: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB602

The City has adopted on-site and off-site improvement requirements as codified in the City's Municipal Code, and in citywide infrastructure plans such as the Bicycle Master Plan, Green Infrastructure Plan, and Pedestrian Master Plan. Additionally, the City's Department of Public Works has developed detailed engineering standards that work in combination with the Municipal Code and adopted plans to help ensure that minimum levels of design and construction quality are maintained, and adequate levels of street improvements are provided. Per these adopted plans and standards, most of the city's right-of-way widths are already established and vary depending upon the street typology (i.e. freeways, arterials, collectors and local street as defined in the City's General Plan).

The most common improvements for a new residential development include upgrading sewer mains as needed if they are aged or insufficient to meet needed capacity due to the new development; upgrading water mains as needed if they are aged or insufficient to meet fire safety requirements; restoration of streets surrounding the development site; and reconstruction of frontages when necessary to accommodate the new development project. New subdivisions are required to construct sidewalks if none exist and where there are existing sidewalks, the sidewalks are evaluated and required to meet current sidewalk standards including meeting requirements for disability access (ADA requirements). New subdivisions proposing new travel lanes within the project site are required to provide a minimum lane width of 11 feet to ensure safe through-traffic movement for vehicles, and sidewalks are required to be at least five feet to ensure safe pedestrian access and compliance with ADA requirements.

For infill developments, exceptions may be reviewed and considered by the city's Director of Public Works on a case-by-case basis as part of the city's development review process provided that the alternative design meets the city's findings for safety and meets ADA requirements. The street design guidelines and standards have a potential to affect housing costs; however, they are necessary to provide a minimum level of design and construction quality in the City's neighborhoods, ensure the community's ability to access housing developments and maneuver around it on safe surfaces, and meet ADA requirements. From an equity standpoint, the minimum standards help to ensure that improvements are of a consistent quality regardless of the average income in the neighborhood. The on- and off-site improvement standards imposed by the City are typical for most communities and do not pose unusual constraints for housing development. While these improvements may increase the cost of development, it is important to note that adequate sewer, water, street and accessible sidewalk infrastructure are a necessary component of a healthy, equitable and productive city. Additionally, conditions of approval to complete on and off-site improvements are provided to applicants in a timely manner and do not have a significant impact on project timing.

2.7 Local Entitlement Fee and Procedure

The development application and environmental review process necessary to obtain appropriate entitlements and a building permit may significantly affect the cost of a project, both in processing fees and time. San Mateo's planning application fees and process was updated in 2020-2021 to reduce inefficiencies, minimize project delays and provide transparency for the applicant and public. Consistent with Government Code Section 65940.1(a)(1), the City's website provides a current schedule of fees,

exactions, all zoning and development standards, inclusionary requirements and other requirements imposed by the City that are applicable to proposed housing developments.[10]

Additionally, the development review process in San Mateo has been structured to minimize processing delay, while providing opportunities for public input. However, the Builders Focus Group[11] identified the pre-application processing time for large projects, specifically the non-SB330 Pre-Application for large projects, as a constraint. The discussion in the process section below provides additional background and status of changes being made to address this constraint.

2.7.1 Planning Application Review Authorities and Entitlement Fee

Review Authorities

Several planning application types are reviewed and approved at staff level by the Zoning Administrator including parcel maps, housing development projects proposing up to 25 units, and Variances and Special Use Permits for minor site improvements and single-family or duplex dwellings, as identified in Section 27.06.020 of the City of San Mateo Municipal Code (Municipal Code). No public hearing is required for Zoning Administrator decisions which includes single-family dwelling projects and other housing projects with up to 25 units, unless an appeal is filed for the project. The majority of housing development projects heard at the Planning Commission level are proposing over 25 units and/or requesting entitlements for subdivision (tentative maps), Variances and Special Use Permits as identified in Section 27.06.040 of the Municipal Code. Projects heard at City Council level are those requesting entitlements for Planned Development amendments, zone changes, General Plan amendments and/or height concessions that exceed existing voter-approved height limits. The City has identified additional opportunities for streamlining the City's review process, including eliminating the pre-application process for housing projects and allowing residential projects with up to 25 units that meet objective standards to be approved administratively without a public hearing (Policy H 1.6). The previous review threshold for six units were modified with the adoption of objective design standards on November 20, 2023, and effective January 3, 2024, which now allows projects with up to 25 residential units to be processed at the Zoning Administrator level without a public hearing.

Fees

At the planning stage, projects are subject to planning fees shown in the following table (Table 4), in addition to building and impact fees discussed in Section 2.8. The City Council Resolution directs that planning application charges reflect the actual costs of staff time spent on each project and all direct costs

[10] Comprehensive Fee Schedule, City of San Mateo, accessed December 16, 2022: https://www.cityofsanmateo.org/FeeSchedule; Zoning Code, City of San Mateo, accessed December 16, 2022: https://law.cityofsanmateo.org/us/ca/cities/san-mateo/code; Inclusionary (Below Market Rate) Requirements, development standards and other development related resources, accessed December 16, 2022: https://www.cityofsanmateo.org/1135/Planning-Resource-Documents.

[11] Builders Focus Group: On November 15, 2021, Staff convened a focus group of local developers to discuss and solicit feedback on policies and programs to increase ease of constructing new housing. Meeting notes and summary are available in Appendix F.

associated with the processing of the application, including but not limited to: initial review, project routing, site visits, letters to applicants, review of revisions, coordination with other departments and agencies, public outreach, preparation of staff reports, legal noticing, public meetings or hearings and costs for technical consultants. The City's Planning Application fees are for cost recovery purposes. Table 4 lists all the required fees for single-family and multi-family housing development projects and are structured to serve as umbrella fees for projects meaning that the fees apply regardless of whether the project has one planning permit or multiple planning permits. Table 4 does not include separate fees for planning permits, because the City does not collect separate planning application fees for different types of planning permits. While other jurisdictions may collect separate planning permit fees for Single-Family Dwelling Design Review, Site Plan and Architectural Review (SPAR), Conditional Use Permit (CUP) or Special Use Permit (SUP), Variance, Tentative Parcel Map, general plan amendments, zoning changes, planned unit developments, master or specific plans, development agreements, etc.; the City ties its fee to the approval body and level of effort anticipated in processing of that application. The City posts a current Comprehensive Fee Schedule on its website that includes all planning application, building permit and impact fees (refer to links in section 2.7 above).

Planning Application fee deposits for residential developments are listed in Table 4 and vary by approval body. The City commissioned a Development Fee Study that utilized an average of fees paid to process single-family planning applications to establish the current fee shown in Table 4. The City does not have separate fees for different permit types, which means that there are no separate planning permit fees for Single-Family Dwelling Design Review, Site Plan and Architectural Review (SPAR), Conditional Use Permit (CUP) or Special Use Permit (SUP), Variance, Tentative Parcel Map, general plan amendments, zoning changes, planned unit developments, master or specific plans, development agreements, etc. Furthermore, Table 4 shows that the fees for single family and multi-family developments are different. Larger multi-family developments provide a deposit and the total costs may vary depending upon complexity of the project, technical studies and level of environmental review necessary in order to comply with the California Environmental Quality Act (CEQA). However, the total cost per unit for a multi-family family project is lower than a single-family project as shown in

Table 5.

Costs associated with processing planning applications will vary between development projects due to variations in project complexity. While much of the cost of development is borne by the applicant, the City has in the last 20 years systematically re-evaluated and explored alternative fee structures, and development processes with the goal of streamlining processes and achieving cost efficiencies. Most recently, in 2021, the City conducted an evaluation of total costs for planning applications processed at different approval levels (i.e. Zoning Administrator, Planning Commission and City Council). The evaluation considered initial deposits, number of invoices, staff time, project delays and total costs associated with the processing of sample projects. It found that project delays and unnecessary staff time was spent seeking additional funds from applicants, some resulting in processing delays of several months due to lack of payment. Following the evaluation, the city consolidated the planning entitlement fees to require a larger initial deposit which was based on an average of similar projects in previous years. In the eight months since the new fee adoption, staff has seen a reduction in time spent processing invoices and payments, and there are no project delays due to lack of funds.

Table 4: Planning Application Fees

PLANNING APPLICATION DEPOSIT/FEE TYPE	REQUIRED DEPOSIT AMOUNT
Planning Application for single-family dwellings and up to 6 units (Zoning Administrator)	$4,000
Planning Application for SB 330 and other housing projects (Zoning Administrator)	$6,000
Planning Application for multi-family and mixed-use developments with 20 units or less (Planning Commission)	$10,000
Planning Application for multi-family and mixed-use developments over 20 units (Planning Commission)	$50,000
Planning Application for multi-family and mixed-use developments over 20 units (Planning Commission and City Council)	$100,000
Large Project Non-SB330 Pre-Application for multi-family and mixed-use developments over 20 dwelling units (Planning Commission study session)	$25,000
Planning Application for Day Care Facilities which require a Special Use Permit (Planning Commission)	$2,000 (flat fee)
Environmental Review (CEQA) Categorical or Statutory Exemption	$500
Initial Study / Negative Declaration or Mitigated Negative Declaration	Actual Cost
Initial Study / Environmental Impact Review (EIR)	Actual Cost

Source: City of San Mateo, 2022.

Notes:

1. *Fee deposit at application includes concurrent processing of multiple planning approvals, environmental exemption, reviews by development review departments (including: planning, building, fire, public works, police, arborist and parks departments).*

2. *Consistent with City Council resolution, if the total deposit is not expended when the final decision is made, the balance is refunded to the applicant. Additionally, exceptions for the initial deposit can be made to the Director of Community Development and considered on a case-by-case basis.*
3. *Day Care Facilities means "any facility which provides non-medical care to persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis" (SMMC 27.04.030).*
4. *The Cit's fee is based on the approval body and does not have separate fees for different permit types, which means that there are no separate planning permit fees for Single-Family Dwelling Design Review, Site Plan and Architectural Review (SPAR), Conditional Use Permit (CUP) or Special Use Permit (SUP), Variance, Tentative Parcel Map, general plan amendments, zoning changes, planned unit developments, master or specific plans, development agreements, etc.*
5. *Table 4 shows that the fees for single family and multi-family developments are different.*

Table 5: Total Fees (Includes Entitlement, Building Permits, and Impact Fees) per Unit

Jurisdiction	Single Family	Small Multi-Unit	Large Multi-Unit
Atherton	$15,941	No Data	No Data
Brisbane	$24,940	$11,678	No Data
Burlingame	$69,425	$30,345	$23,229
Colma	$6,760	$36,590	$17,030
Daly City	$24,202	$32,558	$12,271
East Palo Alto	$104,241	No Data	$28,699
Foster City	$67,886	$47,179	$11,288
Half Moon Bay	$52,569	$16,974	No Data
Hillsborough	$71,092	No Data	No Data
Millbrae	$97,756	$6,824	$55,186
Pacifica	$33,725	$40,151	No Data
Portola Valley	$52,923	No Data	No Data
Redwood City	$20,795	$18,537	$17,913
San Bruno	$58,209	$72,148	$39,412
San Carlos	$72,046	$29,137	$18,182
San Mateo	**$89,003**	**$60,728**	**$41,547**
South San Francisco	$81,366	$76,156	$32,471
Unincorporated San Mateo	$36,429	$15,088	$3,344
Woodside	$70,957	$82,764	No Data

Source: 21 Elements Survey and Century Urban Report on Big Picture Summary, Updated July 10, 2022: http://21elements.com/constraints

The jurisdiction-imposed fees represent a small percentage of the overall cost to develop new housing. However, if a jurisdiction's fees are significantly higher than neighboring or peer jurisdictions, the fees could have the impact of discouraging projects within the jurisdiction. With the high cost of construction in recent years, it is difficult for moderate- or low-income housing to be profitable. High fees can be a constraint to housing development. This is particularly challenging for deed restricted affordable housing developers.

Most, if not all, developers consider any fee a constraint to the development of affordable housing. For 100 percent affordable housing projects, financing generally includes some form of state, federal or local assistance, with rents set through the funding program. As such, fees cannot and do not increase the rents. Although various fees account for a portion of the development cost, the fees collected are necessary to pay for much needed infrastructure and to help mitigate new growth throughout the City.

Out of the jurisdictions that provided data, the City of San Mateo's fees are the third highest for single-family development (out of 19 jurisdictions), the fourth highest for small multi-family development (out of 15 jurisdictions) and the second highest (out of 12 jurisdictions). If fees per dwelling unit are higher for multi-family construction than for single-family construction within a jurisdiction, this could be seen as a constraint on naturally affordable multi-family housing and a fair housing issue. This is not the case in San

Mateo. Fees for both small and large multi-family developments are lower than for single-family development as shown below.

Table 6: Total Fees as a Percentage of Total Development Costs

Jurisdiction	Single family	Small Multi-Family	Large Multi-Family
Atherton	0%	No Data	No Data
Brisbane	1%	1%	No Data
Burlingame	3%	4%	3%
Colma	0%	4%	2%
Daly City	1%	4%	2%
East Palo Alto	4%	No Data	4%
Foster City	3%	6%	2%
Half Moon Bay	2%	2%	No Data
Hillsborough	3%	No Data	No Data
Millbrae	2%	8%	7%
Pacifica	1%	5%	No Data
Portola Valley	1%	No Data	No Data
Redwood City	1%	2%	2%
San Bruno	2%	8%	5%
San Carlos	3%	4%	3%
San Mateo	**3%**	**7%**	**5%**
South San Francisco	3%	9%	4%
Unincorporated San Mateo	1%	2%	0%
Woodside	2%	9%	No Data

Source: 21 Elements Survey and Century Urban Report on Big Picture Summary, Updated July 10, 2022: http://21elements.com/constraints

Note: Calculations use average soft costs (including an average of jurisdiction charged fees) and average land costs for the county.

To address permitting and development impact fees, an implementation program has been included to evaluate the City's cumulative permit fee costs for new housing developments, with the goal of reducing overall costs and a particular focus on reducing per unit costs for small multi-family or "Missing Middle" projects (Policy H 1.17). The same policy also commits the City to conduct ongoing reviews of development application, building permit and impact fees every five to six years. This will assist in identifying opportunities to reduce per unit costs for housing developments, including reducing per unit costs for small multi-family projects (Missing Middle).

2.7.2 Planning Application Entitlement Process, Processing Time and Procedure

Development review procedures exist to ensure that proposals for new residential development comply with local regulations and are compatible with adjacent land uses. The development review process in

San Mateo has been structured to minimize processing delay, while providing opportunities for public input. This is accomplished in multiple ways: processing time and processing goals.

Process

The City is fully built out and therefore new housing projects typically involve the substantial removal or demolition of existing dwelling(s). The planning entitlement process, or procedure, for single-family development differs from multi-family development in that the former is subject to the findings for the Single Family Dwelling Design Review and is reviewed administratively by the Zoning Administrator. The City provides public notice for single-family dwelling design review projects and there is no public hearing; however, Zoning Administrator decisions may be appealed to the Planning Commission.

Multi-family developments that are up to 25 units are subject to the Site Plan and Architectural Review (SPAR) findings and is also reviewed by the Zoning Administrator. The City provides public notice for these projects and there is no public hearing. Decisions of the Zoning Administrator are final, unless an appeal is filed for the project.

Multi-family developments involving 26 or more dwelling units are subject to the Site Plan and Architectural Review findings, as discussed below, and is reviewed by the Planning Commission at a public hearing. The City provides public notice for projects that are reviewed by the Planning Commission and decisions of the Planning Commission are final; unless an appeal is filed.

Development projects that involve public funds or propose increased heights that are within the building height ranges set by Measure Y[12] are subject to review by the City Council at a public hearing. The City provides public notice for projects that are reviewed by the City Council, whose decision is final unless there is a legal challenge.

Processing Time

During the discretionary review process, the development application submittal is reviewed concurrently by all reviewing departments within the statutory 30-day review time; an incomplete letter is issued if there are any outstanding policy or code issues that need to be addressed; and the applicant then revises the plans or provides supplemental information and resubmits to the City. Upon resubmittal, the planning application is again reviewed concurrently by the same departments to verify whether incomplete comments have been addressed. This process continues until all incomplete comments are addressed. CEQA review is coordinated by City staff with the help of technical environmental consultants and subconsultants and is typically done in parallel with completeness review. Once a project is complete, staff prepares the project for decision by making findings of approval and conditions of approval, and

[12] Measure Y is a 2020 voter initiative that was passed which sets a cap on building height, density, and floor area throughout the City. The measure is set to sunset in 2030.

preparing the associated decision letter or staff report based upon whether the project is subject to review by the Zoning Administrator; or by the Planning Commission and/or City Council at a public hearing.

The final approval body determines the action on development proposals by making the appropriate findings. These findings are based primarily on conformance to the City's General Plan and Municipal Code, and environmental review is based on the California Environmental Quality Act (CEQA). Typical findings by permit types for residential uses are discussed further in the following sections 2.7.5 through 2.7.7. If a development proposal meets the required findings for approval, the City's Municipal Code directs that the project shall be approved.

Review times differ on a project-by-project basis depending on the type and complexity of the project; as shown in Table 7, no distinction is made for projects with or without affordable housing units. As codified in the City's Zoning Code (Chapter 27.06), the Zoning Administrator has authority to approve single-family projects, which typically takes 2 to 5 months for the overall processing time, and multi-family development projects with up to 25 units, including any associated Variances and Parcel Maps; with overall processing time for reviews is typically between 2 to 7 months, depending on project complexity. Zoning Administrator level decisions do not require public hearings unless an appeal is filed for the project.

The Planning Commission has authority to approve multi-family development projects with more than 25 units, including associated Variances, Tentative Maps, and some Special Use Permits. The overall processing time for reviews for a Planning Commission-level project is typically between 9-12 months, depending upon project complexity. The majority of multi-family development project are reviewed and approved in one public hearing at the Planning Commission. Only one project was denied by the Planning Commission and upon appeal was also denied by the City Council. The City Council subsequently approved the project[13].

Development projects that rise to City Council-level are those that require rezoning, General Plan Amendment, Planned Developments, Special Use Permit or height concessions that exceed Measure Y limits for high-rise buildings, and for projects that are fully or partially funded by the City. The overall processing time for reviews for a City Council-level project is typically between 9-13 months.

In addition to the formal planning application process, since 1990s, the City has required a non-SB 330 pre-application planning process (Pre-Application) for large projects, including multi-family projects with over 20 units. This requires applicants to hold meetings with neighborhood residents and a design focused study session with the Planning Commission to allow for early input on the design of a project before submitting a formal planning application. While this process adds additional time at the early stages of a

[13] 4 West Santa Inez – 10 unit multi-family development. The denial was based upon one design guideline that could be interpretated in more than one way. To address this issue, the City has adopted Objective Design Standards to provide clear, objective zoning and design review standards, which is available online on the City's website (www.cityofsanmateo.org/ODS).

development, the applicant obtains public comments and direction from the Planning Commission, which in the past has helped to expedite the review during the formal planning application process.

However, the Builders Focus Group discussion included feedback on the City's Pre-Application process. While developers generally appreciated the opportunity to obtain early feedback and direction on project scope and design before they expend resources in developing plans for the formal planning application submittal, some commented that the requests to revise conceptual plans during the Pre-Application process added additional time to the process. In response, the City held a Planning Commission study session meeting in February 2022 to discuss ways to streamline and improve the Pre-Application processing time by reducing it from 6 to 9 months, down to 3 to 4 months, and to focus the plan requirements on materials necessary to complete the process. Staff implemented the improvements immediately, resulting in a shorter average review time of 4 months for all Pre-Applications submitted in 2022. When the average 4 month pre-application is added to the 9 to 13 month process time for multi-family development projects, the overall process time is between 13 to 17 months.

Additional changes to the City's review processes are proposed in Policy H 1.6, which is targeted for City Council consideration in 2024. Since the Pre-Application process was established via City Council resolution, revisions and changes to the process will require City Council approval. Policy H 1.6 commits the City to additional streamlining including the following: 1) eliminate the Non-SB 330 Pre-Application; 2) eliminate Third Party Design Review; and 3) allow residential projects with up to 25 units to be reviewed administratively by the Zoning Administrator. These actions are anticipated to reduce overall time for review/processing; thereby reducing costs for housing developments and facilitating the development of housing toward increasing supply.

Furthermore, the City adopted Objective Design Standards (ODS) to provide clear, objective zoning and design review standards. It is anticipated that future housing developments meeting the ODS and other applicable policies and code requirements would have a clear path toward approval; thereby increasing the project's certainty for approval when compared to the current Multi-family Design Guidelines which allows for subjective interpretation of the guidelines. The previous review threshold for six units were modified with the adoption of ODS, which now allows projects up to 25 residential units to be processed at the Zoning Administrator level, effective January 3, 2024.

Processing Goals

From an implementation standpoint, the City has internal goals for processing time associated with formal planning application development projects that are tracked and reported on a quarterly basis. When a developer has submitted all application materials, including any studies required for CEQA, the following timelines are targeted: 24 calendar days for Zoning Administrator decisions; 40 calendar days for Planning Commission decisions for projects that are exempt from CEQA; 60 calendar days for projects requiring Negative Declarations; and 90 calendar days for projects requiring approval by the City Council. The internal processing target for Pre-Applications is four months.

The City uses an efficient and comprehensive approach toward development review and permitting that allows for quick response to developer applications. The City uses many practices to expedite formal planning application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the City's formal planning application review, public hearing, and permitting process are not considered a constraint on housing development, although there may be room for further streamlining and improvements. The City's overall development review process is not generally viewed as a constraint to the development of housing because the City has consistently demonstrated its willingness to receive feedback and to be proactive in reevaluating and streamlining its processes. Further descriptions of permits and their processing procedures are provided in the following subsections.

Table 7: Planning Application Timelines

Application Type	Approval Body	Estimated Time from Application Date to Approval Date (months)
Single-Family Dwelling Unit	Zoning Administrator	2 to 5
Residential Development with or without Tentative Parcel Maps (25 units or less)	Zoning Administrator	4 to 7
Residential Development with or without with Tentative Maps (more than 25 units)	Planning Commission	9 to 12
Residential Development needing Special Use Permit	Planning Commission	9 to 12
Residential Development as a Planned Development (reduced setbacks, reduced parking, increased floor area,	Planning Commission and City Council	9 to 13
General Plan Amendment	Planning Commission and City Council	9 to 13
Residential Development with Environmental Impact Report	Planning Commission or City Council	9 to 13
Residential Development with Negative Declaration or Mitigated Negative Declaration	Planning Commission or City Council	9 to 13

Source: City of San Mateo, 2024.

To facilitate the application and processing of planning applications, and provide transparency of the planning application entitlement process, the City posts all zoning and development standards and other development related resources on its website (refer to links in section 2.7 above). This includes, but is not limited to, the entire municipal code including the zoning code, various development standards, application guides, FAQs, and informational handouts. The City regularly maintains and updates these documents and websites.

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, either by increasing their carrying costs as they wait for permits, or by increasing the chance that a project will be rejected after a long wait. A developer working in a jurisdiction with such a permitting process will demand higher profits to account for the increased risk, thereby increasing the overall development cost.

The City participated in a countywide study with 18 other jurisdictions to report their process times for housing projects. The City's processing time for single-family is between 2 to 5 months and does not require a public hearing which is the third lowest (out of 10 jurisdictions). The City's processing time of 9 to 12 months for multi-family development projects that require Planning Commission review is the fifth highest (out of 16 jurisdictions); however, it is similar to four other jurisdictions in the County.

Large multi-family development projects that are over 20 units require a non-SB 330 Pre-application which takes an average of 4 months. When combined with the 9 to 13 month process time, the overall process time is 13 to 17 months. This is on-par with other jurisdictions in the County that process similar scale development projects such as Redwood City and San Bruno. A permitting process that is more onerous or uncertain for multi-family units than for single-family may present a fair housing concern and could be considered a constraint on multi-family housing. In San Mateo, permitting times for multi-family projects are not significantly longer than for single-family projects, when accounting for the size and scope of the project.

Table 8: Planning Processing Time (in months)

Jurisdiction	Discretionary (Hearing Officer if Applicable)	Discretionary (Planning Commission)	Discretionary (City Council)
Atherton	N/A	2 to 4	2 to 6
Brisbane	N/A	4 to 12	6 to 14
Burlingame	N/A	3 to 4 (standard project) 12 (major project)	13
Colma	2 to 4	N/A	4 to 8
Daly City	N/A	4 to 8	8 to 12
East Palo Alto	20 to 40	20 to 40	20 to 40
Foster City		3 to 6	6 to 12
Half Moon Bay	3 to 6	4 to 12	6 to 15
Hillsborough	-	-	-
Millbrae	3 to 8	3 to 8	4 to 9
Pacifica	5 to 6	5 to 6	7 to 8
Redwood City	8 to 10	12 to 18	18 to 24
San Bruno	3 to 6	9 to 24	9 to 24
San Carlos	6 to 12	6 to 12	8 to 12
San Mateo	**N/A**	**9 to 12**	**9 to 13**
South San Francisco	2 to 3	3 to 6	6 to 9
Unincorporated San Mateo	6 to 12	6 to 18	9 to 24
Woodside	N/A	2 to 6	3 to 8

Source: 21 Elements Survey and Century Urban Report on Big Picture Summary, Updated July 10, 2022: www.21elements.com/constraints

2.7.3 Senate Bill 35 Streamlined Processing

Senate Bill (SB) 35, passed in 2017, requires jurisdictions that have not approved enough housing projects to meet their RHNA to provide a streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. Per SB 35, the review and approval of proposed projects with at least 50 percent affordability in the city must be based on objective standards and cannot be based on subjective design guidelines.[14] However, to be eligible, projects must also meet a long list of other criteria, including prevailing wage requirements for projects. For applicants to take advantage of SB 35, per Government Code Section 65913.4, they need to submit a Notice of Intent and jurisdictions need to give Native American tribes an opportunity for consultation. The City of San Mateo has developed a Notice of Intent form consistent with the law. Additionally, the City adopted Multi-family and Mixed-Use Objective Design Standards (ODS) on November 20, 2023, to help facilitate the review and approval of residential developments. The City is also in the process of streamlining its Pre-application and design review process to further introduce efficiencies during planning application reviews. Policy H 1.6 commits to removing the pre-application requirement for residential development projects, as well as third-party design review, to facilitate a more streamlined process.

There have been no SB 35 applications in the City.

2.7.4 Senate Bill 330 Processing Procedure

Senate Bill (SB) 330, Housing Crisis Act of 2019, prohibits cities and counties from enacting a development policy, standard, or condition that would impose or enforce design standards that are not objective design standards on or after January 1, 2020 [Government Code Section 663300 (b)(C)]. The bill also established specific requirements and limitations on development application procedures.

Per SB 330, housing developers may submit a “preliminary application” for a residential development project. Submittal of a preliminary application allows a developer to provide a specific subset of information on the proposed housing development before providing the full amount of information required by the local government for a housing development application. Submittal of the preliminary application secures the applicable development standards and fees adopted at that time. The project is considered vested and all fees and standards are frozen unless the project changes substantially.

The City of San Mateo has developed a preliminary application form consistent with SB 330. In addition, the bill limits the application review process to 30 days, for projects less than 150 units, and 60 days, for projects greater than 150 units, and no more than five total public hearings, including Planning Commission, design review, and City Council.

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[14] HCD, SB 35 Statewide Determination Summary, Accessed April 1, 2022: https://www.hcd.ca.gov/policy-research/docs/sb35_statewidedeterminationsummary.pdf

SB 330 also prohibits cities and counties from enacting a development policy, standard, or condition that would have the effect of: (A) changing the land use designation or zoning to a less intensive use or reducing the intensity of land use within an existing zoning district below what was allowed on January 1, 2018; (B) imposing or enforcing a moratorium on housing development; (C) imposing or enforcing new design standards established on or after January 1, 2020, that are not objective design standards; or (D) establishing or implementing certain limits on the number of permits issued. There have been multiple SB 330 applications submitted to the City, and the State mandated timelines and requirements have been adhered to.

2.7.5 Single Family Dwelling Design Review and Site Plan and Architectural Review

Single Family Dwelling Design Review

Discretionary Single Family Dwelling Design Review (SFDDR) is required for second story additions to existing single-family dwellings that exceed 200 square-feet or 20 percent of the existing building, and new single-family dwelling units. The discretionary design review process provides property owners flexibility with regards to the design of their home. The Zoning Administrator may approve a project if they find that the project is consistent with the following findings (SMMC Section 27.08.032):

1. The structures, site plan, and landscaping are consistent with the adopted Single Family Dwelling Design Guidelines;
2. The development will not be detrimental to the harmonious and orderly growth of the City;
3. The development will not impair the desirability of investment or occupation in the vicinity, and otherwise is in the best interests of the public health, safety, or welfare;
4. The development meets all applicable standards as adopted by the Planning Commission and City Council, conforms with the General Plan, and will correct any violations of the zoning ordinance, building code, or other municipal codes that exist on the site;
5. The development will not adversely affect matters regarding police protection, crime prevention, and security.

The SFDDR findings are based on conformance with policies, codes and applicable guidelines and are not considered a constraint on housing production. They do not impact the City's ability to make positive findings in support of housing projects and finding (5) is not associated with a crime free ordinance. The City receives between 50 to 90 SFDDR applications annually and staff has successfully guided home owners in making project changes to ensure consistency with applicable code and policy requirements. There have been no denials of a SFDDR project during the Fifth Housing Element Cycle. The processing time and cost for SFDDR projects are discussed above in section 2.7.2.

Site Plan and Architectural Review

Discretionary Site Plan and Architectural Review (SPAR) is required for projects that are not eligible for ministerial review. Discretionary design review is more flexible in nature with regards to design rules. Site Plan and Architectural Review has three levels of project review:

- **Zoning Administrator (ZA)**
  Zoning Administrator-level reviews are staff level and consist of residential and mixed-use projects with up to 25 units and permitted non-residential uses less than 10,000 square-feet. The Zoning Administrator is authorized to approved projects that meet all applicable development code requirements and standards; and is consistent with applicable policies in the General Plan and Specific Plans and applicable design guidelines. ZA-level reviews involve public noticing, but no public hearing is required.

- **Planning Commission (PC)**
  Planning Commission-level reviews involve public hearing and noticing. The Planning Commission is authorized to approve residential and mixed-use projects that require: Special Use Permits, deviations from development code requirements, standards or design guidelines; and appeals of Zoning Administrator decisions. Additionally, the Planning Commission reviews and makes a recommendation to the City Council for projects that require the provision of community benefit to exceed building height limits in areas designated in the General Plan (pursuant to Measure Y[15]); rezoning; General Plan Amendment, and public funds or city land.

- **City Council (CC)**
  City Council-level reviews involve public noticing and public hearing. City Council makes final determination for appeals as well as residential and mixed-use projects where buildings exceed 55 feet in height or where required by express General Plan provisions (Measure Y); and projects that require rezoning, General Plan Amendments, and use of public funds or city land.

Site Plan and Architectural Review (SPAR) ensures that proposed developments are consistent with the General Plan and any applicable community or specific plans. In addition, this review ensures that utilities and infrastructure are sufficient to support the proposed development and are compatible with City standards and that the design of the proposed development is compatible with surrounding development. Use compatibility is not considered in a SPAR for permitted uses. Compatibility is determined using design guidelines and General Plan consistency. Conditional Use Permits (CUP) or Special Use Permits (SUP), described below, consider the appropriateness of a use for a specific area.

Additionally, deviations from zoning code requirements and development standards would be considered through a SPAR. In these cases, the entitlement would be heard at the Planning Commission-level. For

[15] Measure Y is a 2020 voter approved ballot measure that limits building heights, density, and intensity (or floor area) in the City. As required in the measure, the measure amends and is incorporated throughout the General Plan. The measure will sunset at the end of 2030. Source: https://www.cityofsanmateo.org/DocumentCenter/View/86090/Resolution-with-Measure-Y-ballot-language

example, a building could reduce the number of required on-site parking spaces with approval at a Planning Commission-level hearing.

In order to approve a project, the decision-maker (i.e., Zoning Administrator, Planning Commission and City Council) must find that a project is consistent with each of the findings outlined in Section 27.08.030 (a) of the San Mateo Municipal Code. For development projects not located in a historic district and not involving a landmark, the decision-maker may approve a SPAR application based on all of the following findings:

1. The structures, site plan, and landscaping are in scale and harmonious with the character of the neighborhood;
2. The development will not be detrimental to the harmonious and orderly growth of the City;
3. The development will not impair the desirability of investment or occupation in the vicinity, and otherwise is in the best interests of the public health, safety, or welfare;
4. The development meets all applicable standards as adopted by the Planning Commission and City Council, conforms with the General Plan, and will correct any violations of the zoning ordinance, building code, or other municipal codes that exist on the site;
5. The development will not adversely affect matters regarding police protection, crime prevention, and security.

The SPAR findings are based on conformance with policies, codes, and applicable guidelines or Objective Design Standards and are not considered a constraint on housing production. They do not impact the City's ability to make positive findings in support of housing projects and finding (5) is not associated with a crime free ordinance. This is supported by the fact that a majority of housing projects (96 percent or 24 out of 25 projects with 10 or more units) have been approved during the Fifth Cycle Housing Element period, except for 4 W. Santa Inez Ave. The 10-unit residential project at 4 W. Santa Inez was initially recommended for approval but was denied because one of the eight guidelines, in the City's Multi-family Design Guidelines[16], could be interpreted in more than one way. The City's denial was subsequently challenged in court. Following the court's decision, the City approved the original development project and adopted interim mechanical parking standards. The City also adopted Objective Design Standards (ODS) for multi-family residential projects and mixed-use projects with residential component which would provide objective zoning and design review standards (Policy H-1.8). Projects that meet objective standards would be able to make positive SPAR findings (1), (2) and (3) above; however, developers will continue to have the option to utilize the subjective design guidelines to seek design customization for their projects. More information is available on the City's website at www.cityofsanmateo.org/ODS.

[16] Multifamily Design Guideline, A. Building Scale – Height, page 5.

While the above findings do not present a constraint, the City does have an extensive design review process for projects over six units that requires a third-party peer-review of the design. To address this constraint, the City is evaluating streamlining the design review process or eliminating it altogether for smaller projects (Policy H 1.6); and allowing for small multi-family projects of up to 25 units to be approved administratively at the Zoning Administrator level. Furthermore, the City's Objective Design Standards (ODS) for Multi-family and Mixed-Use developments is intended to provide a streamlined approval process for housing projects with two or more residential units (Policy H 1.8). Development projects that comply with ODS cannot be denied or reduced in density, subject to a narrow health and safety exception. As part of implementation, all planners shall receive training and have a procedures manual to ensure consistent application of ODS in the review of multi-family and mixed-use projects.

2.7.6 Site Plan and Architectural Review for Cultural Resources

Discretionary Site Plan and Architectural Review (SPAR) for cultural resources is required for projects that are not eligible for ministerial review or for projects that cannot meet established design guidelines and development standards and are located within a historic district or involve a listed landmark or locally significant structure in the San Mateo's historic resource inventory.

This discretionary review process is identical to the city-wide discretionary SPAR review described above, except projects which are consistent with the U.S. Secretary of the Interior Standards for the Treatment of Historic Properties (Standards) are taken through the conventional design review entitlement process, while projects that are not consistent with the Standards would typically involve a more extensive hearing process and preparation of a detailed environmental analysis for CEQA purposes prior to approval.

2.7.7 Special Use Permit Process

Housing is generally permitted by-right in most zones, except for commercial and office zones without a residential overlay. In these areas, a Special Use Permit (SUP) may be approved and is subject to the required findings described in Chapter 27.74 of the City's Zoning Code, as follows:

1. When granting non-designated special uses, the approval body concludes that the proposed use(s) are so similar to any specifically allowed use in the district as to be virtually identical thereto in terms of impact and land use requirements.

2. Granting of the Special Permit will not adversely affect the general health, safety and/or welfare of the community nor will it cause injury or disturbance to adjacent property by traffic or by excessive noise, smoke, odor, noxious gas, dust, glare, heat, fumes or industrial waste.

The SUP primarily reviews the location, size, design, and operating characteristics of the proposed use. This discretionary process ensures that the proposed residential use is compatible with adjacent properties. Conditions may be applied to ensure that the project has no adverse effect, such as traffic or noise, on the surrounding neighborhood. Depending on the number of residential units proposed, an SUP

may be granted at the discretion of the Planning Commission or City Council, as described in the prior section.

Policy H 1.7 commits to removing the SUP for certain commercial zones to allow residential development as a permitted use.

2.8 Building Permit and Development Impact Fees, and Process

2.8.1 Building Permit and Development Impact Fees

The City collects building permit fees to review construction plans for compliance with applicable codes and inspect construction at multiple phases. The City also collects development impact fees to finance the design, construction, installation, and acquisition of public infrastructure. Fees can also be used to recover the costs of adding capacity in existing public infrastructure. Development impact fees in the City of San Mateo are determined in proportion to the square footage of the proposed project rather than by the unit type.

From a housing constraints standpoint, the fees that the City collects may be viewed in different ways: 1) total cost per unit based on type of unit; 2) cost in comparison to other cities; and 3) transparent costs.

Total Cost by Unit Type

As Table 9 below illustrates, the cost for a new single-family dwelling is the highest at approximately $89,108 per unit, followed by the cost in a small multi-family development at approximately $60,728 per unit, and cost in a large multi-family at approximately $41,547 per unit. This table provides a detailed breakdown of the City's permitting and impact fees associated with these three categories of housing projects. There are several factors accounting for the reduced cost per unit when number of units in a development increase; such as the ability to spread the cost of shared components of a development across more units, including but not limited to construction costs for foundation, garage, roofing, common areas and amenities, and utility infrastructure.

It should also be noted that a majority of sites in the City's Sites Inventory are located in areas designated for residential or mixed-use development with higher density. Both the City's fees and zoning designations are aligned to support higher-density housing production in these areas, which would also result in greater number of affordable units pursuant to the City's inclusionary requirements.

Overall, City fees make up 7 percent or less of total cost of development and thus, are not considered barriers to residential development. Total development cost is calculated using City of San Mateo specific land costs and fees, along with average soft and hard costs provided by the Century Urban Report.[17]

[17] Cost to Build in San Mateo County, Century Urban Report, Accessed November 29, 2022, http://21elements.com/constraints

Table 9: Building Permit and Impact Fee Estimate (New Construction), 2021

Type of Fee	Type of Project		
	Single-Family Detached	Small Multi-family (10-Unit)	Large Multi-family (100-units)
Entitlement Fees			
Planning Application	$4,979	$50,000	$205,000
Building Permit Fees			
Building Plan Review	$7,393	$25,240	$54,068
Fire Plan Check	$407	$986	$1,577
Planning Support Fee	$3,638	$25,203	$96,013
Building Permit/Inspection Fee	$10,562	$38,830	$83,181
General Plan Maintenance Fee	$6,313	$43,735	$166,611
SMI Tax	$139	$2,076	$7,907
Building Standards Commission Fee	$43	$297	$1,130
Technology Fee	$1,605	$911,119	$42,359
Park and Rec Facilities Tax	$3,210	$22,238	$84,718
Park Plan Check & Inspection	$535	$3,706	$14,120
Public Works Plan Check & Inspection	-	$25,000	$50,000
Building Permit Fees Sub-Total:	$33,844	$198,431	$601,684
Development Impact Fees			
Childcare Impact Fee	$4,413	$30,660	$306,600
Park Impact Fee	$29,598	$204,760	$2,047,600
Transportation Improvement Fee	$6,255	$31,590	$315,900
Wastewater Capacity Charge	$10,019	$91,840	$667,900
Development Impact Fees Sub-Total	$50,123	$358,850	$3,338,000
Total Fees (includes entitlement, building permits and impact fees)			
Total Fees	$89,108	$607,281	$4,154,684
Number of Dwelling Units	1	10	100
Cost per Dwelling Unit	$89,108	$60,728	$41,547
Total Cost of Development per Unit			
Overall Total Development Costs	$2,969,063	$876,764	$809,124
Proportion of Fees to Total Development Costs	3%	7%	5%

Source: City of San Mateo, fees calculated based on City's Comprehensive Fee Schedule for fiscal year 2021-2022.
Notes: Valuations based on habitable square footage areas (exempts uninhabitable spaces such as: garage, storage, balconies). Additional fees may apply such as sewer and water tap fees, Construction & Demolition Recycling Deposit (Refundable), etc. Unexpended portion of the Public Works Building Support Services Deposit is refunded back to the applicant.

Comparison with Other Cities

Through 21 Elements, a San Mateo County Planning Collaborative, the City participated in a study conducted by Century Urban on the Cost to Build in San Mateo and Santa Clara Counties[18]. The study included planning entitlement fees, building permit fees and development impact fees. With regards to development fees in San Mateo County, Century Urban's report showed an average of $350,000 for a small multi-family project (10 units) and an average of $2,800,000 for a large multi-family project (100 units).

With regards to building permit fees, a more detailed look at the raw data from cities[19] showed building permit fees for small multi-family projects ranging from a low of $34,561 (Brisbane) to a high of over $400,000 (Foster City and San Bruno). In comparison, San Mateo's building permit fees of $198,431 for a small multi-family development is below the average for cities in the County.

For large multi-family developments, the raw data from cities showed building permit fees ranging from $223,028 (South San Francisco) to over $1,000,000 (East Palo Alto, Foster City, and San Bruno). In comparison, San Mateo's building permit fees of $611,684 for large multi-family is at the median for the County.

Impact fees are also a factor in the cost of development. For small multi-family developments, total impact fees in the County ranged from $19,653 (Redwood City) to over $500,000 (Millbrae and South San Francisco); and San Mateo's impact fee for this category are $358,850. For large multi-family development, total impact fees ranged from $243,750 (Daly City) to over $5,000,000 (Millbrae); and San Mateo's impact fees are $3,338,000.

It should be noted that the impact fee comparison is a high-level comparison which does not take into consideration the actual on-the-ground needs that can vary from city to city based on the condition of existing infrastructure and improvements needed to accommodate future growth.

The City of San Mateo's impact fees provide an opportunity for new developments to contribute its fair share toward infrastructure improvements. For example, when compared with other jurisdictions in the county, San Mateo's transportation impact fee may appear higher; however, each city's impact fee is directly linked to the number and type of infrastructure projects within that jurisdiction. Therefore, it is reasonable that infrastructure improvement projects differ among cities. San Mateo has unique infrastructure needs that are not shared by other cities in the county. For example, the City has three Caltrain stations, nine at grade crossings, and a list of pedestrian, bicycle and transit infrastructure improvement projects that have been identified to foster increased bicycle and pedestrian use, provide

[18] 21 Elements Century Urban Report on the Cost to Build in San Mateo County, Accessed June 7, 2022: http://www.21elements.com/constraints
[19] 21 Elements Survey Results spreadsheet with raw data provided by cities. Accessed June 7, 2022: http://www.21elements.com/constraints

connections to transit and services, etc. San Mateo has been proactive in transportation planning to ensure that the list of infrastructure projects are up to date and relevant. Examples of transportation planning in the City include the 2020 Bicycle Master Plan, and Complete Streets Plan, which is currently in development.

Additionally, it is reasonable for cities that are anticipated to accommodate more growth to evaluate its existing infrastructure in relation to projected growth and require new developments to share in the cost of infrastructure improvements needed to serve the growth from new developments. Cities that do so must meet legal requirements to establish a nexus to development and fees must be reviewed through a public process.

While San Mateo's infrastructure impact fees are the median for cities in San Mateo County, it should be noted that San Mateo City has the highest Regional Housing Needs Allocation for both Fifth and Sixth Housing Element Cycles, with 3,100 and 7,015 dwelling units, respectively. To accommodate new growth, the city's impact fees are evaluated to ensure nexus requirements are met and updated through a transparent public hearing process that is open to the community.

Transparent Costs

The City has been proactive in reevaluating and updating development related fees, and in meeting State requirements to increase transparency and predictability of fees. All applicable fees are available online (refer to links in Section 2.7). Additionally, the City allows developers to request a building permit fee estimate online by submitting an electronic worksheet.

The City also completed a development impact fee study in 2021 to ensure that fees are consistent with best practices, align with the stated services, and accurately reflect new developments' proportionate share of infrastructure costs. The consultant's recommendations have been incorporated into the City's Comprehensive Fee Schedule, which was used to calculate the costs of development in Table 5.

While the City's current fees meet nexus requirements and have been recently updated, the City plans to 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 (Policy H 1.17).

In addition to City fees, there are additional fees required from other agencies to account for the impact of development. The combined San Mateo Union High School District and San Mateo/Foster City Elementary School District Impact Fee is $4.08 per square foot for residential[20]. No fees are charged for new construction or additions that are under 500 square feet. While this is not a city fee, City staff helps applicants find information about the fee and connects them with the school district.

[20] Combined San Mateo Union High School and San Mateo/Foster City Elementary School District School Fees; https://www.smuhsd.org/Page/5186

Other Considerations that Support Housing

In addition to evaluating fees and their role in housing development, the city also recognizes that wages are a contributing factor in a household's ability to enter the housing market. In 2017, the City Council adopted a provision allowing a reduction of 25 percent of the Affordable Housing Linkage Fee for developments that are subject to the fee and voluntarily agrees to pay area standard wages to construction workers on the development and enters into an agreement with the City to do so.

2.8.2 Building Permit Process

The length of time between a project's planning entitlement approval and building permit issuance in many cases is determined by the applicant, as further described under Non-Government Constraints in section 3 below. The City has developed online application portal and streamlined the building permit review process with dedicated Development Review Technicians who actively manage concurrent reviews by all the development review departments including Planning, Building, Fire, Police, Arborist, Parks and Recreation, and Public Works. Once a project begins the building permit application review process, the following general timelines can be achieved with responsive applicants:

1. Single-family dwelling unit projects generally take 1 to 3 months*
2. Multi-family and mixed-use projects generally take 6 to 10 months*

The City also established Building application plan check review goals of an initial 20-day review period, then 10-days, then 5-days for subsequent resubmittals. These goals help to align plan check review timelines across all departments. (*Note: Actual timelines vary depending upon how fast an applicant can resubmit plans with corrections, the quality of submittals, variations in project complexity, required reviews by external agencies (i.e. as Department Fish and Wildlife, Regional Water Quality Control Board, etc.)

2.9 Housing Special Needs Groups

The City of San Mateo encourages and facilitates the development of a variety of housing types that caters to special needs groups, including accessible housing, emergency shelters (i.e., temporary residential shelters), transitional housing, single-room occupancy (SRO) housing, supportive housing, and housing for farmworkers. Government Code Section 65583 and 65583.2 also require the Housing Element to provide various housing types for all economic segments of the population. The following analysis explains how the City facilitates these housing types consistent with State law requirements.

2.9.1 Housing for Persons with Disabilities

Nine percent of San Mateo residents have disabilities, compared with eight percent in the county. In addition to the need for housing that is accessible or ADA- compliant, housing affordability is a key limitation as many residents living with disability live on disability incomes or fixed income as some disabilities limit the ability to work, restrict mobility, or make it difficult to care for oneself. Persons with

special needs or disabilities have several housing needs related to housing accessibility; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive living services.

The City has permitted and/or contributed funding for supportive housing for persons with disabilities. One example is the Humboldt House, located near downtown. The apartment building was originally purchased by a private owner to serve the mentally ill, before Mateo Lodge, Inc.'s acquisition and subsequent rehabilitation of the building. The City provided a Redevelopment Agency (RDA) loan to acquire the property, and subsequently also provided a HOME loan in 2000 for rehabilitation of the building. Currently, Mateo Lodge runs the facility which houses up to 29 residents and includes residential programs that provide supportive and rehabilitative services to residents. The following is a description of City regulations, policies, and procedures that support housing opportunities for people with disabilities. To further facilitate the production of new housing or conversion of existing housing for persons with disability, the Housing Element includes an implementation action in Policy H 1.13 to study a universal design ordinance that may better address housing needs for persons with disabilities.

2.9.2 Residential and Family Care Facilities

State law requires that State-licensed group homes of six or fewer residents be regulated in the same manner as single-unit residences for zoning purposes. The San Mateo Municipal Code allows group homes with six or fewer residents by right in all zoned districts that permit single-family dwellings consistent with State law (SMMC Chapter 27.27 Residential Care Facilities).

Group homes with more than six residents (defined by the City's municipal code as "residential care facilities") are permitted by right in C2 and C3 zoned districts and with a Special Use Permit (SUP) in R3 and R4 zoned districts, as shown in Table 2. While not explicitly required by State law, the SUP requirements for group homes of more than six persons could be considered a fair housing issue. The Housing Element includes an implementation program (Policy H 1.13) to review the City's Zoning Code requirements for larger group homes and amend the Zoning Code to ensure State law requirements related to fair housing and group homes are met.

To facilitate permitting of group homes and residential care facilities for seniors and non-seniors (including persons with disabilities), the Housing Element includes an implementation action in Policy H 1.14 to amend the Zoning Code to allow group homes and residential care facilities for seven or more persons in all residential zones, only subject to those objective standards that apply to other residential uses of the same type in the same zone in conformance with state law.

2.9.3 Definition of Family

Historically zoning codes have included narrow definitions of the term dwelling unit and family that have been used to deny housing opportunities for unrelated individuals. San Mateo Municipal Code Section 27.04.195 defines "family" as "a person or persons living together and maintaining a common household". Upon analysis, the use of the term family may be utilized in a manner to discriminate against unrelated

persons with disabilities living together. The Housing Element includes an implementation program (Policy H 1.14) to review the City's Zoning Code requirements for family and other related regulations; and amend the code to ensure State law requirements related to persons with disabilities are met. This effort may also include consideration of new definitions such as single-unit and multi-unit dwellings to accommodate various housing situations.

2.9.4 Reasonable Accommodation Ordinance

The City of San Mateo has a process to ensure that reasonable accommodations are made for persons with disabilities. The Reasonable Accommodations for Residential Uses ordinance (SMMC Chapter 27.78) was established to provide people with disabilities a way to ensure that their needs are met by the City's zoning, building, and permitting process. Any person may request a reasonable accommodation from applicable zoning requirements, based on the disability of residents. The request is reviewed by the Zoning Administrator and applicants submit documentation that meet the following findings:

1. The housing, which is the subject of the request, will be used by a person with disabilities.
2. Due to the physical attributes of the subject property or the structures on site, the requested reasonable accommodation is necessary to make the specific housing available to an individual with a disability under the Federal Fair Housing Act and the California Fair Employment and Housing Act.
3. The requested reasonable accommodation would not create an undue financial or administrative burden for the City.
4. The requested reasonable accommodation would not require a fundamental alteration in City's land use and zoning ordinances, programs or policies. In making this finding, the decision-making body may consider, but its consideration is not limited to, the following factors:
    a. Whether the proposed changes to the subject property and structures, would adversely impact the health, safety or use of adjacent properties or the City right-of-way.
    b. Whether any reasonable alternatives have been identified that would provide an equivalent level of benefit without requiring a reasonable accommodation or exception to the City's applicable rules, standards and practices.

No fees are required for the application and assistance to apply is available upon request. The process is based on the requirements of federal and state housing laws, including the Fair Housing Act, and is intended to remove constraints on housing for persons with disabilities. Since the ordinance adoption in 2014, one application has been submitted and approved to provide flexibility in accommodating the homeowners' accessibility needs. It should be noted that the City's Zoning Code permits by right access to the main entry of residential unit as allowable intrusions into setbacks through a ministerial building permit application. Under this provision, applicants can apply for a building permit to construct ramps,

lifts, railings, and other elements necessary to ensure access to the dwelling unit without a need to seek reasonable accommodation.

2.9.5 Emergency Homeless Shelters

The California Health and Safety Code (Section 50801[e]) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

California Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency homeless shelters are allowed without a discretionary permit. A building permit application is required to verify that the proposed project meets the City's development standards as part of a plan check review. The building permit review is a ministerial process and no public hearing is required. The zoning code development standards for emergency shelters include:

- In the C2 zoned district, no emergency shelter shall be located within 300 feet of a single-family dwelling.
- Required parking shall be provided on-site with two garage stalls for the owner/manager, and one parking stall for every 6 occupants.

The Housing Element includes an implementation program (Policy H 3.7) to evaluate and update the Zoning Code to remove the 300 feet buffer from a single-family dwelling and adopt objective development standards, including parking for shelters, in compliance with State requirements.

Government Code Section 65583(a)(4)(A) requires the Housing Element to demonstrate that the zones where emergency shelters are allowed by right include sufficient capacity on available sites to accommodate the need for emergency shelter identified in the most recent point-in-time count conducted before the start of the planning period. The Housing Element includes an implementation program (Policy H 3.7) to review and amend the zoning code to allow emergency shelters in C2, C3, and other zones as needed to comply with Government Code 65583 and ensure there is sufficient capacity on available sites to accommodate the need for emergency shelter as identified in the most recent point-in-time count conducted before the start of the planning period.

The City participates in the countywide one-day homeless count which typically occurs every two years. No homeless count was conducted in 2021 due to the COVID-19 pandemic. Instead, the County of San Mateo conducted a count on February 23, 2022. The result shows a 21 percent increase countywide in

the number of unsheltered, from 901 to 1,902 persons; however, the homeless population in the City of San Mateo decreased from 74 to 60 persons[21].

As of December 2022, there are three emergency shelters located within the City of San Mateo that collectively can serve up to 181 individuals per night. The shelters include:

1. First Step for Families – The shelter serves up to 117 individuals per night with 39 family units. It is operated by Life Moves to provide interim shelter and supportive services including weekly financial literacy, housing and employment workshops.

2. Lisa's House – The shelter serves up to 20 persons per night. It is operated by CORA and includes a variety of support services such as children's programs, crisis intervention, legal and mental services.

3. El Camino House – The shelter serves up to 44 persons per night. It is operated by Samaritan House which provides a wide range of services including but not limited to children's programs, clothing, financial coaching and assistance, food services, job search assistance, and transportation assistance.

Collectively, this demonstrates that there is sufficient capacity within the City to accommodate the 60 unhoused individuals identified in the latest count.

2.9.6 Zoning Capacity for Emergency Shelters

The City's Municipal Code currently allows emergency shelters by right in the C2 and C3 Regional/Community Commercial zoning districts with an approved building permit. There are approximately 76 acres of land available in these zoning districts, which include 260 parcels ranging in size from 0.1 to 3.6 acres with an overall average parcel size of 0.3 acres. These sites are located in areas with a mix of uses including offices, commercial, service commercial and light manufacturing uses (there is no heavy hazardous manufacturing); and are within a half-mile of transit and services.

As discussed above, the City's collaboration with the County appears to help close the gap in that the three existing shelters can accommodate the 60 unhoused individuals in the City. However, to facilitate additional emergency shelters, the Housing Element includes an implementation program (Policy H 3.7) to review and amend Zoning Code requirements and standards as needed for temporary residential shelters to ensure sufficient capacity for changes in homeless counts in future years and continue to meet State law. Policy H 3.7 includes the following two key actions:

- Review and amend the zoning code to allow emergency shelters in C2, C3, and other zones as needed to ensure there is sufficient capacity on available sites to accommodate the need for

[21] One Day Homeless Count Report dated August 2022: https://www.smcgov.org/hsa/2022-one-day-homeless-count

emergency shelter as identified in the most recent point-in-time count conducted before the start of the planning period, and to amend the definition of emergency shelters in compliance with Government Code 65583.

- Review and amend the zoning code as needed to comply with Government Code 65583 including to remove the 300 feet buffer from a single-family dwelling, clarify that emergency shelters are not required to be more than 300 feet apart, in compliance Government Code Section 65583(a)(4)(A)(v), and adopt objective development standards, such as parking for shelters in compliance with Government Code Section 65583(a)(4)(A)(ii).

2.9.7 Strategies for Providing Emergency Shelters

While the zoning capacity analysis above meets the requirements of State law, the City will continue to study best practices and explore collaboration opportunities to expand shelter capacity. These strategies may include unique partnerships with private companies, non-profit entities, and faith-based organizations to convert existing, underutilized buildings as emergency shelters. The City will also continue to collaborate with the County to close the gap when potential sites are identified within the city limits. The Housing Element Policy H 3.7 articulates the City's intent to regularly evaluate City policies, best practices and collaboration opportunities to end homelessness within the City.

2.9.8 Collaboration with County to Address Homelessness

The City collaborates with the County of San Mateo on countywide homeless counts, which occurs every two years; and follows the County's "Continuum of Care" (CofC) program to address homeless. In 2016, the CofC released its current Strategic Plan titled "Ending Homelessness in San Mateo County." The overarching goal is to create a centralized countywide system that is both data driven, and client focused to respond effectively and rapidly to the crisis of homelessness. The system utilizes the Housing First practice, where access to safe and secure housing is made the first step in the process of achieving long term housing stability. The Coordinated Entry System (CES) pulls together all service providers across the county to ensure that resources are available all across the county regardless of which jurisdiction an individual enters the system from. This also allows for tracking of individuals if they are to re-enter the system after exiting, which allows the CofC to gauge the effectiveness of the programs being used.

The plan also outlines several programs to address homelessness, including outreach, emergency shelters, transitional housing, rapid rehousing, supportive housing, and homeless prevention programs. The City jointly funds these programs with other jurisdictions throughout the County and evaluates their performance together as part of the CofC Steering Committee. The purpose of the plan was originally to outline a comprehensive strategic plan to end homelessness throughout San Mateo County by the year 2020. Many of the target achievements of the plan were drastically altered by the spread of the coronavirus pandemic and the resulting housing instability that occurred from loss of income across many households. The City of San Mateo continues to be a partner in the CofC as both a funder of shelters and

programs as well as a voting member in the CofC Steering Committee, which is reflected in the Housing Element Policy H 3.1.

2.9.9 Low Barrier Navigation Centers

AB 101, passed in 2019 and codified in Government Code Section 65622, requires that a low barrier navigation center be a use permitted by right in mixed-use zones and nonresidential zones permitting multi-family uses if it meets specified requirements. AB 101 defines "low barrier navigation center" as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The Housing Element includes an implementation program (Policy H 3.7) to evaluate and amend the Zoning Code to comply with this new requirement and to allow these in the same areas zoned for mixed-use and non-residential zones permitting multi-family uses, consistent with Government Code Sections 65660 - 65668.

2.9.10 Transitional/Supportive Housing

Transitional housing is designed to assist homeless individuals and families in moving beyond emergency shelter and into permanent housing by helping people develop independent living skills through the provision of supportive services. Permanent supportive housing is housing that is linked to services that assist residents in maintaining housing, improving health, and maximizing ability to live and work in the community. Examples include the Vendome, which is located near downtown and provides permanent supportive housing to 16 chronically homeless adult men and women; and the County's recent purchase and conversion of the Stone Villa Inn as a 44-unit transitional housing site.

The City is consistent with State law in that supportive housing and transitional housing are defined in the City's Zoning Code as a dwelling and subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Per recent changes in State law (AB 2162), the City must also allow 100 percent affordable projects that include 25 percent, or 12 units of supportive housing, by right where multi-unit and mixed-use development is permitted. While the City has not updated its Zoning Code, the City is pro-active in ensuring that new projects meeting AB 2162 criteria are compliant. For example, the Montara affordable housing development includes 12 units for formerly homeless individuals. The Housing Element includes an implementation program (Policy H 1.14) to review and amend the City's Zoning Code to comply with this new provision of State law.

2.9.11 Housing for Farmworkers

There are no active or potential agricultural lands remaining within the City; therefore, the City does not have any labor force associated with the agricultural sector. Although no agricultural activity remains within the City of San Mateo limits, the region and the County of San Mateo as a whole includes agricultural activity that attracts farmworkers and their families. The 2019 census data for employment

identifies 272 out of 57,365 employed residents of the City identify as working within the "agriculture/forestry, fishing and hunting" category. It is likely that these residents and their families are permanent employees who reside in the City due to access to urban amenities and services and are commuting to agricultural lands within the County. Seasonal agricultural workers who come to San Mateo County during those times of year when crop harvesting, and processing occur often need access to group housing or temporary (non-emergency) shelters, but do not appear to be seeking housing options within the City.

The provisions of Section 17021.5(b) of the California Health and Safety Code state that employee housing for six or fewer employees must be treated like any other single-unit dwelling. The City does not regulate the occupancy of single unit dwellings and there are no provisions in the City's code to restrict employee housing for six or fewer employees, therefore, the City complies with this requirement.

California Health and Safety Code Section 17021.6, requires that farmworker housing of no more than 36 beds in a group quarter or 12 units shall be deemed an agricultural use. No conditional/special use permit, zoning variance, or other discretionary zoning clearance shall be required of this housing that is not required of any other agricultural activity in the same zone. Only two areas are identified within the Agricultural (A) Zoning District, which allows for Agricultural use. These two sites include the San Mateo County Event Center, and a parcel within the College of San Mateo. The existing zoning requirements for permitted uses does not explicitly allow for such housing, but agricultural use is listed as a permitted use. The City will evaluate and update its zoning code either as a part of miscellaneous code amendment or should the County or the College of San Mateo wish to proceed with providing farmworker housing at these sites, as identified in Policy H 1.16.

2.9.12 Accessory Dwelling Units

Since 2016, California lawmakers have passed several bills to promote development of accessory dwelling units (ADUs). ADUs are defined as attached or detached residential dwelling units that provide complete independent living facilities for one or more persons located on the same parcel as the primary residence. The City also adopted the definition of a "junior accessory dwelling unit" (JADU), which is a similar independent living unit that is constructed entirely within the walls of a proposed or legally existing single-family residence.

In 2017 and 2022, the City amended the Zoning Code Chapter 27.19 to meet, and in many cases, exceed the minimum requirements of State law. ADUs are permitted by-right in any zone that allows residential use. For parcels with an existing or proposed single-family dwelling, the City allows up to one ADU and one JADU. The City defers to the provisions of Government Code Section 65852.2(e)(1) for ADUs proposed on a lot with an existing multi-family dwelling (attached duplex or more).

The City's ADU Ordinance update includes many development standards that are more permissive than those allowed under state law. These standards were developed following extensive community outreach and multiple public meetings. For example, the updated ordinance allows larger sized JADUs (maximum

650 square-feet); new ADUs do not have a size limit and can utilize all available floor area permitted by the site's floor area ratio; ADUs can be two-stories; attached ADUs can have a height of up to 24 feet to the plate line and 32 feet to the roof peak; and detached ADUs can have a height of up to 16 feet to the plate line and 24 feet to the roof peak. ADUs may also opt for a discretionary review process to exceed the development standards, including height requirements, allowed under ministerial review, which allows for a quicker and cheaper review process than a standard variance; and for at least the first year, the discretionary review process does require an application fee. These updated standards provide more flexibility in design and are aligned with local community needs.

Under State law, ADUs are eligible for ministerial review and applications must be approved within 60 days of a complete application submittal. ADU applications may be submitted in-person or online permit and are charged a flat fee that varies by proposal. Building permit fees are currently as follows:

- ADU (New Construction): $2,830.50
- ADU (Converted or Remodeled Space): $2,103.00
- JADU: $1,578.50

Additional fees are charged on an as-needed basis, such as a Heritage Tree permit, Sewer Lateral Compliance and Encroachment Permit. School District Fees are collected separately by the San Mateo Union High School District. The City also partners with Symbium to offer a free, interactive web-based mapping tool to help with preliminary site planning of ADUs. Overall, the City has been active in supporting property owners who seek to develop ADUs or JADUs by streamlining the permitting process, setting low flat fees for permits and providing expanded information and resources; and as outlined in Policy H 1.4, the City will continue to actively support the production of this housing type.

2.9.13 Manufactured Homes and Mobile Home Parks

State law requires that cities and counties allow the placement of manufactured homes (also referred to as factory-built homes and modular homes) meeting Federal construction standards and manufactured home subdivisions in single-family neighborhoods. California Government Code Sections 65852.3 through 65852.5[22] require that manufactured homes be permitted in single-family districts subject to the same land use regulations as conventional homes. Additionally, Government Code Section 65852.7 requires that cities and counties allow mobile home parks (including condominium and cooperative parks) in all residential zones.

In keeping with State law, the City's Zoning Code allows manufactured homes on permanent foundations in the same residential zones as single-family dwellings. The code defines manufactured homes as a dwelling, and they are subject to the same development standards. The City's Zoning Code does not permit mobile home parks in residential districts; however, there is a provision allowing the Zoning

[22] The National Manufactured Housing Construction and Safety Standards Act of 1974 (also referred to as the Manufactured Home Act of 1974).

Administrator to consider "other similar uses" in residential districts. The current code language is not explicit; therefore, the Housing Element includes an implementation program (Policy H 1.15) to review and amend the Zoning Code as necessary to meet state law regarding allowing mobile home parks as special use in all residential zones consistent with Government Code Section 65852.7.

2.9.14 Single-Room Occupancy (SRO) Housing

Government Code 65583(c)(1) requires local jurisdictions to specify the areas where Single-Room Occupancy (SRO) housing are permitted. SROs are single-room (zero bedroom) units that are typically intended for occupancy by residents with low or minimal incomes, who share a kitchen and bathrooms with other residents in a multi-tenant building. The Zoning Code does not specify the zoning districts where SROs would be permitted and thus is a constraint on production of this housing type. The Housing Element includes a new program in Policy H 1.7 to amend the Zoning Code to reduce or eliminate constraints to housing construction including the identification of zoning areas where SROs are permitted consistent with state law.

3 NON-GOVERNMENTAL CONSTRAINTS

California Government Code Section 65583(a)(6) requires Housing Elements to contain an analysis of nongovernmental constraints to the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. Potential nongovernmental constraints are largely determined by market conditions over which local jurisdictions have little control. However, local governments can influence market conditions and their associated costs, even if only indirectly. Governmental interventions that affect non-governmental constraints will be explored in more detail in Section 3.1.5 Planning Entitlement Approval to Building Permit Application.

3.1 Development Costs

3.1.1 Availability of Financing

The availability of financing is a critical factor that can influence the cost and supply of housing. There are generally two types of financing used in the housing market: (1) capital used for initial site preparation and construction; and (2) capital used to finance the purchase of units by homeowners and investors.

Interest rates substantially impact home construction, purchase, and improvement costs. A small fluctuation in rates can make a dramatic difference in the annual income needed to qualify for a loan. However, interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect interest rates.

In general, financing for new residential development for both construction and long-term mortgages is generally available in San Mateo County, subject to normal underwriting standards. However, economic fluctuations in recent years due to the pandemic have caused caution among lenders and may have lasting effects on the availability of financing through this Housing Element planning period. While interest rates remain low in 2022, during the planning period, interest rates are anticipated to increase, with multiple rate increases expected in the near term as inflation rises. The availability of financing for developers under these economic conditions may pose a constraint on development outside the City's control.

3.1.2 Cost of Land

The cost of land has also increased substantially over the past decade, and many jurisdictions are now essentially built out, with no vacant land available for development. With this limited land availability, most locations in the Bay Area are experiencing substantially higher land values than in other areas of the State because of the attractiveness of living along the coast, mild climate, access to high-tech jobs, and amenities.

There are multiple factors that may affect the cost of land, such as lot size, topography, site conditions, shape of the parcel, location and amenities, neighboring uses, access, proximity to public services, noise and the financing arrangement between buyer and seller. Land costs in single-family residential

neighborhoods of San Mateo are difficult to assess because of the lack of undeveloped residential properties in the city. Additionally, the information available is not comprehensive and any summaries or averages at the City level may not be valuable for reaching conclusions. The same limitation applies to the land price for properties that are suitable for multi-family development, as such, a study at the County level would likely be more informative.

On behalf of 21 Elements, Century Urban[23] conducted an independent countywide study of single-family land sales and multi-family land sales in the last three years, inclusive of both rental apartment and for-sale (condos/townhomes) units. For single-family land sales countywide, of parcels up to one acre in size, the land cost ranged between $582,000 to $8 million, with an average of $1,030,000 per unit.

For multi-family land sales in San Mateo County, Century Urban's report shows the average land cost is $1,000,000 for small multi-family and $10,000,000 for large multi-family properties, respectively. In contrast, during the last Fifth Cycle Housing Element, a similar analysis found that average per-acre prices were approximately $820,000. This means that since the last Housing Element, land prices have significantly increased.

All of these factors work together to make it so developers must charge substantial rents and sales prices to cover these costs. The Terner Center Report[24] notes that, for example, a multi-family unit that costs $800,000 to build will need to charge approximately $4,000 in monthly rent – a price well over the typical monthly earnings in the State – to cover those costs and meet return on investment requirements for investors.

3.1.3 Constructions Costs

Construction costs, which can comprise a significant portion of the sales price of a home, are one of the major cost factors with residential development. Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. The price paid for material and labor at any one time will reflect short-term considerations of supply and demand. Future costs are difficult to predict given the cyclical fluctuations in demand and supply that in large part are created by fluctuations in the state and national economies. Such policies unilaterally impact construction in a region and therefore do not deter housing construction in any specific community.

An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in

[23] Century Urban's San Mateo and Santa Clara Counties Development Costs & San Mateo County Unit Mix Research, April 2022, http://21elements.com/documents-mainmenu-3/housing-elements/rhna-6-2022-2030/1380-b-d-dvpt-cost-and-unit-mix-2022-4-7-draft-updated/file

[24] Hayley Raetz, Teddy Forscher, Elizabeth Kneebone and Carolina Reid, The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California, The Terner Center for Housing Innovation, University of California Berkeley, March 2020, p. 3, http:/ternercenter.berkeley.edu/uploads/Hard_Construction_Costs_March_2020.pdf

addition to interior finish and normal site preparation. The data is national with the regional difference running generally 20 percent higher based on the most recent (2020) analysis cited from the Terner Center for Housing index for construction costs in California. The 2020 national averages for costs per square foot, excluding the cost of the land acquisition, are as follows:

- Type I or II, Multi-Family: $129.23 to $167.27 per square foot.
- Type V (Wood Frame), Multi-Family: $112.76 to $147.50 per square foot.
- Type V (Wood Frame), One- and Two-Family Dwelling: $122.46 to $141.72 per square foot.

According to data from the California Construction Cost Index, hard construction costs in California grew by 44 percent between 2014 and 2018, or an additional $80 per square foot.[25] Between 2020 and 2021 alone, construction costs increased 13.4 percent. Construction costs are estimated to account for upwards of 60 percent of the production cost of a new home, especially for multi-unit residential buildings which often require the use of more expensive materials, like steel, and need additional amenities such as parking structures.[26] Variations in the quality of materials, type of amenities, labor costs and the quality of building materials could result in higher or lower construction costs for a new home. Prefabricated factory built housing, with variation on the quality of materials and amenities may also affect the final construction cost per square foot of a housing project.

Several additional factors have caused the increased cost of materials, including global trade patterns and federal policy decisions, such as tariffs, as well as state and local regulations, such as building codes. The COVID-19 pandemic has also influenced the cost and availability of construction materials. Supply chain disruptions have resulted in project delays and increased costs due to a shortage of construction materials and equipment.

According to a Terner Center report released in March 2020 on multi-family construction costs in California, many different factors layer together to affect the bottom-line costs of building new housing and whether or not a project will ultimately "pencil": the costs of acquisition (e.g., land and closing costs), hard construction costs (e.g., materials and labor), soft costs (e.g., legal and professional fees, insurance, and development fees), and the costs of conversion once a project is completed (e.g., title fees and the operating deficit reserve).[27] According to its research, the largest share of a project's total cost comes from materials and labor, or hard costs.

Hard construction costs make up more than 60 percent of total development costs. The Terner Center study found that on average, construction costs were about $222 per square foot in 2018 compared to $177 in 2008-2009, representing a 25 percent increase. While these increases have been felt across the state, costs are highest in the Bay Area, which saw costs rising by 119 percent during the same time period,

[25] Ibid., Raetz et al, p.8.
[26] Ibid., Raetz et al, p.4.
[27] See the Terner Center's series on housing costs at https://ternercenter.berkeley.edu/research-and-policy/the-cost-of-building-housing-series

to over $380 per square foot. The reasons for this gap are complex, but the Terner Center suggests that higher labor costs to attract workers plays a part due to the higher cost of living; local regulations that require certain materials or building components to be used; lengthy review processes; and other local constraints.[28]

The impact of high construction costs on affordable housing cannot be underestimated. According to a study by the Bay Area Council, in 2019 there were 23 new construction projects of below market-rate housing financed through the California Tax Credit Allocation Committee (TCAC), with a total of 1,912 units, across six of the nine-county Bay Area. Each project in California requested federal and/or state tax credits to finance the new construction of housing units with rents affordable to households earning 30-60 percent of area median income (AMI; this translates to very low-income households). The project costs consist of land and acquisition, construction costs, construction contingency, architectural/engineering, construction interest, permanent financing, legal fees, reserves, other costs, developer fees, and commercial costs. Project costs were analyzed to determine the reasonableness of all fees within TCAC's underwriting guidelines and TCAC limitations.

The report found that the average construction cost of new below market rate housing in the Bay Area was $664,455 per unit, far more than lower income households can afford without subsidies. In comparison, other projects across California (excluding the Bay Area) on average cost $385,185 per unit of below market rate housing.[29]

[28] Ibid., Raetz et al, p. 15.

[29] *How much does it cost to construct one unit of below market housing in the Bay Area?* Bay Area Council Economic Institute. Accessed April 1, 2022, from http://www.bayareaeconomy.org/how-much-does-it-cost-to-produce-one-unit-of-below-market-housing-in-the-bay-area/

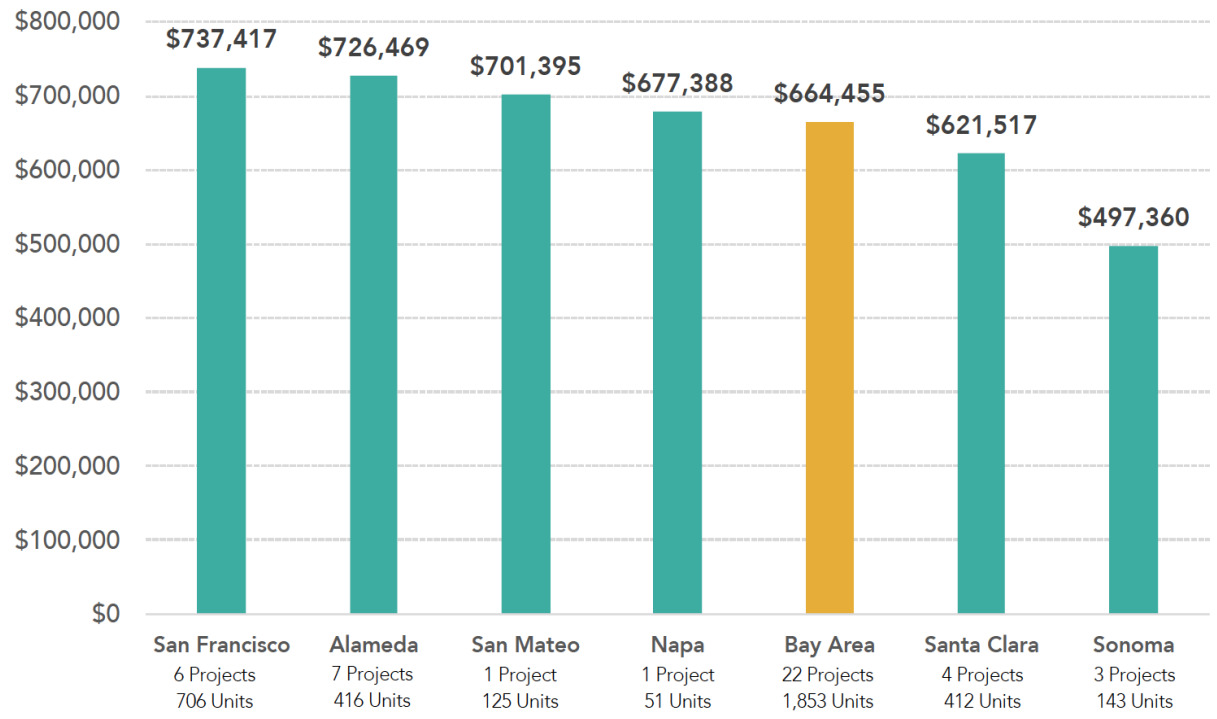


Figure 1: Average Per Unit Cost Construction of New BMR Housing by County (2019)

Source: California Tax Credit Allocation Committee; Analysis by the Bay Area Council Economic Institute.

3.1.4 Labor Costs

The California Labor Code applies prevailing wage rates to public works projects exceeding $1,000 in value. Public Works projects include construction, alteration, installation, demolition, or repair work performed under contract and paid for in whole or in part out of public funds. State law exempts affordable housing projects from the prevailing wage requirement if they are financially assisted exclusively with Redevelopment Agency (RDA) housing set-aside funds. However, if other public funds are involved, which is often the case, prevailing wage rates may still apply. Furthermore, if federal funds are involved, Davis-Bacon Act wages often apply. Under the Davis-Bacon Act, workers must be paid no less than the locally prevailing wages, as well as overtime payments of time and a half. While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies.

Statewide, labor costs have also increased in recent years, as the labor pool has not kept pace with the increase in demand. Since the recession, California has seen a severe tightening in the construction labor market, especially for workers trained in specific construction trades. The lack of an available labor force drives up the cost of labor and leads to project delays as workers are either unavailable or lost to more profitable projects.

3.1.5 Planning Entitlement Approval to Building Permit Application

After a Planning Entitlement for a development project has been approved by the Zoning Administrator, Planning Commission or City Council, it becomes the applicant's responsibility to initiate the steps to secure building permit approvals and begin construction in accordance with the approved plans. The length of time between a project's planning entitlement approval and building permit application is determined by the applicant.

Intervening steps include obtaining additional City clearances and paying fees as outlined in a project's conditions of approval. Other necessary actions for the applicant include:

1. Completing construction drawings after project approval (City does not control this timeline)
2. Recording with the County Clerk subdivision (final) maps (applies to ownership projects)
3. Retaining contractors
4. Obtaining utility approvals (not owned by the city), required easements, and rights of entry
5. Providing tenant relocation assistance

As discussed in Sections 2.7 and 2.8 above, the City has taken several steps to facilitate the review process. Once a project begins the building permit application review process, the applicant also has a shared responsibility in resubmitting materials and addressing comments in a timely manner. With responsive applicants, the following general timelines can be achieved during the building permit stage:

1. Single-family projects generally take 1 to 3 months*
2. Multi-family and mixed-use projects generally take 6 to 10 months*

(*Note: actual timeline depends on how fast an applicant can resubmit plans with corrections, complexity of project, etc.)

3.2 Requests for Housing Developments at Reduced Densities

State law requires the Housing Element to include an analysis of requests to develop housing at densities below those anticipated in the Sites Inventory. As demonstrated in the City's Annual Progress Reports in past years, there is a strong trend for development projects to utilize density bonus law to add additional units beyond the base density.

Furthermore, the following table of recently approved residential projects demonstrate that most developments are asking for more density than the underlying zoning allows, by using the State Density Bonus. Although the maximum base densities, of Multi-family zones (R3, R4 and R5) and non-residential zones that allow mixed-use development with residential, ranges from 35 to 50 dwelling units per acre, the average residential density for recently approved projects is 100 percent of base density due to projects almost always utilizing State Density Bonus provisions. The City anticipates the trend, of developments utilizing State Density Bonus provisions to add more density, to continue due to the high demand for housing in the bay area region; however, there is a need to provide a minimum density to guide future development. Housing Element Policy H 1.9 would amend the Zoning Code to add minimum

density requirements ensuring that future development projects meet or exceed the anticipated density in the Sites Inventory.

Table 10: 2019 – Present Approved Residential Project Densities

Infill Development Address	Acres	Approved Units	Max Base Density (DUA)	Percent of Base Density	Approved Density (DUA)	Pre-App Density (DUA)
406 E 3rd Ave.	0.88	25	50	57%	28	26
1919 O'Farrell St.	0.71	49	50	138%	69	66
303 Baldwin Ave.	0.93	64	50	136%	68	67
S Delaware St. at Landing Ave, Bay Meadows	1.51	67	50	88%	44	38
1650 S. Delaware St. (Azara)	1.1	73	50	133%	66	58
480 E 4th Ave. (Kiku Crossing)	2.4	225	50	187%	93	
2988 Campus Dr. (Peninsula Heights)	15.5	290	35	53%	19	19
666 Concar Dr. (Concar Passage)	14.5	961	50	133%	66	65
1 Hayward Ave	0.29	18	44	141%	62	No Pre-App
222 E 4th Ave. (Draegers)	1.13	10	50	18%	9	9
500 E. 3rd Ave (Block 21)	1.51	111	50	148%	74	45
401 Concar Dr. (Hayward Park)	2.81	191	50	136%	68	67
4 W Santa Inez Ave.	0.25	10	40	100%	40	No Pre-App
1, 2 and 3 Waters Park Dr.	11.1	190	35	49%	17	17
435 E. 3rd Ave.	0.25	5	50	40%	20	20
Total	**43.8**	**2,099**		**100%**		

Source: City of San Mateo, 2023

3.3 Physical Site Constraints

The City of San Mateo recognizes the challenges associated with building housing, especially affordable housing on infill sites. Many parcels in the downtown area and along El Camino Real are considered small, and the City acknowledges that parcels may need to be consolidated under one owner in order to facilitate mixed use and affordable housing development. To incentivize parcel aggregation, the City's Zoning Code includes provisions such as a tiered allowable floor area that provides higher allowable floor areas for larger parcel sizes in districts zoned for multi-family development.

3.4 Environmental Constraints

The environmental setting affects the feasibility and cost of residential development. Environmental issues range from the suitability of land for development, the provision of adequate infrastructure and services, as well as the cost of energy. San Mateo currently encompasses about 7,744 acres of land. The majority of the parcels in the City's boundary are developed. Most of the undeveloped parcels are in the areas to the west near Sugarloaf Mountain. These areas contain environmental constraints on

development, such as steep slopes, landslide hazards, fire hazards, or flood hazards, and therefore, much of the undeveloped land has been set aside as open space. The following are environmental constraints and hazards that affect, in varying degrees, existing and future residential developments.

3.4.1 Seismic Hazards

The San Andreas Fault zone is located approximately two miles west from the City of San Mateo boundary and the Hayward fault lies approximately 14 miles northeast of the City; however, there are no known active faults within the City. Major problems could result from ground shaking, which is likely to be amplified in the areas underlain by relatively unconsolidated deposits, especially in the eastern part of the City. Liquefaction is also a possibility in these areas. There is potential for landslides on all slopes; however, site-specific investigations can differentiate the degree of risk.

3.4.2 Topography/Slope

The City of San Mateo encompasses a variety of upland, hillside, valley and land forms that is defined by the Crystal Springs reservoir to the west, and the San Francisco Bay on the east. Elevations range from zero to 631 feet above sea level. Western portions of the City are steep and susceptible to landslides, erosion, and other topographic hazards. To address these concerns, the City's Site Development Code oversees development of lands with slopes exceeding 15 percent. The Site Development Code requires technical studies that address surface grading, draining, erosion and subsurface conditions to minimize risks to the community and environment.

3.4.3 Flood Hazards and Sea Level Rise

The City's floodplain management ordinance requires flood proofing or elevation of structures above flood heights along portions of San Mateo Creek and east of Bayshore. The City will continue to regulate development and improvements to properties located in the designated flood hazard areas in accordance with the ordinance. Since 2001, the City has identified a series of flood control projects to remove residential properties from the Flood Hazard Zone, which include the South Bayfront Levee Improvement projects (completed in 2010) and the North Shoreview Flood Improvement Project (completed in 2023). The City has two remaining tidal flood protection projects at the North Levee near Coyote Pointe and at Laurel Creek near the San Mateo Glendale Village neighborhood. Approximately 8,000 properties have been removed or have been prevented from being placed on the flood map to date.

Global climate change also poses potential impacts related to sea level rise. In 2018, the California Natural Resources Agency and California Ocean Protection Council updated the Sea-Level Rise Guidance Document[30], which estimates sea levels in the San Francisco Bay Area to rise 22 inches by the year 2050 and 82 inches by the year 2100. San Mateo is in a low-lying coastal area and thus is highly vulnerable to

[30] State of California Sea-Level Rise Guidance, 2018 Update, https://www.opc.ca.gov/updating-californias-sea-level-rise-guidance , Accessed on April 1, 2022

this threat. A sea level rise of 22 inches could inundate areas near Seal Point. If the level of San Francisco Bay rises 82 inches, water is projected to inundate all parts of San Mateo east of Highway 101, the area north of downtown, and large sections of the Hayward Park, Bay Meadows, and Laurie Meadows neighborhoods. To protect against sea level rise, the City participates in the San Mateo County Flood and Sea Level Rise Resiliency District's OneShoreline program to coordinate shoreline protection projects throughout the County. For more information, see the program website at www.oneshoreline.org.

3.4.4 Fire Hazards

Much of the open space, hillside area of San Mateo is located west of El Camino Real. There is higher potential for fire in these areas including grass or wildland fires as shown in the following figure from CAL FIRE (Figure 2). The risk in these areas is compounded by limited emergency access to open space areas and, in some cases, by insufficient fire hydrants/water flow to meet fire-fighting requirements. The Safety Element of the General Plan, currently under development, will set forth updated approaches to reduce this risk in developed areas and in the design and location of new development in the hillsides.

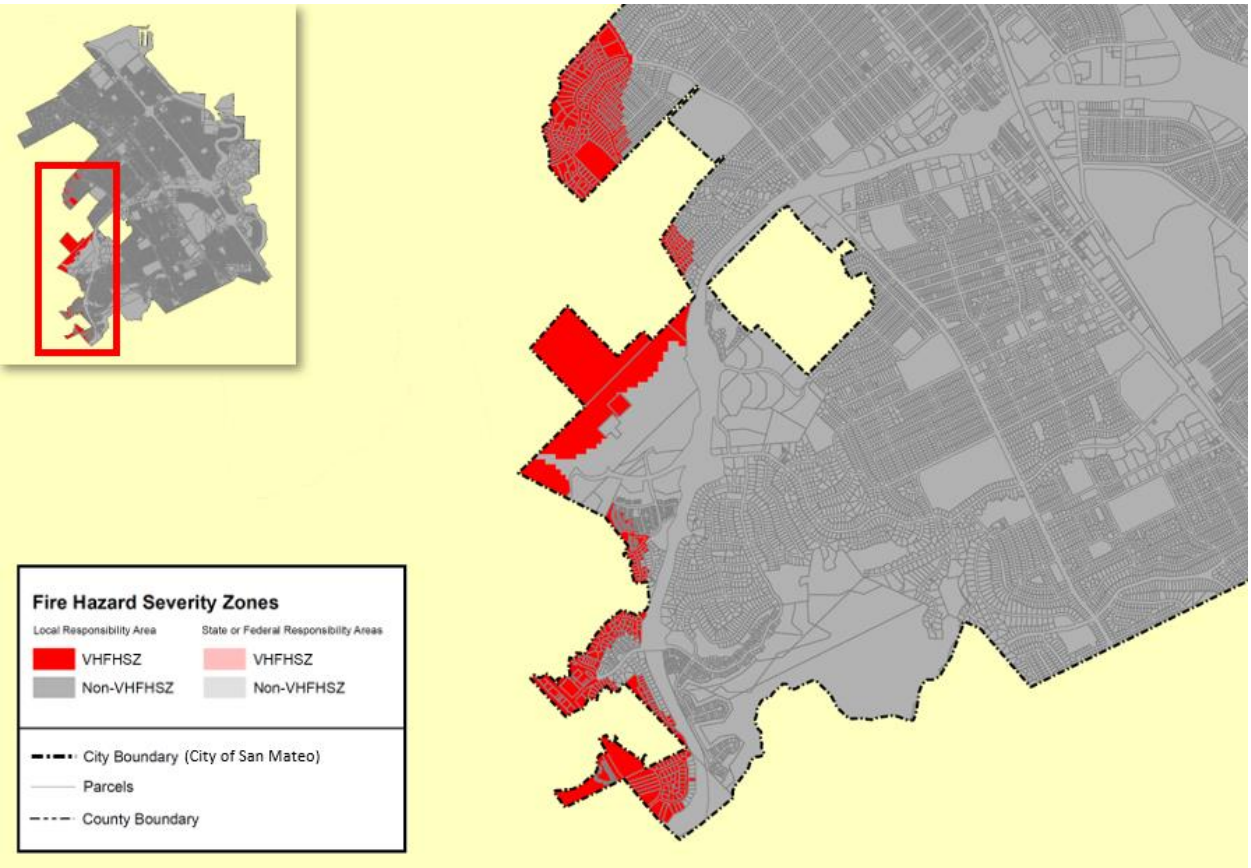


Figure 2: Very High Fire Hazard Severity Zones in Local Responsibility Areas

Source: CAL FIRE, November 24, 2008.

3.4.5 Water/Sewer Capacity

As part of the Housing Element, jurisdictions must provide information regarding water and sewer capacity to accommodate future development. In addition, jurisdictions must include narratives about how they will comply with two specific pieces of legislation, SB 1087 and SB 244.

- SB 1087 – Housing Elements – Requires a city to immediately forward its adopted Housing Element to its water providers so they can grant priority for service allocations to proposed housing developments that include units affordable to lower-income households.
- SB 244 – Land Use and General Plans – Requires cities and counties, prior to adoption of a housing element, to address the infrastructure needs of disadvantaged unincorporated communities outside the city's limits but within the city's planning area. Because the city's planning area does not contain any unincorporated areas, no such conditions exist.

The cities, water districts and private utilities represented by the Bay Area Water Supply and Conservation Agency (BAWSCA) rely upon the Hetch Hetchy system for water to protect the health, safety and economic well-being of 1.8 million citizens, businesses and community organizations. Together, the BAWSCA agencies account for two-thirds of water consumption from the system and pay for two-thirds of its upkeep.

The regional water system provides water to 2.7 million people in San Francisco, Santa Clara, Alameda and San Mateo counties. 85 percent of the water comes from Sierra Nevada snowmelt stored in the Hetch Hetchy reservoir situated on the Tuolumne River in Yosemite National Park. Hetch Hetchy water travels 160 miles via gravity from Yosemite to the San Francisco Bay Area. The remaining 15 percent of water comes from runoff in the Alameda and Peninsula watersheds and is captured in reservoirs located in San Mateo and Alameda counties. Overall, this regional system, which consists of over 280 miles of pipelines, over 60 miles of tunnels, 11 reservoirs, five pump stations and two water treatment plants, delivers approximately 260 million gallons of water per day.

The City's water providers are California Water Company (Cal Water) and Estero Municipal Improvement District (EMID). Cal Water's Mid-Peninsula District, which includes the City of San Carlos, serves the majority of San Mateo, and EMID serves the bayside portions of San Mateo east of Seal Slough and the City of Foster City.

Both Cal Water and EMID have adopted Urban Water Management Plans that were developed based on the City's existing zoning densities. Since the City will not need to increase density or rezone any sites to meet its RHNA, combined with increased water efficiency and conservation requirements for new development, there appears to be sufficient water capacity to serve at least 7,015 new housing units by 2031. However, it needs to be noted that the region is experiencing a prolonged drought and there are significant concerns about the ability to maintain water supply into the future if current drought conditions persist. The City will continue to collaborate with the two water providers as part of its General Plan Update to ensure there is an adequate and sustainable water supply for current and future development.

Adequate Water Supply for the Development of New Housing: The City does not need to increase density

or rezone any sites to meet its RHNA, so the adopted Urban Water Management Plans (UWMP) from Cal Water and Estero Municipal Improvement District (EMID), which are based on the City's current zoning and densities, demonstrates that there is sufficient capacity to provide water for the new housing development in the City's Housing Element. However, the entire State has experienced significant fluctuation in water supply availability over the past decade, including many unprecedented drought years, which impacts the City's ability to use current water supply to ensure future water availability. Thus, the City is fully committed to working with its two water supply agencies, neighboring jurisdictions and regional partners to take the necessary actions to ensure that our water supply meets demand to build the necessary new housing through 2031.

The City's wastewater treatment plant, which is currently undergoing upgrades that are expected to be completed in 2024, is jointly owned by the City of San Mateo and the City of Foster City/Estero Municipal Improvement District (EMID). The treatment facility serves more than 130,000 people and businesses in its service area at an average flow of 12 million gallons each day. By effectively treating wastewater at an advanced biological treatment facility, the plant helps keep San Francisco Bay environmentally clean and safe.

To support the City's water and sewer providers to ensure adequate capacity for new housing development, Housing Element Policy H 1.19 includes the following key actions:

1. Upon adoption of the Housing Element, provide a copy of the Element to California Water Company, Estero Municipal Improvement District, and San Mateo Public Works Dept, for greater awareness of affordable housing priorities and collaboration, in compliance with AB 1087.
2. Support efforts by Cal Water and EMID to expand their water supplies with new water sources and develop water efficiency and conservation methods to offset demand from new development projects.
3. Pursuant to AB 1087, work with Cal Water and EMID to establish a procedure to prioritize water allocation for developments that include units set aside as affordable housing for lower income households, including affordable housing within larger, mixed-use developments and larger residential subdivisions
4. Establish a written procedure for the City to grant priority sewer service to developments with units that are affordable to lower-income households.

The Public Services and Facilities Element in the General Plan 2040 Update includes a section that focuses on water supply and includes a goal to "Support access to a safe, sustainable, and resilient supply of water for San Mateo." This goal is supported by over 20 policies and actions that support both water agencies when updating their UWMPs, increases water efficiency and conservation in new development, and supports the development of new water sources, including recycled water, with a target of no net increase in water usage. This target is further analyzed in the General Plan 2040's EIR.

Thus, with the topic of water supply to support increased housing production very thoroughly addressed in the Public Services and Facilities Element, and with the current UWMPs for both water suppliers supporting San Mateo's existing zoned density, we are not putting any additional water supply related programs in the Housing Element.

The upgrades to the sewage treatment facility will result in increased capacity to serve San Mateo and

Foster City well into the future. Based on this information, it is anticipated that the City has sufficient water service capacity and sewage processing capacity to meet new housing development needs for this housing cycle. The current facilities and/or infrastructure are reported to be in good operating condition. Therefore, it is determined that the City has sufficient capacity to serve the 7,015 housing units stipulated the 2023-2031 Regional Housing Needs Allocation.

3.5 Voter Approved Growth Limits

One of the most significant constraints to high-density housing development in the City is the voter approved ballot initiative that limits height and density of new development (capped at a maximum of 50 units per acre and 55-75 feet height). In 1991, San Mateo voters enacted Measure H that amended the City's General Plan to restrict heights and densities of new development in the City. Specifically, Measure H amended the General Plan to limit building heights to a maximum of 55 feet (75 feet with public benefits), residential densities to a maximum of 50 units per acre, and nonresidential building intensity as measured by the ratio of building floor area to the size of the parcel to a maximum of 3.0 based on location. Measure H also established an inclusionary housing program requiring residential developments to provide at least 10 percent of a project's units at rents or prices affordable to low- or moderate-income households.

As a voter-adopted initiative, the policies established by Measure H could not be amended by the City Council without subsequent voter approval while the measure was in effect. Measure H contained an expiration provision of December 31, 2005.

In 2004, the City Council proposed a ballot initiative, Measure P, to authorize limited modifications to the policies established by Measure H, and to extend the expiration provision until December 31, 2020; and Measure P was subsequently approved by the voters in November 2004.

In 2020, voters approved Measure Y[31], which extended the expiration date of the General Plan policies concerning building heights, densities, and intensities established in Measure P to December 31, 2030. In addition, Measure Y amended the provisions of Measure P concerning the inclusionary housing program to comply with AB 1505, which is codified in Government Code 65850. This law requires inclusionary housing ordinances to allow developers of rental housing projects the option to provide off-site construction of units or other alternative means of compliance with the inclusionary housing requirement. This measure does not permit the payment of in-lieu fees as an alternative means of compliance with the inclusionary housing requirement. The inclusionary housing program, as modified by this measure, and the policies concerning building heights, densities, and intensities established in Measure P, cannot be amended by action of the City Council without voter approval until 2030.

[31] Measure Y ballot language: https://www.cityofsanmateo.org/1537/General-Plan

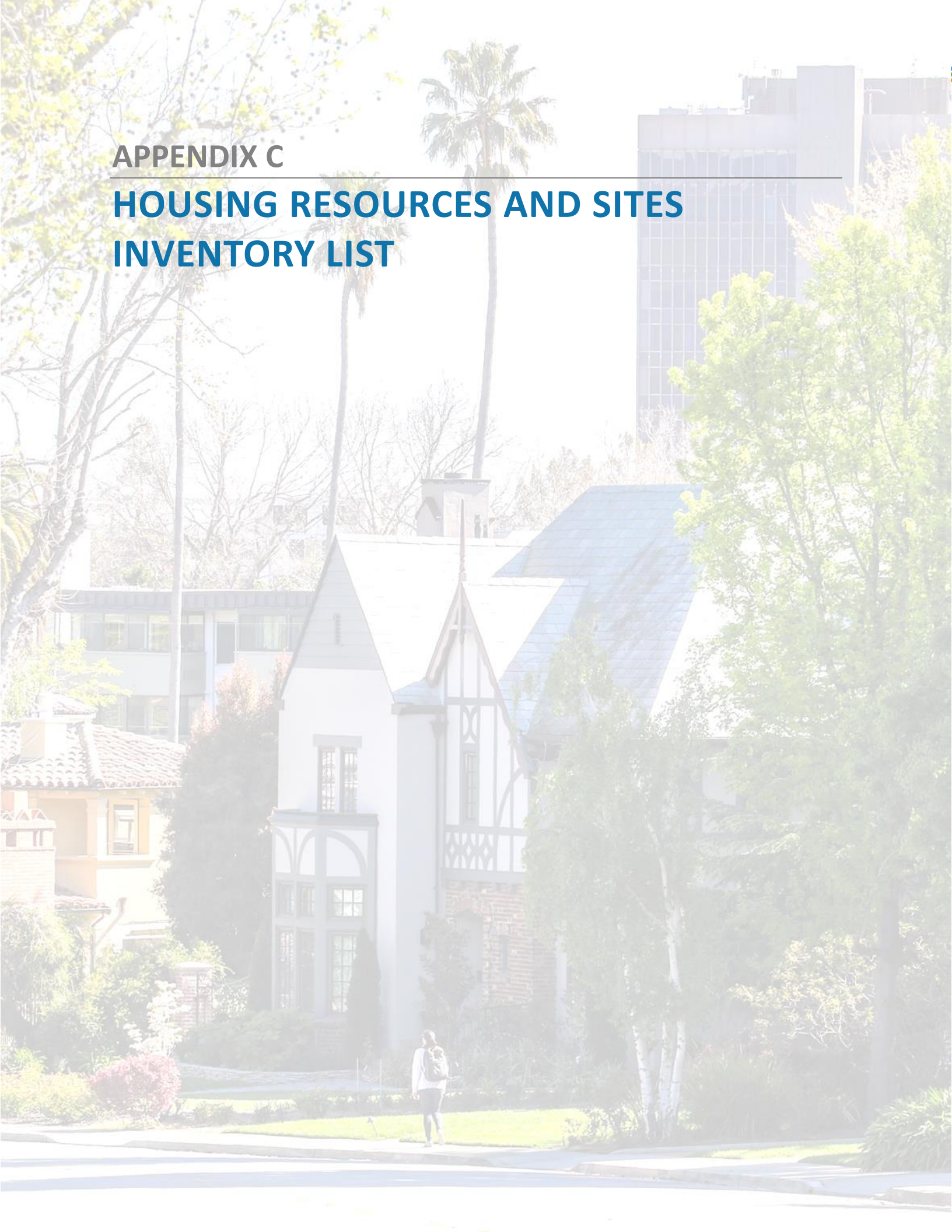
Measure Y does not preclude the City's ability to approve new higher density housing developments, but it does constrain the number of housing units that can be developed in any single project and increases the costs to develop new housing as it limits efficiency of scale that comes with high density developments. For a City with a population of over 100,000 people with three Caltrain stations and a high quality transit corridor (El Camino Real), new housing projects with densities at 100-200 units per acre are not only feasible but also necessary in order to meet the City's housing needs and support its economy. The City has approved a significant number of new housing units over the last five years, but the density cap has limited its ability to reduce the cost of housing and achieve the number of housing units needed to help alleviate local impacts from the region's housing crisis.

In addition to the cap on housing density, Measure Y also constrains the City's ability to impose a higher affordable housing inclusionary requirement on new housing development projects since it could negatively affect the per-unit costs and potentially suppress overall housing production. The City currently has a 15 percent inclusionary requirement for both ownership and rental housing projects that was adopted by the City Council in 2020 after completion of a nexus study. These inclusionary requirements could be further assessed after the adoption of the City's General Plan to see if any changes in the market conditions and constraints imposed by Measure Y have been reduced, which could allow the City to increase the inclusionary requirement for new development, thus resulting increasing affordable housing production.

While Measure Y has created a barrier to the development of housing projects with higher densities and heights, within the last five years many housing projects have used State law to receive density bonuses, concessions, and waivers to exceed the height, density, and intensity limitations imposed by Measure Y. In addition, the City is in the process of updating its General Plan, with an adoption target in 2024, that would allow for increased heights and densities within ten study areas identified as priority locations for additional growth and new development. The draft land use map in the General Plan Update would increase land use densities to allow for up to 21,900 additional new housing units to be developed over the next 20 years. However, since the densities in the draft land use map exceed the 50 units per acre limit set by Measure Y, an updated ballot initiative would need to be approved by the voters before these provisions could take effect. With adoption of the General Plan targeted in 2024, the ballot initiative could potentially go before the voters in November 2024.

Overall, Measure Y is a significant Non-Governmental Constraint to housing production, and affordable housing in particular, in the City of San Mateo. Building community consensus around a path forward with Measure Y as part of the General Plan Update process is essential to meeting the City's current and future housing needs and to reducing this significant constraint on housing production. Currently, there are enough sites with sufficient acreage that can meet the 2031 RHNA, plus a buffer within the existing zoning densities and the growth limits of the voter-approved heights and density limits under Measure Y. However, Measure Y may pose a constraint on future RHNA cycles. Therefore, the City in its General Plan 2040 Update (GPU), proposes significant increases in the upper range of densities from 50 dwelling units per acre (DUA) under Measure Y, to 100-130 DUA through a ballot measure in November 2024. Once effective, half as many sites currently listed would be needed to achieve the RHNA for this housing cycle.

The GPU will create capacity for at least 10,000 new housing units and add to the buffer for the existing RHNA. Should this ballot measure not succeed, the City commits to exploring additional options to increase capacity for a 25 percent buffer, including through rezonings (Policy H 1.20).



APPENDIX C

HOUSING RESOURCES AND SITES INVENTORY LIST

APPENDIX C | HOUSING RESOURCES AND SITES INVENTORY LIST

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1 INTRODUCTION

The housing resources of the City of San Mateo are comprised of all the funds, programs, and sites that are available to be used to create additional housing affordability. There is a myriad of ways the City can address housing concerns in the community, both from a land use and from a programmatic standpoint. The City receives and dedicates funding sources to be used in the development of affordable housing and housing related programs. These housing related programs can also be jointly managed by non-profit providers and City staff working collaboratively. The City is also responsible for ensuring that it maintains an inventory of sites that can feasibly support enough housing development to meet the goals of the Housing Element. These three areas together make up the housing resources of the City.

2 DESCRIPTION OF HOUSING FUNDING PROGRAMS

This section will discuss the funding the City utilizes in the development of housing, especially housing that is affordable, through financial and other kinds of assistance, as well as for other housing programs. Affordable housing projects in particular, due to the high costs of land and construction, typically require a combination of resources and partnerships to achieve development and affordability. There are a number of resources available to the City to implement its housing and community development objectives. Each funding source typically comes with a set of regulations that restricts the ways in which it may be used to ensure that they meet the parameters of the purpose of the program. Many of the programs identified herein are designed primarily to address affordability issues, as the cost of housing is a significant impediment to homeowners and renters alike.

2.1 Federal Programs

2.1.1 Community Development Block Grant (CDBG)

The City of San Mateo has been an active participant in the Community Development Block Grant (CDBG) program for over 40 years. The U.S. Department of Housing and Urban Development (HUD) awards this flexible grant program to jurisdictions through a statutory formula that uses measurements of need. CDBG funds can be used to assist low- and moderate-income persons in the form of social services activities, housing rehabilitation, economic development, neighborhood revitalization, improvement of public facilities, and prevention and elimination of slums and blight. The City's entitlement grant has increased an average of about 5% over the last five years. It is anticipated that the CDBG grant will either remain the same or decrease; therefore, the City is budgeting a conservative 2% decrease annually over the next five years.

2.1.2 HOME Investment Partnerships Program (HOME)

The HOME program is a federal grant to participating jurisdictions determined by formula allocations. HOME funds are directed toward the housing programs that assist persons at or below 60% of the median income, including acquisition, rehabilitation, new construction, tenant-based assistance, homebuyer assistance, planning and supportive services. The City of San Mateo participates in the program as part of a consortium with the County of San Mateo and the City of South San Francisco.

2.1.3 Low Income Housing Tax Credits (LIHTC)

The Low Income Housing Tax Credits (LIHTC) is an incentive for investors to provide equity to develop rental units for households at 30 - 60% of median income. The program is not a direct federal subsidy, but rather a tax incentive administered by the Internal Revenue Service. $1,200,000 in tax credits were used to help finance the Montara project in 2020, which contained 68 affordable housing units and 12 units set-aside for formerly homeless veterans.

2.1.4 Housing Choice Vouchers (HCV)

This program is administered by the San Mateo County Housing Authority with multiple eligibility criteria; including a family or a single person who is 62 years or older, disabled or pregnant, with a household annual gross income equal to or below the HUD published income limits. Households who qualify for Federal Preference are considered first and are defined as persons who are involuntarily displaced, or persons who are paying more than 50% of household income towards rent. Nearly 700 San Mateo residents are assisted annually through individual vouchers and have selected housing that distributes the assistance throughout neighborhoods in the City.

2.1.5 Other Federal Programs

There are other Federal programs that may be made available to affordable housing projects located in the City, including the Section 811 Supportive Housing for Persons with Disabilities program in which HUD provides funding to develop and subsidize rental housing with the availability of supportive services for very low- and extremely low-income adults with disabilities. The Section 811 assistance comes in the form of project rental assistance alone. No funds are available for construction or rehabilitation. In addition, HUD-VASH is a collaborative program which pairs HUD's Housing Choice Voucher (HCV) rental assistance with VA case management and supportive services for homeless Veterans. These services are designed to help homeless Veterans and their families find and sustain permanent housing and access the health care, mental health treatment, substance use counseling, and other supports necessary to help them in their recovery process and with their ability to maintain housing in the community.

2.2 State Programs

2.2.1 Permanent Local Housing Allocation (PLHA)

The City of San Mateo began receiving funding through the Permanent Local Housing Allocation (PLHA) program in 2020. HCD awards the grant to cities and counties based on a formula of the amount of funding each jurisdiction receives through the CDBG program. PLHA funds can be used for predevelopment, development, acquisition, rehabilitation of low-income housing, to match funds into housing trusts or low-income housing asset funds, accessibility modifications, homeownership opportunities, rehabilitation, and other supportive housing and homelessness services. The City's estimated 5-year award from HCD is $2,051,364 and therefore anticipates an award of around $400,000 annually.

2.2.2 Other State Programs

The City of San Mateo obtains funding from several State programs such as the CalHome Program, which is currently used for a home rehabilitation loan program and has a fund balance of around $560,000 in 2022. Staff keeps a close eye on funding cycles and new funding opportunities from the State as they are released. Housing developers and housing organizations are eligible to apply for State funds, such as programs sponsored by California Housing Finance Agency (CalHFA), on a project-by-project basis. There are also State Low-Income Tax Credits available, which can be used to assist housing projects. Participants in First Time Homebuyer Programs often utilize the CalHFA mortgage and down payment assistance programs as they are available.

Projects within the City have also utilized other State funding programs, including the Infill Infrastructure Grant (IIG), which is available as gap funding for infrastructure improvements necessary for specific residential or mixed-use infill development projects or areas and the Local Housing Trust Fund (LHTF) which provides matching funds to local and regional housing trust funds. Other State programs include Affordable Housing and Sustainable Communities (AHSC) Program, which funds projects to support infill and compact development that reduce greenhouse gas (GHG) emissions, the Golden State Acquisition Fund (GSAF) which provides a flexible source of capital for the development and preservation of affordable housing properties, Project Homekey, which can be used to develop hotels, motels, hostels, single-family homes and multifamily apartments and other existing buildings to Permanent or Interim Housing, Housing for a Healthy California (HHC) which creates supportive housing for individuals who are recipients of or eligible for health care provided through the Medi-Cal program, the Multifamily Housing Program (MHP) which provides loans for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households, and the Predevelopment Loan Program (PDLP) which provides short-term loans to finance affordable housing predevelopment costs.

2.3 Other Public Funds

2.3.1 Housing Successor Agency for the Redevelopment Agency

As mandated by the State legislature, the Redevelopment Agency (RDA) of the City of San Mateo was dissolved as of February 1, 2012. As the Housing Successor Agency, the City of San Mateo is responsible for the management of properties and funds formerly belonging to the Redevelopment Agency. The City elected to retain the housing assets and housing functions previously performed by the Agency upon dissolution. A portfolio of loans previously financed by RDA funds provides some program income to support future affordable housing. At the time of dissolution, the City's RDA fund balance of approximately $1.9M was returned to the local taxing agencies. The City elected to retain its portion of the returned funds in the amount of $706,000 to be reserved for affordable housing. It has also set a policy to contribute 20% of the annual increase in property tax revenues to be retained for affordable housing on an ongoing basis. The fund has dedicated $2,850,000 to the Kiku Crossing affordable housing project and the balance is expected to be at $250,000 afterwards.

2.3.2 City Housing Fund

In 1992, the City adopted the Below Market Rate (BMR) Inclusionary Program that requires a portion of affordable units be provided in new developments with 11 or more units in both rental and/or ownership projects. The program was amended on January 1, 2020. For rental projects, developers must provide 15% of units to be affordable to households up to 80% of the area median income (AMI). In ownership developments, developers must provide 15% of the units affordable to households up to 120% AMI. Additional affordable units can be provided for bonuses and concessions. When the amount of required BMR units includes a fraction above 0.5, the requirement is rounded up, but when it is between 0.1 and 0.4, an in-lieu fee is charged. This fee has become a source of funds that may be used for housing policies and programs. This fund also contains miscellaneous housing revenues collected from subordination processing and loan payoffs from the old First Time Homebuyer program.

2.3.3 Commercial Linkage Fee (CLF)

In 2016, the City adopted a new ordinance to establish a commercial linkage fee. The fee, which is collected when a building permit for a nonresidential use is issued, is to be used for the creation and preservation of affordable housing. It is calculated by using the gross floor area of net new commercial space, excluding structured parking. The fee rates are adjusted annually using the construction cost index, but the City maintains three tiers of pricing for the fee, with retail/service at the least expensive, hotel at middle pricing, and office/research at the highest rates.

2.3.4 San Mateo County Affordable Housing Fund

The County of San Mateo administers the Affordable Housing Fund. On April 8, 2013, the San Mateo County Board of Supervisors approved the allocation of approximately $13,400,000 of unrestricted general funds for affordable housing purposes. These funds, which initiated the County's Affordable Housing Fund (AHF), were derived from a one-time distribution of Housing Trust Funds held by former redevelopment agencies in San Mateo County. There have been eight subsequent AHF competitive funding rounds, using a combination of County general funds, Measure K funds, San Mateo County Housing Authority Moving to Work Housing Assistance Program Reserves, HOME funds, CDBG funds, and funds allocated to the County from HCD. The Kiku Crossing affordable housing project received an allocation of $5.185M from the AHF.

2.4 Private For-Profit and Nonprofit Sources

2.4.1 Community Reinvestment Act (CRA)

Several opportunities exist for partnership with local lenders via the Community Reinvestment Act. This law requires local lenders to analyze the lending needs of the community in which they do business, particularly the needs of low and moderate-income persons, and develop programs to address those needs. To date several lenders have offered favorable terms on first mortgages for the First Time Home Buyer program which has provided tremendous support to the program. Other lenders have assisted new construction projects in the form of construction loans and permanent financing. The City considers this a beneficial resource for future partnerships as well.

2.4.2 Private Developers

In any housing project the City undertakes with private developers, the City attempts to leverage its resources as much as possible. The City attempts to provide the "gap" financing that is needed to make an affordable housing project feasible. Private developers are very interested in developing housing because of the current high demand and the City continues to work with them to find ways to include affordability within their projects. With the current demand for housing, the City sees good opportunities to work with the private sector in the area of new housing construction over the next eight years.

2.4.3 Non-Profit Agencies

There are several partnership opportunities with non-profit organizations. Foundations and lender consortiums provide means of financial assistance. Community service organizations provide housing services and manage housing programs. Non-profit developers produce new affordable units. To date, the majority of new affordable units have been sponsored by non-profit developers. This trend will most likely continue since the federal programs strongly encourage the use of non-profit agencies for housing programs.

2.4.4 Housing Endowment And Regional Trust (HEART)

The Housing Endowment And Regional Trust (HEART) of San Mateo County is a regional trust fund for affordable housing in San Mateo County. It has a revolving loan fund to provide financing for affordable housing developments usually in the form of short-term gap or predevelopment financing. HEART provided financing for Kiku Crossing in 2022.

HEART's "First Time Homebuyer" Program provides below market rate second loans as down payment assistance for persons who make up to $180,000 per year and households that make up to $220,000 per year. The program is also structured to eliminate private mortgage insurance which results in lowering the total monthly housing payment for homebuyers.

The City is partnering with HEART to create pre-approved designs for ADUs to allow for streamlined application processing and approval and incorporating environmentally friendly design. The goal of the initiative is to increase ease of ADU production, and therefore increase affordable housing production. Four designs have been created at different unit sizes to accommodate the size constraints of different sites – studio, 1 bedroom (square), 1 bedroom (rectangular), and 2 bedrooms.

As new federal, state and local sources of funds appear, the City will integrate them into its programs and look for new solutions to meeting the affordable housing needs. It also continues to aggressively seek other potential financing sources and partnership opportunities.

3 HOUSING-RELATED PROGRAMS

3.1 Minor Home Repair

The Minor Home Repair program provides these services free of charge to low-income homeowners. Owners are entitled to free minor exterior or interior repairs. Repairs also include accessibility modifications and simple energy efficiency improvements. The overwhelming majority of participants in this program is senior citizens. An average of 35 minor home repair projects were completed annually during the previous housing element cycle.

3.2 Home Rehabilitation

The City operates a similar, but separate program for home repairs that constitute major upgrades. The program offers assistance to low-income homeowners in the form of deferred payment loans up to a maximum of $60,000 for home rehabilitation. The program is limited to properties that have 1-4 units. Loans are for a 20-year term with a 3% interest rate. While the program has received interest from the community, there have been no rehabilitations completed through this program as of 2022.

3.3 Lead-Based Paint Hazard Reduction

The City developed and implements lead-based paint regulations in accordance with HUD Guidelines 24 CFR Part 35 and 40 CFR Part 745 last revised 2012.

3.4 First Time Home Buyers Program

This program provides first time buyers the opportunity to purchase condominiums as they become available for resale at two City sponsored complexes, which are Meadow Court and Gateway Commons, and have 70 and 93 affordable housing units respectively. This project-based approach is also augmented by new ownership units that either the City builds, or private developers build in compliance with the City's Below Market Rate Program.

3.5 Acquisition of Land

The City is always looking for opportunities to purchase land to assist the development of housing. This includes land banking for the development of owner and rental housing, senior and family housing, transit-oriented housing, and mixed-use developments. Currently, the City owns two properties within downtown San Mateo, one of which is at the intersection of 4th Avenue and Railroad Avenue. The sites comprise a surface parking lot for Talbot's, a closed toy store. The City plans to use this site for the development of affordable housing in a public/private partnership with a $1 per year lease. This site is included in the Sites Inventory as there is a proposal to develop 71 units affordable at the very-low to low-income levels, including family housing and one manager's unit, on this site as part of a larger mixed-use development on this block. Details about the site characteristics and development proposal are shown on the Figure 1 map and included below in Section 4.4 as the "Bespoke Project." The Sites Inventory also identifies a third City owned parcel, located at 4142 S. El Camino Real, that is currently vacant. Programs to support the development of affordable housing on both of these sites are included in Policy H 1.2 of the base document.

3.6 Acquisition and Rehabilitation of Existing Housing

The City also partners with nonprofit organizations to purchase and rehabilitate existing housing and make it more affordable. As funds are available, the City will consider purchasing multi-family complexes and/or single-family homes to make available for rental housing. This helps preserve the existing housing stock

by ensuring adequate property management standards and adds to the City's affordable housing stock. The City typically funds these types of projects with HOME and RDA Housing Successor funds.

In addition, the City will consider purchase of individual condominium units in private developments, as funds are available. These units would be included in the existing First Time Homebuyer Program and sold to moderate-income households with the same loan terms and resale price restrictions.

3.7 Community Housing Development Organizations (CHDO)

The City no longer administers its own HOME programs after entering into a consortium. However, San Mateo County will coordinate with HIP Housing Development Corp. (HHDC) or any other qualified CHDO to apply the annual increment of HOME funds that are channeled directly to CHDOs. The HOME funds will be used to assist persons who make less than 60% of the area median income.

3.8 New Construction

Although the COVID-19 pandemic has had significant impact on the cost of construction, the City sees the potential for more partnership opportunities to develop new housing with both for-profit and nonprofit developers, mostly due to the wide array of financing tools currently available. Developers have become far more knowledgeable about how to apply for and combine the various government program funds and available private funding to build affordable housing.

3.9 Accessory Dwelling Units (ADUs)

The City's Accessory Dwelling Units (ADU) ordinance, most recently updated in 2022, allows the construction of modest units sometimes referred to as "granny units" in residentially zoned neighborhoods. These units are relatively inexpensive to rent due to their size and are often occupied by family members as a way to live together yet maintain an element of privacy. Based on their size and characteristics, ADUs are a housing type that contributes to both the affordable and Missing Middle housing categories.

3.10 Special Needs Housing

The City provided extensive funds for acquisition/rehabilitation of an apartment building formerly owned by private individuals with County contracts. This project, known as the Humbolt House, operates as permanent supportive housing for individuals with mental illness. The City also provided land and subsidies to construct permanent affordable housing with 10 units set aside for households with mental health issues at risk of homelessness as referred by the County for the Delaware Pacific project. Through the PLHA program, the City provides funding for staff salaries at the Montara affordable housing project, which contains a set aside of 12 units for formerly homeless veterans. These staff will manage the client services and case management needed for the tenants. The goals for this program are to aid in building long term stability in their living situations. These subsidies are in addition to assistance being granted to the project from the U.S. Department of Veterans Affairs (VA). The City provided land and subsidies to construct permanent affordable housing with 8 units set aside for individuals with development disabilities, and 16 units set aside for formerly homeless individuals at the Kiku Crossing project, which is currently under construction.

3.11 Homeless Programs

Although the City does not directly manage any homeless prevention or assistance programs, it collaborates and financially supports a variety of programs countywide. The sources of funds for homeless programs in the City of San Mateo are CDBG, PLHA, Affordable Housing Funds, and City Housing funds. County level funding that helps to benefit San Mateo residents in need include McKinney-Vento,

Homeless Prevention and Rapid Re-Housing Program (HPRP), and Section 8 programs. All homeless outreach, assistance and prevention programs are conducted by local nonprofit organizations in coordination with various local government agencies. The City works with several groups to provide emergency shelters, transitional housing, and support services for the homeless as described in the 2018-2023 Consolidated Plan. The City collaborates with the County of San Mateo on countywide homeless counts, which occurs every two years; and follows the County's "Continuum of Care" (CofC) program to address homeless which is described in the "Regional Collaborations" section below. In coordination with other jurisdictions in the county, the following shelter operations and expansion efforts the City supports are as follows:

3.11.1 LifeMoves Shelter Network

The City has provided operational funds in the past and may continue based on available funds through the CDBG program to support LifeMoves for shelter operations within City limits. They operate in two sites located in the City: supportive housing at the Vendome (which is not a shelter), and the First Step for Families shelter. For the Vendome, the City provided 100% of acquisition/rehabilitation costs and supports their efforts to obtain HUD funds (PUSH) for operations through the Continuum of Care process. For First Step for Families, the City provided extensive capital funding to develop the property and starting in 2020, the Community Resource Commission awarded CDBG grants for operations of the shelter. Through countywide collaboration, the City also supports the efforts of other shelters run by LifeMoves throughout San Mateo County, including the Coast House, Family Crossroads, Haven Family House, Maple Street Shelter, and Redwood Family House.

3.11.2 Safe Harbor Emergency Shelter

The City provides $15,000 annually from City Housing for the operation of Safe Harbor, the regional emergency shelter for adult individuals located in South San Francisco and operated by Samaritan House. After the basic human needs have been met and shelter clients have been stabilized, Safe Harbor provides case management for financial counseling including job search and employment services as well as budgeting to help achieve financial self-sufficiency. The program also provides housing search assistance, including assistance to find subsidized housing when possible. One example is access to the San Mateo County Housing Readiness Voucher program which includes three years of continuous case management and rental housing vouchers. Safe Harbor's overall goal is to ensure stabilized housing for three years.

3.11.3 Stone Villa Inn

Through the Homekey program, San Mateo County plans to perform a conversion of the hotel Stone Villa Inn into an emergency shelter, which will be located within the City. The hotel currently contains 44 guestrooms, which could be converted into use for individual shelter rooms. Additionally, the City will support these efforts as a part of the CofC and extend its network of homeless services to the future clients of the shelter.

3.12 Regional Collaborations

City staff are active members of the following regional collaboratives to address a wide variety of issues associated with homelessness and homeless prevention.

3.12.1 Inter-Agency Council (IAC)

The Inter-Agency Council (IAC) is a countywide consortium of housing stakeholders to develop and support the San Mateo County HOPE: 10-year Plan to End Homelessness. This plan focusses on the provision of new affordable housing opportunities rather than development of new shelters.

3.12.2 Continuum of Care

The Continuum of Care (CofC) committee for San Mateo County implements its plan to serve homeless persons and families. Through this collaboration of service providers and local government agencies, efforts are coordinated for outreach, needs assessment, provision of services for the homeless. The consortium also determines the priorities and allocation of Countywide Emergency Shelter Grant funds. In 2016, the CofC released its current Strategic Plan titled "Ending Homelessness in San Mateo County." From this plan, the Coordinated Entry System (CES) was created. CES is a centralized system that pulls together the service providers across the county to ensure that resources are available to all clients regardless of which jurisdiction an individual enters the system from.

3.12.3 HIP Housing Self Sufficiency Program

Staff serves on the selections committee for entry into the HIP Housing Self Sufficiency Program, which provides support services and rental assistance for candidates through educational and/or vocational training plans. The program helps clients find employment at a level to reduce the need for government assistance payments. The program provides deep supportive services to help clients move toward self-sufficiency within a two-year time period.

3.13 Chronic Homelessness

The Housing Outreach Team (HOT) is a multi-disciplinary team, including City staff, formed through the HOPE initiative that addresses chronic homelessness by outreach and engagement. This program helps to provide housing and bring medical, mental health and substance abuse support services to those who might not otherwise seek such services. The outreach and case management of this team supports the residents of The Vendome, a permanent supportive housing SRO in Downtown San Mateo. The Vendome was acquired and renovated by the City with various housing financial resources in 2009. The Vendome will continue to serve HOT identified clients and other very low-income residents this program year.

3.14 Homeless Prevention

As detailed under the sections below, the City will provide assistance grants to help prevent further homelessness. In addition to the programs identified below, Samaritan House, as well as other local agencies, provides services for the extremely low- income residents that include homeless prevention such as Rapid Rehousing, and emergency housing vouchers. However, these other programs are funded by other jurisdictions in the County.

3.14.1 Legal Aid Society, HomeSavers Program

Legal Aid assists tenant litigants with unlawful detainers and related matters to help people stay in their homes across the Bay Area region. They conduct weekly clinics at community centers and at the County Court House advising and representing applicants as necessary in court proceedings. Their goal is to keep people in their homes and prevent homelessness through their advocacy. The City traditionally funds them annually through the CDBG program. They negotiate with landlords on tenant's behalf regarding other issues that threaten their ability to live in safe, decent, affordable housing. Their goal is to counsel 480 individuals in 160 households.

3.14.2 LifeMoves, Rapid Rehousing Program

LifeMoves operates the City's Rapid Rehousing program for individuals and families at great risk of experiencing homelessness. Clients are given direct financial assistance to resolve debt related to housing expenses as well as case management to connect them to resources to stabilize their finances and overall wellbeing. The program is funded through PLHA as has the goal of serving five individuals and five families during its first year of operations. This goal is expected to increase in later years with increased funding.

3.15 Discharge Policy

The City does not directly fund any institutions requiring discharge. These policies are requirements of health institutions to discharge patients experiencing homelessness to a safe and appropriate location, offer meals and weather-appropriate clothing, distribution of needed medicines, and providing the necessary transportation. These institutions are within the jurisdiction of the County of San Mateo. Discharge policies are a component of the County's HOPE 10-Year Plan to End Homelessness.

4 SITES INVENTORY

Government Code Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2). To create this list, City staff undertook an extensive process to review the feasibility of housing development for every site located within the key study areas that had been identified by the community while weighing in the expertise of staff, consultants, and developers. The original draft sites inventory was posted to the City website in December 2021 for public comment. The inventory has been updated since based on additional analysis or in response to public comments.

In 2019, City staff began a series of public outreach workshops through the General Plan 2040 Update, and asked community members to select target areas where they believed future housing development would be most suitable. From this process, the City identified ten study areas for the 6th Housing Element Cycle's sites inventory. Then, staff analyzed development trends from the previous five years (2019-2023) to determine expected densities for potential redevelopment when weighed against the existing site constraints such as zoning, size, and neighborhood trends. Through this process, staff was able to calculate the realistic redevelopment capacity of these sites. Within these study areas, there are currently enough sites zoned to accommodate 10,286 new housing units in the City of San Mateo. The affordability breakdown of these sites is 3,129 lower Income units, 1,278 Moderate-Income units, and 5,880 Above Moderate-Income units. The sites for affordable developments were spread throughout the City to avoid adding to any Racially/Ethnically Concentrated Areas of Poverty (RECAP).

4.1 RHNA Status

For the 6th Cycle Housing Element Update, the City of San Mateo has been assigned a RHNA of 7,015 units:

- Very Low Income – 1,777 units
- Low Income – 1,023 units
- Moderate Income – 1,175 units
- Above Moderate Income – 3,040 units

Overall, pipeline projects (are those with planning approvals, entitlement, under construction, or under review) total 3,110 units, including 562 lower income units, 14 moderate income units, and 2,534 above moderate income units. The affordability of these units is based on the project approval, with affordable units being provided as part of the City's inclusionary housing requirements.

In addition, the City anticipates an annual average of 55 ADUs for a total of 440 ADUs over the next eight years. Based on ABAG's HCD-approved ADU Survey, the City can expect ADU construction to produce approximately 132 very low income units, 132 low income units, 132 moderate income units, and 44 above moderate income units.

Accounting for pipeline projects and projected ADUs, the City has a remaining RHNA of 3,465 units (1,974 lower income units, 1,029 moderate income units, and 462 above moderate income units). The City must demonstrate that it has adequate sites to fully accommodate its remaining RHNA for all income groups.

4.2 On-Site Constraints Analysis

The City of San Mateo is a fully urbanized municipality serviced by Pacific Gas and Electric (PG&E), Cal Water, Estero Municipal Improvement District (EMID), and its own wastewater treatment plant for sewage. All sites on the inventory have access to electric, natural gas, water, sewage, public streets, and other infrastructure needs for housing redevelopment. To start service at any site would not prove infeasible for installation and standard connections to the existing systems and does not present a constraint.

Air quality and noise are identified as potential environmental constraints on 55 sites due to proximity to highways and railways. However, air quality may be addressed through incorporation of mechanical filtration systems that can adequately filter air particulates for housing projects. Noise impacts can also be mitigated through enhanced construction materials such as double or triple paned windows and sound attenuating insulation. During project review, individual projects near highways and railways are evaluated with project-specific technical studies that analyze these constraints and provide appropriate mitigation measures.

21 sites in the inventory have been identified to lie within the flood zone or adjacent to creeks. The City requires that new housing development within the 100-year flood plain raise the lowest living level above base flood elevation to avoid the risks of flooding. Sites located near or on creeks are subject to additional creek setbacks, which prohibit development within 30 feet of the center line of any creek or 20 feet of the top of a bank. The identified sites have existing structures located outside these creek setbacks that can be repurposed or redeveloped for housing. Neither constraint would limit the ability of the sites to produce new housing.

In the previous Housing Element 5th Cycle, the City approved several housing projects that included lot consolidation: The Lark, Grand Blvd Townhomes, Hacienda Mateo, 737 2nd Ave, Block 21, Concar Passage, Hillsdale Terraces, 4 W. Santa Inez Condos, and Kiku Crossing. The City has a consistent track record of approving projects that include lot consolidation. Additionally, the City's zoning code encourages lot consolidation through higher allowable densities for larger lots. Lot consolidation is expected to continue for new housing projects throughout the next Housing Element Cycle, and this is further supported by current pipeline projects that are under review (e.g. Block 20 and Bespoke) and recently approved projects (e.g., Nazareth Vista).

4.3 Non-Vacant Site Redevelopment Analysis

The City is relying on many non-vacant sites with high redevelopment potential for purposes of meeting its RHNA allocation. The use of these non-vacant sites is justified as it can be demonstrated by a significant number of recent projects at similar sites as the development stock in the City matures; as well as several in-progress development applications as demonstrated in sections 4.4 and 4.5 below. In the previous Housing Element Cycle, the City received four projects for missing middle housing that were previously on single-family home sites. These sites with pipeline projects have been identified as: Grand Boulevard Townhomes, Hacienda Mateo, 737 2nd Avenue, and the Gum Street Duplexes in Section 4.4 below. The City was able to approve these projects without rezoning and produced a total of 19 additional units. This trend is expected to continue, with the recent approval of a 10-unit project at 4 W. Santa Inez (net increase of 8 units). This demonstrates that the City's existing zoning allows for a range of housing types and sizes.

The City currently has two developments in-progress for multi-family housing that contain parcels that

were previously single-family homes. The projects have been identified as Fremont Terrace (200 S. Fremont Street) and Block 20, as discussed further in Section 4.5. Together, they will create 98 new housing units, with 11 affordable units. These projects demonstrate that with the right location, low-density housing can be redeveloped under the City's existing zoning to generate additional units that include affordable units under the City's BMR Ordinance. As the City undergoes the General Plan Update, similar sites will be identified, which will continue the trend of creating new areas of appropriate housing density.

The majority of sites are non-vacant, with non-vacant sites accommodating more than 50% of the lower income units. However, this will not be an impediment to development as the type of sites used for the inventory are consistent with those that have been redeveloped into housing projects in the last Housing Element Cycle. The City has received several applications for projects that involved redeveloping underutilized, low-density commercial property into full housing or mixed-use housing projects. Nine key projects that fit this description are: Concar Passage, Azara, The Lark (Park 20), Hillsdale Inn, Nazareth Plaza, Trag's Market (303 Baldwin), Hillsdale Terraces, Peninsula Heights, and 1919 O'Farrell. Combined, they will produce a total of 1,902 new housing units, with 172 affordable units. This trend can be expected to continue, with owner/developer interest in redevelopment being expressed for many of the sites listed in the inventory, such as the Hillsdale Mall, Peninsula Heights, Marriot Residence Inn, The Fish Market, Bayshore Commons, Borel Square Shopping Center, Ah Sam Floral Co., The Atrium, and the Olympic Plaza (Mollie Stone's) Shopping Center. Rather than the existing uses discontinuing from lack of interest, market trends reveal that developers have bought out long-term businesses to allow redevelopment into housing or utilized phased development or partial site redevelopment to allow existing uses to remain while new housing was developed. Furthermore, these sites do not require rezoning, as residential development is an allowed use on the commercial and office sites included in the inventory.

Table *1* below shows the projects that have been approved since 2019 and illustrates the characteristics of existing uses. Table *2* lists the parcels considered and included in the sites inventory. Existing characteristics of each parcel, including parcels that have planning approvals, developer/owner interests, or are developed owned, are used to correlate parcels with potential development potential.

In selecting the sites to be included in the sites inventory, the City utilizes objective criteria to evaluate each parcel for near-term redevelopment. Sites meeting either one of the five factors below are included in the sites inventory. These factors are most direct in explaining why existing uses would not impede redevelopment.

1. Site with property owner or developer interest in redevelopment, which indicates that the existing uses do not have long-term viability or do not represent the highest and best uses given the current and projected market conditions.
2. Site that is developer owned, which indicates the property is held for redevelopment purposes.
3. Site with previous proposal for redevelopment, indicating interest and intent for redevelopment.
4. Vacant site.
5. Sites containing limited improvements based on the nature of the uses (such as parking lots, outdoor storage, primarily vacant). Specifically, all sites identified as meeting this criterion are parking lots, which have no or limited structures to impede redevelopment.

Otherwise, sites that meet at least three of the following factors (#6 to #10) are included in the sites

inventory. Please note that due to the quality of the data obtained from the San Mateo County Assessor Office, no parcels contain data for all the factors used.

6. Existing uses are similar to uses that have been recycled based on recent trends as demonstrated by projects presented in Section 4.3 and regionally. Such uses include:
    a. Retail/shopping center
    b. Banks
    c. Office building
    d. Gas station and auto-related uses
    e. Grocery stores
    f. Lower density residential uses

    The COVID-19 pandemic has accelerated many trends that had already been set in motion:

    - Increased online shopping, reducing demand on retail space
    - Increased eBanking, resulting in banks consolidating local branches – a recent article in BankingDive.com indicates the increasing trend of branch closures. Bank of America's strategic plan focuses on pursuing new markets such as Milwaukee and New Orleans and to grow its market share with a small number of centers. As one new location opens, the bank will close two existing locations.[1] Well Fargo Bank is also among some of the major banks that are closing many local branches. In the month of May 2023 alone, Wells Fargo closed 17 branch offices nationwide. Single use bank buildings surrounded by large parking areas are particularly conducive to closures.
    - Increased remote working, reducing demand on office space
    - Increased fuel efficiency and reliability of vehicles, and popularity of hybrid and electrical vehicles, reducing demand for auto-related services
    - Increased use of virtual meetings and increased popularity of Airbnbs, reducing business travel and demand on hotel accommodation (especially old motels)

7. Age of structure – in general, buildings more than 30 years old begin to show signs of fatigue and often requires significant investments to modernize. A retail shopping center, however, is considered outdated if it has not been renovated within the last 15 years. Recent news articles comparing the Westfield Mall in Downtown San Francisco and that in Santa Clara points to the critical differentiator – Santa Clara Westfield Mall has undergone a $1.1 billion renovation in 2019, whereas the Downtown San Francisco Westfield Mall has not been renovated for more than 16 years. This is because retail trends are fluid and reflect what are "fashionable" at the time. Furthermore, Table *1* shows that commercial/retail structures built in the 1990s (as late as 1997) had been demolished for new development. Therefore, this analysis uses 30+ years as the age threshold for most uses, but 20+ years as the age threshold for retail/commercial uses.

    However, the quality of data from the County Assessor Office limits the use of this factor. Many parcels are missing data for the year the building was built. While most non-vacant parcels (if

[1] Bankingdive.com, June 14, 2023.

not all) included in the inventory have older buildings and often show signs of delayed maintenance and are outdated in style, the lack of complete data prevents the use of this factor for many parcels.

8. Single-story building – as demonstrated in Table *1* and Table *2*, recent projects and pipeline projects involve demolition of mostly single-story buildings, although one project demolished a three-story office building for new mixed use development.

9. Improvement to Land Value (ILV) Ratio – ILV can reflect the potential profitability of redeveloping an existing property but should be considered in conjunction with other factors. In general, a low ILV ratio of 1.0 shows high potential for redevelopment, as the land is worth more than the improvements on site. A low ILV ratio is also often a result of lack of significant improvements in recent years that would trigger a reinvestment. HCD Sites Inventory Guidance also uses an ILV ratio of 1.0 as an indicator of potential redevelopment.

   However, office buildings, commercial/retail centers, and hotel/motels often have high ILV ratios that are beyond 2.0. A typical shopping center has an ILV ratio of 2.50 to 3.50. As shown in Table *1* of recent projects, the demolished shopping center had an ILV of 2.60. Also in the sites inventory, parcels with owner/developer interests for redevelopment, existing ILV for many uses have high ILV ratios well above 1.0, including a hotel/motel at 1.9 and a commercial center at over 3.0.

   A high ILV combined with other factors such as high/persistent vacancies, lower than market rents, and high maintenance costs due to older age of structures, aging infrastructure, and utilities, would become a financial liability to the property owner. This is because a high ILV ratio means high property taxes regardless of whether the property is generating adequate incomes for a reasonable return.

   Therefore, this analysis uses a 2.5 ILV for commercial centers/office buildings; and a threshold of 1.0 ILV for other uses.

10. Lot Coverage – lot coverage is calculated using building footprint information downloaded from the County of San Mateo GIS data sources. The City in most cases does not regulate development through lot coverage. The building envelope is regulated by setbacks and height. As shown in Table *2*, among the pipeline projects and parcels with developer/owner interest for redevelopment, the average lot coverage (building footprint over lot area) is about 38 percent, but ranges from 0 percent (such as parking lots) and as high as 98 percent (such as multi-story commercial/office buildings). Therefore, this sites inventory includes parcels with lot coverage up to 50 percent, indicating highly underutilized parcels with outdated site designs that leave large areas as surface parking or landscaping.

In recent years, the City has received very few development proposals or interest in commercial-only development. Most projects involve a residential component or are residential-only projects. Specifically, within the last four years (since 2019), of the 24 major development applications under review or approved, only two applications (9 percent) did not involve a residential component. This represents a significant trend of converting excess commercial properties into mixed use or residential uses and is consistent with the experiences of other communities in the region and is also expected to continue or accelerate in the future. More importantly, the sites inventory includes a substantial buffer beyond RHNA under the existing land use policy, with the anticipated General Plan Update, and the buffer will increase with the proposed land use policy (Policy H 1.20).

4.4 Lot Consolidation

The City does not intend to utilize small independent parcels to meet lower income RHNA requirements. Most small parcels included in the inventory are either already consolidated or mostly consolidated for redevelopment. The City is working diligently with other property owners for lot consolidation.

The City has a strong history of consolidating small parcels to facilitate larger-scale residential and mixed use development. As shown in Section 4.5 on Recent Development Projects, multiple projects were developed by consolidating small parcels into larger sites:

- Grand Blvd Townhomes (3 small parcels to 0.64 acre) - 11 units
- Hacienda Mateo (8 small parcels to 0.41 acre) - 14 units
- 737 2nd Avenue (8 small parcels to 0.37 acre) - 12 units
- Gum Street Duplexes (8 small parcels to 0.55 acre) - 8 units

Similarly, among the Opportunity Sites/Pipeline Projects in Section 4.6, many projects also involve lot consolidation. Specifically, the majority of these sites have already been consolidated (i.e., under common ownership). Others are completing the process and are considered mostly consolidated:

- Block 20 (5 small parcels to 1.16 acres, consolidated) - 58 units
- Nazareth Vista (2 small parcels to 0.64 acre, consolidated) - 32 units
- Concar Passage (4 large and 4 small parcels to 14.53 acres, partially consolidated) 727 - units
- Hillsdale Inn (2 large and 1 small parcels to 3.1 acres, consolidated) - 153 units
- Hillsdale Terraces (3 small parcels to 0.99 acre, consolidated) - 50 units
- 4 West Santa Inez Condos (2 small parcels to 0.25 acre, consolidated) - 10 units
- 445 South B Street (6 small parcels to 1.16 acres, consolidated) - 58 units
- Hillsdale Mall (4 large and 3 small parcels to 32.6 acres, mostly consolidated - 1,630 units
- Borel Square Shopping Center (3 large and 3 small parcels to 9.9 acres, consolidated) - 346 units
- Downtown Cluster (2 large and 1 small parcels to 3.14 acres, mostly consolidated) - 157 units
- Olympic Shopping Center (2 large and 9 small parcels to 9.75 acres, mostly consolidated) - 487 units
- Parkside Plaza (1 large and 1 small parcels to 6.65 acres, consolidated) - 332 units
- E Poplar Ave/San Mateo Drive (2 small parcels to 0.62 acre, consolidated) - 21 units

For other sites in the inventory identified for lot consolidation, the City is diligently working with the property owners to facilitate lot consolidation. These sites typically have some degree of common ownership and/or are considered feasible for lot consolidation due to shared access or parking.

Table 1: January 2019 – November 2023 Planning Development Approvals (Ranked by Density)

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
480 E 4th Ave. (Kiku Crossing) Multi-Family	Demo surface parking lot (City-owned parcel). Construct new seven-story, 100% affordable multi-family building with a separate five-level parking structure.	164	225	53%	CBD-S: Commercial and DT residential	**CC** approved. Permitted under applicable code and policies. Applicant utilized **State Density Bonus**	IS/MND	2.41	93	186%	Two Public Parking Lots	N/A - No Building	0	0.0	0.0
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
666 Concar Dr. Mixed-Use	Demo existing shopping center. New mixed-use buildings with commercial, office and residential uses.	935	961	97%	TOD: Mixed use	**CC** approved. Permitted under applicable code and policies. Applicant utilized **State Density Bonus**	EIR	14.51	66	132%	Regional Retail	1969 - 1991	1	0.3	2.6

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
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
1, 2 and 3 Waters Park Dr. Multi-Family	Demo office campus. New multi-family buildings with single-family, townhouses and condominium units.	190	190	100%	Rezoned from E1: Office to R3 multi-family	**CC** approved. PC approved PA modification, which was then appealed. CC upheld PC approval. Permitted under applicable code and policies. Applicant utilized **State Density Bonus.**	IS/MND	11.13	17	49%	Executive business park	1979	2	0.3	0.4
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

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
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

Table 2: Sites Inventory

Housing Element ID/ Ownership	Site Address	APN	Site	GP	Zoning	Max Density	Acres	Total Acres	Existing Use	LI	M	AM	Total	Pipeline Project	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)
Same owner	121 N San Mateo Dr	032-292-070	A	Executive Office	E2	50	0.18	0.58	Commercial	3	1	4	8							Yes	Y	1950	Y	0.12	31%
	117 N San Mateo Dr	032-292-080	A	Executive Office	E2	50	0.40		Commercial	7	3	8	18							Yes	Y		Y	0.21	36%
Same owner	5 N San Mateo Dr	032-312-250	B	Executive Office/High Density Multi-Family	E2-0.5/R5	50	0.30	0.98	Parking	18	7	19	44						Y	Yes	Y			-	0%
	123 Baldwin Ave	032-312-270	B	Executive Office/High Density Multi-Family	E2-0.5/R5	50	0.25		Parking										Y	Yes	Y			0.06	0%
	117 Baldwin Ave	032-312-150	B	Executive Office/High Density Multi-Family	E2-0.5/R5	50	0.12		Parking										Y	Yes	Y			-	0%
	26 N San Mateo Dr	032-312-100	B	Executive Office/High Density Multi-Family	E2-0.5/R5	50	0.22		Parking										Y	Yes	Y			-	0%
	27 N San Mateo Dr	032-312-070	B	Executive Office/High Density Multi-Family	E2-0.5/R5	50	0.09		Parking										Y	Yes	Y			-	0%
Two owners	402 Tilton Ave	032-331-010	C	Medium Density Multi-Family	R3	35	0.13	0.77	Residential	5	4	10	19							Yes	Y	1907	Y	1.43	23%
	406 Tilton Ave	032-331-020	C	Medium Density Multi-Family	R3	35	0.13		Residential											Yes	Y	1907	Y	0.96	30%
	20 N Railroad	032-331-150	C	Medium Density Multi-Family	R3	35	0.51		Industrial											Yes	Y	1955		1.03	67%
Same owner	131 N Kingston	033-171-060	D	High Density Multi-Family	R4	50	0.13	1.01	Residential	12		62	74	Yes						Yes	Y	1943		0.24	41%
	1218 Monte Diablo	033-171-180	D	High Density Multi-Family	R4	50	0.88		Commercial					Yes						Yes	Y			1.00	36%
Three owners	1731 Leslie St	035-215-060	E	Transit Oriented Development	TOD	50	0.30	0.60	Commercial	11	4	12	27							Yes	Y	1927		0.19	34%
	1741 Leslie St	035-221-010	E	Transit Oriented Development	TOD	50	0.16		Commercial											Yes	Y	1925	Y	0.32	41%
	1753 Leslie St	035-221-020	E	Transit Oriented Development	TOD	50	0.14		Commercial											Yes	Y	1950		0.14	80%
6 - Concar Passage	678 Concar Dr	035-242-090	F	Transit Oriented Development	TOD	50	0.24	14.50	Commercial	73		888	961	Yes						Yes	Y			0.80	28%
	666 Concar Dr	035-242-140	F	Transit Oriented Development	TOD	50	5.40		Commercial					Yes						Yes	Y			1.23	26%
	1855 S Delaware St	035-242-160	F	Transit Oriented Development	TOD	50	0.39		Commercial					Yes						Yes	Y	1969		1.71	26%
	1880 S Grant St	035-242-170	F	Transit Oriented Development	TOD	50	5.06		Commercial					Yes							Y			3.46	26%
	690 Concar Dr	035-242-190	F	Transit Oriented Development	TOD	50	0.41		Commercial					Yes						Yes	Y			1.14	24%
	1820 S Grant St	035-242-200	F	Transit Oriented Development	TOD	50	0.41		Commercial					Yes							Y			2.52	64%
	640 Concar Dr	035-242-210	F	Transit Oriented Development	TOD	50	2.07		Commercial					Yes							Y	0		2.52	18%
	Concar Dr/S Delaware St	035-242-220	F	Transit Oriented Development	TOD	50	0.52		Parking					Yes					Y	Yes	Y			-	0%
Three owners	229 W 20th Ave	039-052-350	H	Medium Density Multi-Family	R3	35	5.37	5.84	Hotel/motel	57	23	60	140		Y					Yes	Y			1.91	26%
	205 W 20th Ave	039-060-010	H	Executive Office/High Density Multi-Family	E1-1/R4	50	0.25		Commercial	5	2	4	11		Y					Yes	Y	1956	Y	0.14	38%
	2010 Pioneer Ct	039-060-020	H	Executive Office/High Density Multi-Family	E1-1/R4	50	0.22		Commercial	4	2	4	10		Y					Yes	Y	1957	Y	0.52	46%
Multiple owners	2040 Pioneer Ct	039-060-050	I	Executive Office/High Density Multi-Family	E1-1/R4	50	0.22	1.42	Commercial	4	2	4	10							Yes	Y	1960	Y	0.91	58%
	2041 Pioneer Ct	039-060-100	I	Executive Office/High Density Multi-Family	E1-1/R4	50	0.22		Commercial	4	2	4	10							Yes	Y	1961	Y	0.84	58%
	2050 Pioneer Ct	039-060-060	I	Executive Office/High Density Multi-Family	E1-1/R4	50	0.19		Commercial	17	7	19	43							Yes	Y	1961	Y	1.00	64%

Housing Element ID/ Ownership	Site Address	APN	Site	GP	Zoning	Max Density	Acres	Total Acres	Existing Use	LI	M	AM	Total	Pipeline Project	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)
	2070 Pioneer Ct	039-060-070	I	Executive Office/High Density Multi-Family	E1-1/R4	50	0.30		Commercial											Yes	Y		Y	0.86	49%
	2055 Pioneer Ct	039-060-090	I	Executive Office/High Density Multi-Family	E1-1/R4	50	0.19		Commercial											Yes	Y	1957	Y	0.90	38%
	2075 Pioneer Ct	039-060-080	I	Executive Office/High Density Multi-Family	E1-1/R4	50	0.30		Commercial											Yes	Y		Y	0.07	48%
Same owner	151 W 20th Ave	039-060-140	J	Executive Office/High Density Multi-Family	E1-1/R4	50	0.25	0.36	Commercial		8	7	15							Yes	Y	1999	Y	0.55	47%
	117 W 20th Ave	039-060-150	J	High Density Multi-Family	R4	50	0.11		Residential											Yes	Y	1924		1.00	32%
Two owners	2833 S El Camino Real	039-351-120	K	Transit Oriented Development	TOD	50	0.39	1.07	Commercial	20	8	21	49							Yes	Y		Y	0.43	21%
	2837 S El Camino Real	039-351-130	K	Transit Oriented Development	TOD	50	0.35		Commercial											Yes	Y		Y	0.26	13%
	2841 S El Camino Real	039-351-999	K	Transit Oriented Development	TOD	50	0.33		Commercial											Yes	Y		Y	-	0%
	2745 S El Camino Real	039-351-070		Transit Oriented Development	TOD	50	0.82	0.82	Commercial	14	6	16	36		Y					Yes	Y	1994	Y	0.06	40%
	2825 S El Camino Real	039-351-110		Transit Oriented Development	TOD	50	0.76	0.76	Commercial	14	6	14	34							Yes	Y	1985	Y	0.33	42%
Same owner	3101 S El Camino Real	039-360-160	L	Transit Oriented Development	TOD	50	1.13	1.41	Vacant	26	11	27	64		Y			Y		Yes	Y	1984	Y	5.84	21%
	3111 S El Camino Real	039-360-070	L	Transit Oriented Development	TOD	50	0.28		Vacant									Y		Yes	Y			0.05	0%
1 – Fremont Terrace	200 S Fremont St	033-163-160		High Density Multi-Family	R4D	50	0.35	0.35	Residential		2	12	14	Yes						Yes	Y	1906		1.09	9%
Same owner	717 E 3rd Ave	033-163-050	M	High Density Multi-Family	R4D	50	0.12	0.58	Residential	4		36	40	Yes						Yes	Y	1922		1.01	32%
	222 S Fremont St	033-163-170	M	High Density Multi-Family	R4D	50	0.46		Vacant					Yes						Yes	Y			-	2%
13 – Kiku Crossing	480 E 4th Ave	034-183-060		Central Business Support	CBD-S	50	1.16	1.16	Parking	223		2	225	Yes					Y		Y			1.51	0%
	3069 W Kyne St (BMSP - RES 6)	040-031-040		TOD	BMSP	50	1.09	1.09	Vacant	5		49	54	Yes						Yes	Y			-	0%
19 – Downtown Cluster	487 S El Camino Real	034-144-220	N	Downtown Retail Core	CBD/R	50	0.40	3.12	Commercial	8	3	8	19			Y					Y	0		0.90	93%
	62 E 4th Ave	034-144-230	N	Downtown Retail Core	CBD/R	50	1.52		Commercial	28	11	29	68			Y				Yes	Y	1955		2.44	89%
	E 5th Ave/San Mateo Dr	034-144-240	N	Downtown Retail Core	CBD/R	50	1.20		Parking	22	9	23	54				Y			Yes	Y			0.00	0%
	885 S El Camino Real	034-200-220		Executive Office/High Density Multi-Family	E2-1	50	0.77	0.77	Commercial	14	6	15	35			Y					Y			1.28	24%
	100 E 4th Ave	034-173-100	O	Downtown Retail Core	CBD/R	50	0.38	0.76	Commercial/bank	14	6	14	34							Yes	Y	1956		1.20	57%
	San Mateo Dr/E 5th Ave	034-173-110	O	Downtown Retail Core	CBD/R	50	0.38		Parking										Y	Yes	Y			0.02	5%
Same owner	168 E 4th Ave	034-173-140	P	Downtown Retail Core	CBD/R	50	0.13	0.36	Commercial		3	3	6		Y					Yes	Y			0.58	18%
	168 E 4th Ave	034-173-150	P	Downtown Retail Core	CBD/R	50	0.23		Commercial		6	5	11		Y					Yes	Y			0.42	47%
Same owner	222 E 4th Ave	034-176-050	Q	Downtown Retail Core	CBD/R	50	0.24	1.14	Commercial	10			10	Yes							Y			0.47	54%
	400 S B St	034-176-070	Q	Downtown Retail Core	CBD/R	50	0.11		Commercial					Yes							Y			0.78	98%
	No site address	034-176-080	Q	Downtown Retail Core	CBD/R	50	0.13		Commercial					Yes							Y			1.20	95%
	S B St/E 5th Ave	034-176-090	Q	Downtown Retail Core	CBD/R	50	0.66		Commercial					Yes							Y			0.78	69%
12 - Bespoke	E 4th/N Railroad Ave	034-179-050	R	Downtown Retail Core	CBD/R	50	0.25	0.38	Parking	70		1	71	Yes					Y	Yes	Y			-	0%

Housing Element ID/ Ownership	Site Address	APN	Site	GP	Zoning	Max Density	Acres	Total Acres	Existing Use	LI	M	AM	Total	Pipeline Project	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)
	E 4th/N Railroad Ave	034-179-060	R	Downtown Retail Core	CBD/R	50	0.13		Parking					Yes					Y	Yes	Y			-	0%
	435 E 3rd Ave	034-181-160		Downtown Retail Core Support	CBD-S	50	0.25	0.25	Commercial	1		4	5	Yes						Yes	Y	1960	Y	0.00	25%
Same owner	312 S Delaware St	034-185-030	S	Downtown Retail Core Support	CBD-S	50	0.13	1.51	Residential	12		92	104	Yes						Yes	Y			-	26%
	318 S Delaware St	034-185-040	S	Downtown Retail Core Support	CBD-S	50	0.13		Residential					Yes						Yes	Y			-	15%
	320 S Delaware St	034-185-050	S	Downtown Retail Core Support	CBD-S	50	0.13		Residential					Yes						Yes	Y		Y	-	25%
	307 S Claremont St	034-185-110	S	Downtown Retail Core Support	CBD-S	50	0.13		Commercial					Yes						Yes	Y	1970		0.00	63%
	512 E 3rd Ave	034-185-120	S	Downtown Retail Core Support	CBD-S	50	0.13		Commercial					Yes							Y			0.00	95%
	373 S Claremont St	034-185-140	S	Downtown Retail Core Support	CBD-S	50	0.07		Commercial					Yes						Yes	Y		Y	0.01	98%
	507 E 4th Ave	034-185-150	S	Downtown Retail Core Support	CBD-S	50	0.19		Commercial					Yes						Yes	Y	1950		0.00	97%
	300 S Delaware St	034-185-160	S	Downtown Retail Core Support	CBD-S	50	0.25		Commercial					Yes						Yes	Y	0		0.01	23%
	525 E 4th Ave	034-185-170	S	Downtown Retail Core Support	CBD-S	50	0.13		Commercial					Yes						Yes	Y			0.00	46%
	311 S Claremont St	034-185-190	S	Downtown Retail Core Support	CBD-S	50	0.12		Residential					Yes						Yes	Y	1930		0.00	63%
	315 S Claremont St	034-185-200	S	Downtown Retail Core Support	CBD-S	50	0.13		Parking					Yes					Y	Yes	Y			-	4%
	5 Hayward Ave	034-275-130		Executive Office/ High Density Multi-Family	E2-1/R4	41	0.29	0.29	Residential	2		11	13	Yes						Yes	Y	1938		0.12	28%
Same owner	1600 S El Camino Real	034-413-080	T	Executive Office	E2-2	50	0.11	0.85	Commercial	16	6	7	29		Y					Yes	Y			0.05	36%
	1604 S El Camino Real	034-413-090	T	Executive Office	E2-2	50	0.09		Mixed Use						Y					Yes	Y	1902		0.13	54%
	1610 S El Camino Real	034-413-100	T	Executive Office	E2-2	50	0.10		Mixed Use						Y					Yes	Y	1922		0.11	62%
	1620 S El Camino Real	034-413-110	T	Executive Office	E2-2	50	0.10		Commercial						Y					Yes	Y	1948	Y	0.11	70%
	1541 Jasmine St	034-413-130	T	Executive Office	E2-2	50	0.11		Residential						Y					Yes	Y	1943		0.20	46%
	1535 Jasmine St	034-413-140	T	Executive Office	E2-2	50	0.11		Residential						Y					Yes	Y	1943		0.26	46%
	1602 S El Camino Real	034-413-150	T	Executive Office	E2-2	50	0.23		Mixed Use						Y					Yes	Y	1900		0.02	15%
2 – Trag's Market	303 Baldwin Ave	032-322-230		Neighborhood Commercial/ High Density Multi-Family	C1-2/R5	50	0.93	0.93	Commercial	6		58	64	Yes						Yes	Y			-	38%
5 – Fish Market	1863 S Norfolk St	035-383-200		Neighborhood Commercial	C1-1	50	3.46	3.46	Commercial	26		234	260	Yes						Yes	Y			1.18	14%
23 – Bridgepointe Shopping	No site address	035-466-100		Regional/Community Commercial/ High Density Multi-Family	C2-0.62/R	50	8.50	8.50	Commercial	154	64	165	383						Y	Yes	Y			0.05	0%
20 – Bridgepointe Office	1500 Fashion Island Blvd	035-550-040		Executive Office	E1-0.62/R	50	6.14	6.14	Commercial	110	46	118	274		Y					Yes	Y	1982		2.37	16%
7 – 1919 O'Farrell	1919 O'Farrell St	039-030-340		Executive Office/ High Density Multi-Family	E1-1/R4	50	0.69	0.69	Commercial	4		45	49	Yes						Yes	Y	1967	Y	0.00	19%
	2118 S El Camino Real	039-060-440		Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	0.71	0.71	Hotel/motel	23	9	24	56		Y					Yes	Y	1961		1.67	46%
9 – Hillsdale Terraces	2700 S El Camino Real	039-352-060	V	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	0.38	1.00	Commercial/Used car sales	6		62	68	Yes						Yes	Y		Y	0.01	18%

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	2750 S El Camino Real	039-352-070	V	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	0.30		Commercial/Used car sales											Yes	Y		Y	0.01	37%
	2790 S El Camino Real	039-352-090	V	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	0.32		Commercial/Parking										Y	Yes	Y		Y	-	0%
	2955 S El Camino Real	039-360-120		Transit-Oriented Development	TOD	50	2.24	2.24	Commercial	41	18	44	103		Y				Y	Yes	Y			0.19	30%
	3011 S El Camino Real	039-360-140		Transit-Oriented Development	TOD	50	1.38	1.38	Commercial	24	10	26	60		Y				Y	Yes	Y	1966		1.71	39%
	3520 S El Camino Real	042-121-040		Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	1.76	1.76	Commercial	32	14	35	81							Yes	Y	1955	Y	0.37	31%
14 – Hillsdale Mall	41 W Hillsdale Blvd	039-490-170	W	Regional/Community Commercial	C2-2/Q5	50	28.91	32.68	Commercial	180	180	840	1200		Y					Yes	Y	0		0.72	40%
	2950 S El Camino Real	039-353-010	W	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	0.34		Commercial						Y					Yes	Y			3.17	29%
	No site address	039-353-020	W	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	0.74		Parking						Y					Yes	Y			-	0%
	No site address	039-353-030	W	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	0.44		Parking						Y					Yes	Y			0.50	0%
	No site address	039-353-040	W	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	0.14		Parking						Y					Yes	Y			0.49	0%
	3590 S El Camino Real	042-121-080	W	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	0.71		Commercial						Y					Yes	Y			0.59	44%
	36th Ave/Colegrove St	042-121-060	W	Regional/Community Commercial/High Density Multi-Family	C3-1/R4	50	1.40		Parking						Y					Yes	Y			-	0%
	S Delaware St at Landing Ave	040-031-230		Transit-Oriented Development	BMSP	50	1.17	1.17	Vacant	7		60	67	Yes						Yes	Y			-	0%
8 – Hillsdale Inn	341 E Hillsdale Blvd	040-102-580	X	Regional/Community Commercial	C2-0.5	50	0.33	3.05	Commercial	23		207	230	Yes						Yes	Y	1962		0.06	20%
	477 E Hillsdale Blvd	040-102-620	X	Regional/Community Commercial	C2-0.5	50	2.37		Hotel/motel					Yes						Yes	Y			-	41%
	No site address	040-102-630	X	Regional/Community Commercial	C2-0.5	50	0.35		Hotel/motel					Yes						Yes	Y			-	0%
10 – Peninsula Heights	2988 Campus Dr	041-521-010	Y	Executive Office	E1-1	35	2.79	15.45	Commercial	29		261	290	Yes						Yes	Y	1973		0.22	11%
	2800 Campus Dr	041-521-020	Y	Executive Office	E1-1	35	4.25		Commercial					Yes						Yes	Y	1974		0.49	13%
	2655 Campus Dr	041-522-010	Y	Executive Office	E1-1	35	3.38		Commercial					Yes						Yes	Y	1975		-	18%
	2755 Campus Dr	041-522-020	Y	Executive Office	E1-1	35	5.03		Commercial					Yes						Yes	Y	1976		-	13%
	401 Concar Dr	035-200-998		Transit-Oriented Development	TOD	50	2.81	2.81	Parking	16	12	163	191	Yes						Yes	Y			-	0%
Same owner	19 N Kingston St	033-191-040	Z	High Density Multi-Family	R4	50	0.45	1.03	Parking	16	6	17	39						Y	Yes	Y		Y	0.01	8%
	25 N Kingston St	033-191-060	Z	High Density Multi-Family	R4	50	0.13		Commercial											Yes	Y		Y	0.95	64%
	3 N Kingston St	033-191-070	Z	High Density Multi-Family	R4	50	0.45		Commercial											Yes	Y		Y	0.79	60%
Same owner	210 S San Mateo Dr	034-142-200	AA	Downtown Retail Core	CBD	50	0.43	0.69	Commercial	13	5	13	31							Yes	Y	1979	Y	0.29	49%

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	No site address	034-142-220	AA	Downtown Retail Core	CBD	50	0.26		Parking										Y	Yes	Y			0.02	0%
	1495 S El Camino Real	034-302-140		Executive Office/ High Density Multi-Family	E2-1/R4	50	0.68	0.68	Commercial	12	5	13	30								Y			3.15	19%
24 – Parkside Plaza	1850 S Norfolk St	035-381-020	AB	Neighborhood Commercial/ High Density Multi-Family	C1-0.5/R4	50	0.58	6.65	Commercial	120	50	129	299							Yes	Y	1957	Y	0.57	90%
	1826 S Norfolk St	035-381-030	AB	Neighborhood Commercial/ High Density Multi-Family	C1-0.5/R4	50	6.07		Commercial											Yes	Y	1957	Y	0.32	33%
	220 W 20th Ave	039-030-400		Executive Office/ High Density Multi-Family	E1-1/R4	50	1.54	1.54	Commercial	28	11	30	69			Y				Yes	Y			1.01	37%
	150 W 20th Ave or 1925 Elkhorn Ct	039-030-220		Executive Office/ High Density Multi-Family	E1-1/R4	50	1.98	1.98	Commercial	36	15	38	89		Y					Yes	Y	1961		0.42	41%
	2900 S El Camino Real	039-353-050		Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	1.08	1.08	Commercial	19	8	22	49						Y	Yes	Y		Y	0.53	28%
	2850 S El Camino Real	039-353-060		Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	0.63	0.63	Commercial	3		15	18				Y			Yes	Y	1957		0.03	24%
	2838 S El Camino Real	039-353-070		Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	1.19	1.19	Commercial	21	9	23	53							Yes	Y	1959	Y	0.04	47%
	4060 S El Camino Real	042-241-180		Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	1.01	1.01	Commercial	18	8	20	46							Yes	Y	1990	Y	0.69	34%
22 – Olympic	4107 Piccadilly Ln	042-242-060	AC	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	0.25	8.83	Commercial	4	2	5	11		Y						Y			1.43	71%
	11 41st Ave	042-242-070	AC	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	0.25		Commercial	4	2	5	11		Y						Y			1.23	60%
	40 42nd Ave	042-242-160	AC	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	0.20		Commercial	4	1	4	9		Y						Y			1.31	85%
	49 42nd Ave	042-243-020	AC	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	2.09		Parking	38	16	40	94		Y				Y	Yes	Y	0		3.01	48%
	42nd/El Camino Real	042-244-040	AC	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	0.14		Parking	2	1	3	6		Y				Y	Yes	Y		Y	-	1%
	4242 S El Camino Real	042-244-050	AC	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	1.19		Commercial	22	9	23	54		Y						Y			5.71	52%
	43rd Ave	042-245-040	AC	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	0.12		Parking	2	1	2	5		Y				Y	Yes	Y			0.05	5%
	61 43rd Ave	042-245-050	AC	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	0.12		Commercial	2	1	2	5		Y						Y			1.00	65%
	55 43rd Ave	042-245-060	AC	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	0.12		Commercial	2	1	2	5		Y						Y			0.46	65%
	53 43rd Ave	042-245-070	AC	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	0.12		Commercial	2	1	2	5		Y						Y			1.26	65%
	45 43rd Ave	042-245-080	AC	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	0.12		Commercial	2	1	2	5		Y						Y			1.42	65%

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	37 43rd Ave	042-245-090	AC	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	0.12		Commercial	2	1	2	5		Y						Y			1.71	66%
	25 43rd Ave	042-245-100	AC	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	0.24		Commercial	4	2	5	11		Y						Y			1.35	76%
	17 43rd Ave	042-245-110	AC	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	0.24		Commercial	4	2	5	11		Y					Yes	Y	1950		0.84	75%
	4300 S El Camino Real	042-245-120	AC	Neighborhood Commercial/Medium-High Density Multi-Family	C1-1.5/R4	50	0.30		Commercial	6	2	6	14		Y					Yes	Y			0.24	24%
	85 43rd Ave	042-245-130	AC	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	0.36		Commercial	6	3	7	16		Y						Y			3.42	45%
	89 43rd Ave	042-263-010	AC	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	0.73		Commercial	13	5	15	33		Y					Yes	Y			1.12	32%
	4330 Olympic Ave	042-264-010	AC	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	1.05		Commercial	19	8	20	47		Y						Y			1.10	56%
	4150 Piccadilly Ln	042-242-050	AC	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	1.07		Commercial	20	8	21	49		Y					Yes	Y			0.59	47%
	2028 S El Camino Real	039-060-430		Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	0.40	0.40	Commercial		5	5	10						Y	Yes	Y			0.54	59%
Same owner	1106 S El Camino Real	034-381-240	AD	Regional/Community Commercial/ High Density Multi-Family	C2-1/R4	50	0.10	0.65	Commercial	11	5	13	29							Yes	Y		Y	2.02	57%
	1110 S El Camino Real	034-381-250	AD	Regional/Community Commercial/ High Density Multi-Family	C2-1/R4	50	0.14		Commercial											Yes	Y			2.39	49%
	1114 S El Camino Real	034-381-260	AD	Regional/Community Commercial/ High Density Multi-Family	C2-1/R4	50	0.06		Commercial											Yes	Y	1949		1.98	92%
	1116 S El Camino Real	034-381-320	AD	Regional/Community Commercial/ High Density Multi-Family	C2-1/R4	50	0.35		Commercial											Yes	Y			0.89	30%
Same owner	1200 S El Camino Real	034-382-150	AE	Regional/Community Commercial/ High Density Multi-Family	C2-1/R4	50	0.13	0.52	Commercial	9	4	10	23							Yes	Y		Y	1.27	48%
	1212 S El Camino Real	034-382-160	AE	Regional/Community Commercial/ High Density Multi-Family	C2-1/R4	50	0.39		Commercial											Yes	Y		Y	1.09	54%
	901 S El Camino Real	034-275-220		Executive Office	E2-1	50	0.55	0.55	Commercial	10	4	12	26						Y	Yes	Y		Y	1.00	31%
	801 Woodside Way	032-122-240		Medium Density Multi-Family	R3	29	0.32	0.32	Commercial		2	2	4							Yes	Y	1978	Y	5.41	59%
	719 Woodside Way	032-122-250		Medium Density Multi-Family	R3	22	0.20	0.20	Commercial		1	1	2							Yes	Y	1927	Y	0.76	56%
	717 Woodside Way	032-122-210		Medium Density Multi-Family	R3	22	0.14	0.14	Commercial		1	1	2							Yes	Y	1951		0.05	27%
	3600 S El Camino Real	042-123-420		Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	0.51	0.51	Commercial	9	4	10	23						Y	Yes	Y		Y	0.74	37%
	1311 S El Camino Real	034-301-200		Executive Office/ High Density Multi-Family	E2-1/R4	50	0.54	0.54	Educational/institutional/ religious	10	4	10	24							Yes	Y		Y	0.74	48%
26 – Poplar San Mateo	350 N San Mateo Dr	032-182-120	AF	Regional/Community Commercial	C2-1	35	0.18	0.62	Vacant	8	3	9	20			Y				Yes	Y		Y	0.21	26%

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	220 E Poplar Ave	032-182-130	AF	Regional/Community Commercial	C2-1	35	0.44		Commercial											Yes	Y	1946		1.07	56%
	1 Baywood Ave	032-441-270		Executive Office/ High Density Multi-Family	E2-2/R5	50	0.49	0.49	Commercial		11	11	22						Y	Yes	Y			1.79	28%
	406 1st Ave	034-157-140		Downtown Retail Core	CBD/S	50	0.38	0.38	Commercial		9	8	17							Yes	Y		Y	0.51	94%
4 – Nazareth Vista	600 S B St	034-194-140	AG	Neighborhood Commercial/ High Density Multi-Family	C1-3/R5	50	0.26	0.64	Commercial	5		43	48	Yes						Yes	Y	1960		0.02	38%
	616 S B St	034-194-030	AG	Neighborhood Commercial/ High Density Multi-Family	C1-3/R5	50	0.38		Commercial					Yes						Yes	Y			0.00	41%
15 – Borel Square	93 Bovet Rd	039-011-450	AH	Neighborhood Commercial	C1-2	35	1.90	7.93	Parking	85	36	92	213		Y				Y	Yes	Y	0		-	8%
	71-77 Bovet Rd	039-011-460	AH	Neighborhood Commercial	C1-2	35	0.24		Commercial						Y						Y	1999		0.56	100%
	71-77 Bovet Rd	039-011-470	AH	Neighborhood Commercial	C1-2	35	0.49		Commercial						Y						Y	0		1.18	96%
	71-77 Bovet Rd	039-011-480	AH	Neighborhood Commercial	C1-2	35	0.62		Commercial						Y						Y	1968		3.18	102%
	1750 S El Camino Real	039-011-500	AH	Neighborhood Commercial	C1-2	35	0.15		Commercial						Y						Y			4.24	95%
	71-77 Bovet Rd	039-011-510	AH	Neighborhood Commercial	C1-2	35	4.53		Parking						Y				Y	Yes	Y			-	9%
25 – Borel Place	1650 Borel Pl	039-011-400		Executive Office	E1-2	50	2.51		Commercial	45	19	49	113		Y					Yes	Y	0		2.33	17%
	411 Borel Pl	039-011-410		Executive Office	E1-2	50	5.96		Commercial	109	45	115	268		Y					Yes	Y				
	1611 Borel Pl	039-011-420		Executive Office	E1-2	50	2.89		Commercial	52	22	56	130		Y					Yes	Y				
	3880 S El Camino Real	042-165-130		Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	0.43	0.43	Commercial		10	9	19							Yes	Y	1993	Y	0.20	41%
21 – Marriott Residence Inn	2000 Winward Way	035-610-030		Regional/Community Commercial	C2-0.62	50	4.27	4.27	Hotel/motel	24		136	160		Y					Yes	Y	1985		0.57	27%
17 – The Atrium	1900 S Norfolk St	035-391-090		Executive Office	E1-0.5	50	8.12	8.12	Commercial	149	61	158	368		Y					Yes	Y	1983		0.35	17%
	1801 S Grant St	035-243-050		Regional/Community Commercial/ High Density Multi-Family	C3-1/R	50	1.17	1.17	Commercial	21	9	23	53							Yes	Y		Y	1.42	44%
	2030 S Delaware St	035-320-270		TOD	TOD	50	1.08	1.08	Industrial	18	8	20	46							Yes	Y		Y	0.39	34%
	477 9th Ave	033-281-130		Executive Office	E2-2	50	1.61	1.61	Commercial	12		108	120	Yes						Yes	Y		Y	0.66	31%
Same owner	733 N San Mateo Dr	032-151-300	AI	Regional/Community Commercial	C3-2	50	0.34	1.14	Vacant	6	3	6	15				Y			Yes	Y			0.02	0%
	727 N San Mateo Dr	032-151-130	AI	Regional/Community Commercial	C3-2	50	0.17		Vacant	3	1	4	8				Y			Yes	Y			0.01	7%
	723 N San Mateo Dr	032-151-320	AI	Executive Office	E2-1.5	50	0.63		Vacant	11	5	12	28				Y			Yes	Y			0.42	19%
Same owner	1017 E 3rd Ave	033-134-100	AJ	Medium Density Multi-Family	R3	35	0.14	0.62	Vacant	7	3	3	13				Y		Y	Yes	Y			-	0%
	1015 E 3rd Ave	033-134-110	AJ	Medium Density Multi-Family	R3	35	0.20		Vacant								Y			Yes	Y			-	0%
	245 S Humboldt St	033-134-240	AJ	Medium Density Multi-Family	R3	35	0.28		Residential											Yes	Y	1975		1.10	42%
Multiple owners	480 S Ellsworth Ave	034-173-040	AK	Downtown Retail Core	CBD/R	50	0.11	0.51	Commercial	2	1	2	5							Yes	Y		Y	1.19	96%
	159 E 5th Ave	034-173-050	AK	Downtown Retail Core	CBD/R	50	0.09		Commercial	2	1	2	5							Yes	Y	1958	Y	0.48	93%
	150 E 4th Ave	034-173-090	AK	Downtown Retail Core	CBD/R	50	0.12		Commercial	2	1	2	5							Yes	Y		Y	1.06	93%

Housing Element ID/ Ownership	Site Address	APN	Site	GP	Zoning	Max Density	Acres	Total Acres	Existing Use	LI	M	AM	Total	Pipeline Project	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)
	155 E 5th Ave	034-173-130	AK	Downtown Retail Core	CBD/R	50	0.19		Commercial	3	1	4	8							Yes	Y		Y	3.30	48%
16 – Ah Sam	2635 Palm Pl	039-085-280	AL	Regional/Community Commercial	C3-2	50	1.76	2.32	Commercial	31	13	33	77		Y					Yes	Y			0.07	43%
	2645 S El Camino Real	039-085-290	AL	Regional/Community Commercial	C3-2	50	0.56		Commercial	11	4	11	26		Y					Yes	Y			0.44	56%
18 – Bayshore Commons	1670 S. Amphlett Blvd	035-241-240	AM	Executive Office	E2-1	50	5.78	14.47	Commercial	105	43	112	260		Y					Yes	Y	0		0.98	22%
	1700 S. Amphlett Blvd	035-241-250	AM	Executive Office	E2-1	50	4.06		Commercial	74	30	79	183		Y					Yes	Y	1974		0.94	22%
	1720 S. Amphlett Blvd	035-241-260	AM	Executive Office	E2-1	50	4.63		Commercial	84	34	89	207		Y					Yes	Y	0		0.82	23%
Three owners	4142 S El Camino Real	042-242-170	AN	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	0.31	0.95	Vacant	6	2	6	14		Y			Y		Yes	Y			-	0%
	4100 S El Camino Real	042-242-080	AN	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	0.43		Commercial	8	3	8	19		Y				Y	Yes	Y		Y	0.16	19%
	20 42nd Ave	042-242-180	AN	Neighborhood Commercial/ High Density Multi-Family	C1-1.5/R4	50	0.21		Commercial	3	2	4	9		Y					Yes	Y		Y	1.06	83%
27 - Carwash	1620 S Delaware St	035-200-070		Transit Oriented Development	TOD	50	0.30	0.30	Commercial/Car wash		7	7	14						Y	Yes	Y	0		2.81	16%
	194 W 25th Ave	039-174-220		Neighborhood Commercial	C1-2	18	0.12	0.12	Educational/institutional/religious			1	1		Y						Y			3.07	84%
3 – Block 20	500 E 4th Ave	034-186-080	AO	Downtown Retail Core	CBD/S	50	0.25	1.17	Commercial	9		76	85	Yes						Yes	Y			0.81	49%
	411 S Claremont St	034-186-070	AO	Downtown Retail Core	CBD/S	50	0.08		Residential					Yes						Yes	Y	1902		0.12	25%
	415 S Claremont St	034-186-060	AO	Downtown Retail Core	CBD/S	50	0.14		Educational/institutional/religious					Yes						Yes	Y	1938		0.82	16%
	521 E 5th Ave	034-186-090	AO	Downtown Retail Core	CBD/S	50	0.25		Commercial					Yes						Yes	Y			0.53	38%
	402 S Delaware St	034-186-110	AO	Downtown Retail Core	CBD/S	50	0.45		Commercial					Yes						Yes	Y	0		-	21%
11 – 4 W Santa Inez Condos	4 W Santa Inez Ave	032-075-010	AP	High Density Multi-Family	R4	44	0.13	0.25	Residential			8	8	Yes						Yes	Y	1917		0.07	31%
	1 Engle Rd	032-075-100	AP	High Density Multi-Family	R4	44	0.12		Residential					Yes						Yes	Y	1917		0.11	44%
Two owners	316 S El Dorado St	034-188-150	AQ	Downtown Retail Core Support	CBD/S	50	0.33	0.98	Commercial	7		52	59	Yes						Yes	Y	1989		0.62	49%
	600 E 3rd Ave	034-188-140	AQ	Downtown Retail Core Support	CBD/S	50	0.65		Commercial					Yes						Yes	Y	1978		0.09	50%
	1690 El Camino Real	039-012-010		Executive Office	E1-2	50	3.10	3.10	Commercial	57	23	60	140		Y										
	2 El Cerrito/101 El Camino	032-411-210		Executive Office/High Density Multi-Family	E2-1/R4	50	0.48	0.48	Commercial		11	11	22		Y										
	2555 Flores St	039-371-420		Executive Office	E2-1	50	0.54	0.54	Commercial	9	4	10	23		Y										
	901 S B St	034-271-180		Neighborhood Commercial	C1-0.5	50	0.25	0.25	Commercial		6	5	11		Y										
	ADUs	N/A	N/A	Residential	-	-	-		-	264	132	44	440												
	Total	N/A	N/A	-	-	-	-		-	**3,129**	**1,278**	**5,880**	**10,286**												

Based on the history described in Table *1* and methodology further described in Section 4.8, the Sites Inventory calculates the realistic capacity of housing opportunity sites listed as follows:

- 75% of base zoned density for infill sites zoned as multi-family residential (R3, R4, R5); or
- 90% of base zoned density for infill sites zoned as commercial, executive office, downtown or transit-oriented development (C, E, CBD, TOD); and
- Calculated at either 50 dwelling units per acre (DUA) or 35 DUA in accordance with base zoning

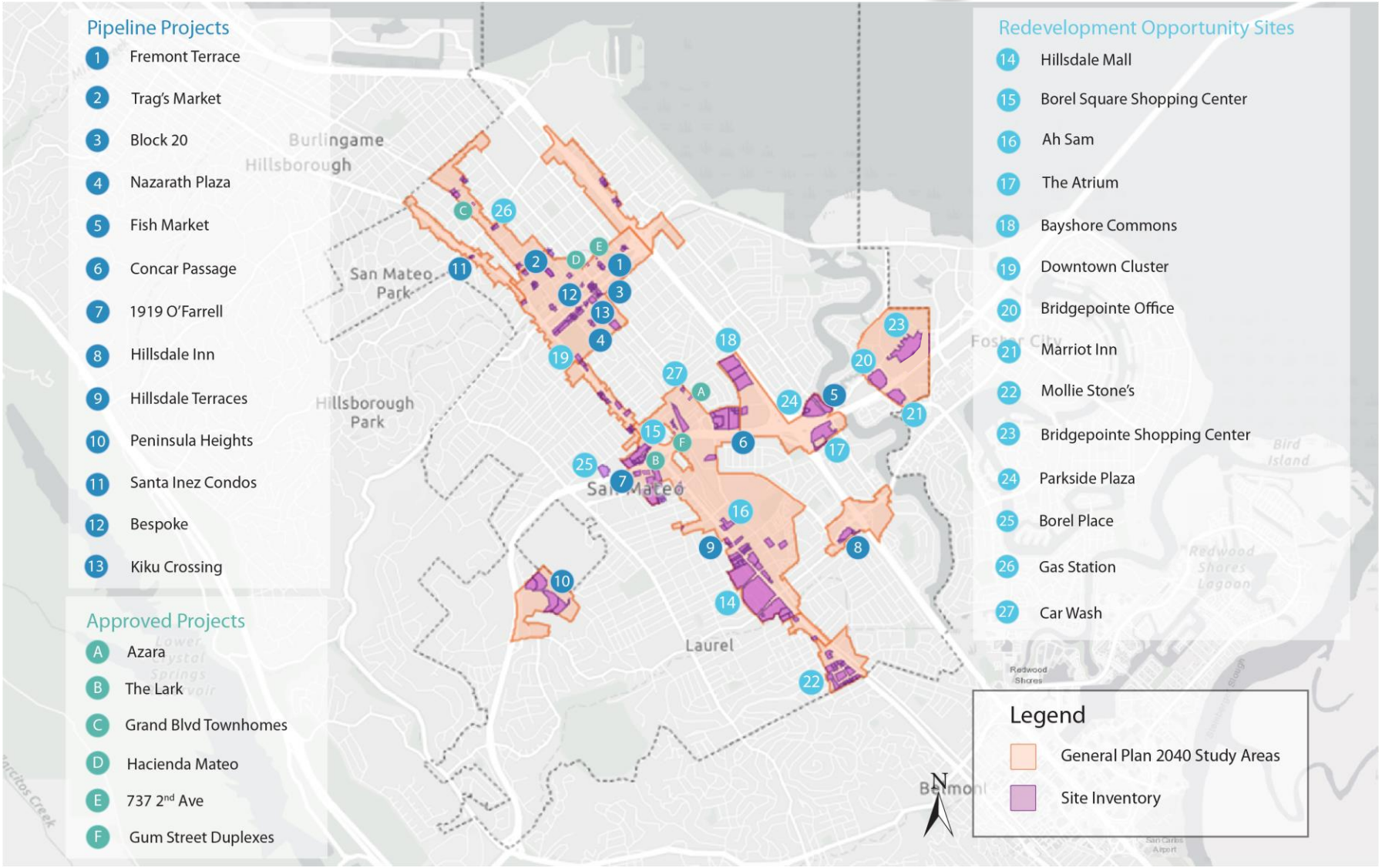


Figure 1: Key Inventory Sites

Universe: Sites Inventory December 2022

Notes: The individual sites identified correspond to an in-progress or potential upcoming housing development site identified in the inventory.

4.5 Recent Development Projects

A	**Azara** 	**Address**: 1650 S. Delaware Street **Zoning:** Transit Oriented Development (TOD) **General Plan Land Use Designation**: Transit Oriented Development (TOD) **APN:** 035-200-120 **Lot Size**: 1.07 acres **Site Ownership:** Consolidated **Max Allowable Base Density**: 50 units/acre (or 54 units) **Approved Density**: 68 units/acre **State Density Bonus**: 35% bonus requested for 19 additional units. **Status**: Built and Occupied in 2021 **Net Increase in Units**: 73
	Site Conditions Prior to Redevelopment: The previous building on this site was a one-story office, most recently occupied by AAA Insurance. It was surrounded by a surface parking lot. The Station Park Green development abuts the south and west property lines while the post office property shares the north property line. To the east of the site and across South Delaware Street are single-family residential homes zoned R1-C. **Development:** Azara is a five-story, 73-unit, multi-family project. Planning entitlements for the development were approved in 2018, a building permit for construction was issued in 2019, and the project was completed and occupied in 2021. The 73 units break down to 28 one-bedroom and 45 two-bedroom units, six of which are deed restricted affordable housing units at the very low-income level or 50% of Area Median Income (AMI). **Site Constraints:** None. **Proximity to Transit:** Located within 0.4 miles of Hayward Park Caltrain Station and 0.9 miles away from South El Camino Real.	

B	**The Lark (Park 20)** 	**Address:** 1950 Elkhorn Court **Zoning**: Executive Office with Multi-family Residential Overlay (E1-1/R4) **General Plan Designation**: Executive Office/High Density Multi-Family **APNs**: **Lot Size:** **Total Lot Size:** 039-030-310 2.43 acres 3.95 acres 039-030-400 1.52 acres **Site Ownership:** Consolidated **Max Allowable Base Density:** 50 units/acre (or 197 units) **Approved Density:** 50 units/acre **State Density Bonus:** Project did not utilize density bonus. **Status**: Built and Occupied in 2015 **Net Increase in Units:** 197
	Site Conditions Prior to Redevelopment: The site was previously a one-story office building, originally constructed in the 1960s, with a surface parking lot. For many years, it was a USPS Data Center. **Development:** The project is a four-story, 197-unit apartment building. Planning entitlements for the development were approved in 2011, a building permit for construction was issued in 2012, and the project was constructed and occupied in 2015. The 197-unit development includes 80 studios, 83 one-bedrooms, and 34 two-bedroom units, 20 of which are deed restricted affordable housing units at the very low-income level or 50% of AMI. **Site Constraints:** The site is adjacent to Highway 92, which has potential air quality impacts on residential uses that can be mitigated through development design. The developer installed an air filtration system to mechanically ventilate the building and provide a 65% reduction in concentrations of particulates. **Proximity to Transit:** Located 0.6 miles from Hayward Park Caltrain and 0.2 miles of S El Camino Real.	

C	**Grand Blvd Townhomes** 	**Address:** 318-322 Grand Boulevard **Zoning:** Medium Density Multi-Family (R3) **General Plan Designation**: Medium Density Multi-Family **APN:** **Lot Size:** **Total Lot Size:** 032-162-020 0.13 acres 0.32 acres 032-162-030 0.19 acres **Max Allowable Base Density**: 35 units/acre (or 11 units) **Approved Density:** 25 units/acre **State Bonus Density**: Project did not utilize density bonus **Status**: Built and Occupied in 2018 **Net Increase in Units:** 3

Site Conditions Prior to Redevelopment:
These parcels were previously occupied by residential buildings constructed in the 1910s and 1930s. All three of these buildings were single family homes until the 1950s, when the largest of the three was converted into a duplex. It was further subdivided in 1960 to become a triplex. In total, there were 5 units on this consolidated site when the redevelopment was proposed.

Development:
The existing structures were demolished to construct 8 detached townhouse units, for a net increase of three units, totaling approximately 12,568 square feet of floor area. Planning entitlements for the project were approved in September 2007. Due to the economic conditions and real estate conditions at the time, the project was soon put on hold. A building permit for construction was issued in 2017 and the project was completed in 2018.

This development is a local example of a missing middle-housing project.

Site Constraints
None.

It should be noted that while the lot size is less than 0.5 acres, this site is underutilized with capacity for additional density. While this developer did not choose to maximize density or utilize the State density bonus, other developers of similarly sized properties may choose to utilize the State density bonus to add units above the City's base density.

Proximity to Transit:
Located within 0.8 miles of San Mateo Caltrain Station and 0.8 miles to S El Camino Real.

D	**Hacienda Mateo** 	**Address:** 701 2nd Avenue **Zoning:** Medium Density Multi-Family (R3) **General Plan Designation**: Medium Density Multi-Family **APN:** **Total Lot Size:** 104-930-040 0.41 acres 104-930-030 104-930-020 104-930-010 104-930-050 104-930-060 104-930-070 104-930-080 **Max Allowable Base Density**: 35 units/acre (or 14 units) **Approved Density:** 20 units/acre **State Bonus Density**: Project did not utilize density bonus **Status**: Built and Occupied in 2015 **Net Increase in Units:** 5

Site Conditions Prior to Redevelopment:
Before redevelopment, the site consisted of three single-family homes.

Development:
The existing structures were demolished to build eight townhome units. In 2007, the Planning Commission approved the project with a two-year entitlement. The State of California later granted entitlement extension through March 2014. The City of San Mateo issued a building permit for the new duplexes in 2014. Construction was completed in 2015.

This development is a local example of a missing middle-housing project.

Site Constraints:
None.

It should be noted that while the lot size is less than 0.5 acres, this site is underutilized with capacity for additional density. While this developer did not choose to utilize the State density bonus, other developers of similarly sized properties may choose to utilize the State density bonus to add units above the City's base density.

Proximity to Transit:
Located within 0.2 miles of the San Mateo Caltrain Station and 0.8 miles of S El Camino Real.

E	**737 2nd Avenue** 	**Address:** 721-737 2nd Avenue, 136-138 Fremont Avenue **Zoning:** Medium Density Multi-Family (R-3) **General Plan Designation**: Medium Density Multi-Family **APN:** **Total Lot Size:** 117-650-030 0.37 acres 117-650-040 117-650-050 117-650-060 117-650-070 034-163-310 117-650-010 117-650-020 **Max Allowable Base Density**: 35 units/acre (or 12 units) **Approved Density:** 19 units/acre **State Bonus Density**: Project did not utilize density bonus **Status**: Built and Occupied in 2018 **Net Increase in Units:** 6

Site Conditions Prior to Redevelopment:
The buildings situated at 737 and 739 2nd Avenue were previously a small market and an associated residence that were built before 1920. A Historic Resource Evaluation Report was prepared to assess these structures. According to the report, the market qualified as a historical resource for the purposes of CEQA as it may be the earliest example of a wood-frame, false front commercial structure in San Mateo. Prior to the application for redevelopment, the remaining lot area had been vacant.

Development:
The project consists of seven townhome units, each of which are three-bedrooms units. The historic market building has been preserved and incorporated into the project, while the associated residential building was demolished. Planning entitlements for the development and a building permit were issued in 2016. Construction was completed, and the building was occupied in 2018.

This development is a local example of a missing middle-housing project.

Site Constraints:
None.

It should be noted that while the lot size is less than 0.5 acres, this site is underutilized with capacity for additional density. While this developer did not choose to utilize the State density bonus, other developers of similarly sized properties may choose to utilize the State density bonus to add units above the City's base density.

Proximity to Transit:
Located within 0.3 miles of the San Mateo Caltrain Station and 0.9 miles of S El Camino Real.

F	**Gum Street Duplexes** 	**Address:** 1753-1815 Gum Street **Zoning:** Low Density Multi-Family (R-2) **General Plan Designation**: Low Density Multi-Family **APN:** **Total Lot Size:** 117-220-010 0.55 acres 117-220-020 117-220-030 117-220-040 117-220-050 117-220-060 117-220-070 117-220-080 **Max Allowable Base Density**: 15 units/acre (or 8 units) **Approved Density:** 15 units/acre **State Bonus Density**: Project did not utilize density bonus **Status**: Built and occupied in 2017 **Net Increase in Units:** 5
	Site Conditions Prior to Redevelopment: Prior to redevelopment, the site consisted of a single-family home constructed in 1915 and a residential duplex built in the early 1950s. A historical study was conducted to assess the historical status of the single-family home and found that the building did not possess historical significance. **Development:** The project resulted in the construction of eight total units—four duplexes with two units each. Each unit has three bedrooms that range in size from 3,572 to 3,879 square feet. Planning entitlements for the development were approved and a building permit was issued in 2015. Construction concluded in 2017. This development is a local example of a missing middle-housing project. **Site Constraints:** The site is adjacent to Highway 92, which has potential air quality impacts on residential uses that can be mitigated through development design. **Proximity to Transit:** Located within 0.2 miles of the Hayward Park Caltrain Station and half a mile of S El Camino Real.	

4.6 Pipeline Projects

1	**Fremont Terrace** 	**Address:** 200 S Fremont Street **Zoning:** High Density Multi-Family, Downtown Specific Plan Gateway Area (R4-D) **General Plan Designation**: High Density Multi-Family **APN:** 033-163-160 **Total Lot Size:** 0.42 acres **Max Allowable Base Density**: 50 units/acre (or 21 units) **Approved Density:** 36 units/acre **State Bonus Density**: Project did not utilize density bonus. **Status**: Entitlement Approval – November 2016 Building Permit Approval – June 2021 Off-Site Construction Staging – February 2022 Construction – In progress **Net Increase in Units**: 14
	Site Conditions Prior to Redevelopment: Previously the site was a single-family house with three bedrooms and one bathroom. **Proposed Development:** In 2016, City Council approved an entitlement for the development of a four-story 15-unit residential condominium. Two of the units are deed restricted affordable housing units at the moderate-income level or 120% of Area Median Income (AMI). The project is currently under construction. However, concerns on the timeline has been raised due to lack of progress. City staff is working closely with the developer to ensure completion of the project, which is anticipated to be available within the planning period. **Site Constraints:** None. It should be noted that while the lot size is less than 0.5 acres, this site is underutilized with capacity for additional density. While this developer did not choose to maximize the available base density or utilize the State density bonus, other developers of similarly sized properties may choose to utilize the State density bonus to add units above the City's base density. **Proximity to Transit:** Located within a half mile of San Mateo Caltrain Station (0.3 mi), within 0.6 miles of El Camino Real. **Project Website:** 200 S. Fremont Street - Fremont Terrace	

2	**Trag's Market** 	**Address**: 303 Baldwin Avenue **Zoning**: Neighborhood Commercial with Multi-Family Overlay (C1-2/R5) **General Plan Land Use Designation:** Neighborhood Commercial/High Density Multi-Family **APNs:** 032-322-230 **Total Lot Size:** 0.93 acres **Site Ownership:** Consolidated **Max Allowable Density**: 50 units/acre (or 46 units) **Approved Density:** 68 units/acre **State Density Bonus:** Applied (22 additional units)(or 48% density bonus) **Status:** Entitlement Approval – January 2019 Building Permit Approval – February 2021 Construction – Completed 2023 **Net Increase in Units**: 64
	Site Conditions Prior to Redevelopment: The site was previously a grocery store (Trag's Market) constructed in 1956 with a surface parking lot. **Proposed Development:** In 2019, the City of San Mateo approved a five-story mixed-use housing development for this site. The building will consist of 64 studio and one-bedroom residential units, with 6 units intended for affordable housing at the lower income level or 80% AMI. The applicant also proposed commercial/retail space on the ground floor and office space on above floors. Construction completed in 2023. **Site Constraints:** None. **Proximity to Transit:** Located within half mile (280 feet) of San Mateo Caltrain Station and 0.3 miles away from El Camino Real. **Project Website:** 303 Baldwin Avenue (Trag's Market)	

3	**Block 20** 	**Address:** 500 E 4th Avenue **Zoning:** Central Business District Support (CBD/S) **General Plan Land Use Designation**: Downtown Retail Core **APN:** / **Lot Size:** / **Total Lot Size:** 034-186-080 / 0.25 acres / 1.16 acres 034-186-070 / 0.07 acres 034-186-060 / 0.14 acres 034-186-090 / 0.25 acres 034-186-110 / 0.45 acres **Site Ownership:** Consolidated **Max Allowable Base Density:** 50 units/acre (or 58 units) **Proposed Density:** 75 units/acre (or 50% density bonus) **State Density Bonus**: Requested (28 additional units) **Status:** Planning Application Under Review Entitlement – Anticipated late 2024 **Proposed Net Increase in Units**: 86

Site Conditions Prior to Redevelopment:
The parcels along E 4th Ave are currently occupied by a variety of commercial and residential uses. There is a Taco Bell on this site that was built in the 1970s and has an associated surface parking lot. A daycare occupies a nearby building on the corner of E 5th Ave and S Delaware St. There are two single family homes along S Delaware, one of which currently houses the San Mateo Japanese American Community Center. The gas station on this site was originally constructed in the early 1950s; it has already been demolished in preparation for redevelopment.

Proposed Development:
The applicant is requesting to demolish all existing on-site structures to build a new six-story mixed use building consisting of 142,046 square feet of office uses and 86 residential units. Nine units are designated to be affordable at the very low-income level or 50% AMI. The project is currently under review and entitlement is anticipated by late 2024. The project is expected to be available within the planning period.

Site Constraints:
Most of the parcels are owned by different parties which may pose a problem. There is a previously existing gas station that was removed and a case closure letter was issued for the site by the County of San Mateo, Environmental Health Services in November 2019. Additional cleanup, such as removing any residual contaminated soil can be addressed during construction of the project and is not anticipated to delay completion of the project. The project also proposes demolition of two historic buildings on one parcel, which is currently undergoing an Environmental Impact Review (EIR). However, the City Council has authority to override the EIR results and approve the demolition for housing.

Proximity to Transit:
Located within 0.3 miles of San Mateo Caltrain Station and 0.5 miles of S El Camino Real.

Project Website: Block 20 (500 E. 4th Ave.)

4	**Nazareth Vista** 	**Address:** 616 S B Street **Zoning:** Neighborhood Commercial with Multifamily Residential Overlay (C1-3/R5) **General Plan Designation:** Neighborhood Commercial/High Density Multi-Family **APNs:** 034-194-140, 034-194-030 **Total Lot Size:** 0.64 acres **Site Ownership:** Consolidated **Max Allowable Density:** 50 units/acre (or 32 units) **Proposed Density:** 75 units/acre (50% density bonus) **State Density Bonus:** Requested (16 additional units) **Status:** Entitlement – Approved December 2023 **Proposed Net Increase in Units:** 48

Site Conditions Prior to Redevelopment:
The site is currently dominated by a surface parking lot while the remaining area is devoted to commercial uses, including Kelly Moore Paints and TAP Plastics. The main building on the site was originally constructed in 1956 to house a Goodyear Service Store. Kelly Moore Paints took over the retail space in 1992 and completed minor renovations. Overall, the buildings on the site are dated and due for redevelopment. Further, current land use zoning policies allow for a FAR of up to 3.0. Because the existing FAR is only 0.41, this site is greatly underutilized.

Proposed Development:
In 2023, the City of San Mateo approved a five-story mixed-use housing development for this site. The building will consist of commercial/retail space on the ground floor with residential units on floors two through five and parking located at-grade and in one level subterranean garage. The residential unit mix will include 35 one bedroom-units, 12 two-bedroom units, and one three-bedroom unit, with five units intended for affordable housing at the Very Low-income level or 50% AMI. Construction on this project is anticipated to begin in 2024/2025.

Site Constraints:
None.

Proximity to Transit:
Located 0.4 miles to the San Mateo Caltrain station and 0.3 miles from South El Camino Real.

Project Website: 616 S. B Street, Nazareth Vista Mixed Use Development

5	**The Fish Market** 	**Address:** 1855 S. Norfolk Street **Zoning:** Neighborhood Commercial (C1-1) **General Plan Land Use Designation**: Neighborhood Commercial **APN:** 035-383-200 **Total Lot Size:** 3.46 acres **Max Allowable Base Density:** 50 units/acre (or 173 units) through Planned Development (PD) **Proposed Density:** 75 units/acre (50% density bonus) **State Density Bonus**: Requested (87 additional units) **Status:** Planning Application Under Review Entitlement – Anticipated by late 2024 **Proposed Net Increase in Units:** 260

Site Conditions Prior to Redevelopment:
Currently, the parcels located along Seal Slough are occupied by a restaurant called the Fish Market that was constructed in the early 1980s and a consignment office furniture store that was built in 1963. Much of those parcels is dominated by a surface parking lot such that the site is underutilized. The current FAR is approximately 0.1 though current zoning allows for a FAR up to 1.0.

Proposed Development:
On the Adequate Sites List, staff initially provided a conservative estimate for the number and affordability of housing units for a proposed development on this site (105 units total) and has since updated it according to the formal planning application filed by the developer this year. The proposal consists of 260 units of housing in total, including 26 units affordable to the very low income populations (50% AMI). The planning application includes a Planned Development request that would increase the base density from 35 units/acre to 50 units/acre, combined with a 50% density bonus, allowing 260 units of housing as proposed. This proposal highlights the property owner's desire to redevelop the site with the maximum number of housing units possible. The project is expected to be available within the planning period and entitlement is anticipated by late 2024. In addition to this project, the project developer has successfully developed other similar projects in the City since 2018, including two mixed-use housing projects at 405 E. 4th Ave. and 406 E. 3rd Ave.

Site Constraints:
Staff has identified this site's proximity to the waterfront (Marina Lagoon) and to Highway 92 as potential constraints to development. Proximity to Highway 92 means potential air quality impacts on residential uses. However, any constraints to development can be mitigated through development design and environmental review.

Proximity to Transit:
Located 1.2 miles away from Hayward Park Caltrain Station and 1.6 miles from South El Camino Real.

Project Website: 1855 S Norfolk St., Multi-Family Development

6	**Concar Passage**	**Address:** 640-690 Concar Drive **Zoning:** Transit Oriented Development (TOD) **General Plan Land Use Designation:** Transit Oriented Development (TOD) **APNs:** / **Lot Size:** / **Total Lot Size:** 035-242-090 0.24 acres 14.53 acres 035-242-140 5.41 acres 035-242-160 0.39 acres 035-242-170 5.06 acres 035-242-190 0.41 acres 035-242-200 0.41 acres 035-242-210 1.86 acres 035-242-220 0.75 acres **Site Ownership:** Partially Consolidated **Max Allowable Base Density:** 50 units/acre (or 727 units) **Approved Density**: 66 units/acre **State Density Bonus:** Applied (236 additional units or 33% density bonus) **Status:** Entitlement Approval – August 2020 (15-year Development Agreement) Building Permit Approval – pending application submission Construction – TBD Extension and Modification Request – Approved August 2023 (12-year Development Agreement term instead of 15) **Proposed Net Increase in Units:** 961

Site Conditions Prior to Redevelopment:
The site is currently occupied by Concar Shopping Center, with tenants that range from big-box retailers to small businesses. A large percentage of the site is taken up by a surface parking lot. One of the larger buildings on the site was originally constructed in the late 1960s to house a drug store.

Proposed Development:
The project proposes to demolish existing commercial buildings to construct a five-story mixed use building with 961 multi-family residential units and approximately 40,000 square feet of commercial/retail space. The project includes 73 affordable housing units priced for lower income families (80% AMI) and approximately 4 acres of publicly accessible community open space. Planning entitlements were approved in August 2020 along with a Development Agreement that allows building permit issuance within a period of 15 years.

Site Constraints:
The parcels must be consolidated to comply with Building code and Subdivision Code requirements. The site is also proximate to Highway 92, which has potential air quality impacts due to airborne particulates on residential uses that can be mitigated through development design. The City approved a two-year extension to execute the Development Agreement. This would not extend the overall Development Agreement timeline but provide the applicant additional time needed to secure all property rights by 2025. The Development Agreement also allows for phased construction with the housing component proposed in four phases of completion between 2026 to 2030, as stated by the developer. Therefore, all housing units are anticipated to be occupied within the planning period by 2031.

Proximity to Transit:
Located within half mile of Hayward Park Caltrain Station and 0.8 miles of South El Camino Real.

Project Website: Concar Passage

7	**1919 O'Farrell** 	**Address:** 1919 O'Farrell Street **Zoning:** Executive Park with Multi-family Residential Overlay (E1-1/R4) **General Plan Designation:** Executive Office/High Density **APNs:** 039-030-340 **Total Lot Area:** 0.71 acres **Site Ownership:** Consolidated **Max Allowable Base Density**: 50 units/acre (or 36 units) **Approved Density:** 69 units/acre **State Density Bonus**: Applied (13 additional units)(or 35% density bonus) **Status**: Entitlement Approval – October 2021 Extension Request – Approved September 2023 (two-years) Building Permit Approval – Awaiting application submission Construction – TBD **Proposed Net Increase in Units**: 49

Site Conditions Prior to Redevelopment:
Medical offices with surface parking currently occupy the site.

Proposed Development:
The applicant proposes to demolish the existing structure to construct a four-story, 49-unit multifamily apartment community with underground parking. Four of those units will be dedicated to very low-income households or 50% AMI. In 2021, the Planning Commission approved the required entitlements which include the Site Plan and Architectural Review (SPAR) for construction of a multi-family building and a Site Development Planning Application for tree removal.

The project's allowable density allows for 36 base units, and with the State density bonus, an additional 13 units (35% of the base density) is added to the project. The project is also granted a reduced parking ratio of 0.5 spaces/unit due to being within ½ miles of public transit. However, the applicant is voluntarily providing 30 additional spaces for a total of 64 parking spaces

Site Constraints:
The site is adjacent to Highway 92, which has potential air quality impacts on residential uses that can be mitigated through development design. Concerns regarding sale of the property has been raised, however the City has not received information of a change in property ownership to date.

Proximity to Transit:
Located 0.9 miles from Hayward Park Caltrain Station and 0.4 miles away from South El Camino Real.

Project Website: 1919 O'Farrell Street

8	**Hillsdale Inn** 	**Address**: 477 E Hillsdale Boulevard **Zoning**: Regional/Community Commercial (C2-0.5) **General Plan Designation:** Regional/Community Corridor **APNs**: **Lot Size**: **Total Lot Size:** 040-102-580 0.33 acres 3.05 acres 040-102-620 2.10 acres 040-102-630 0.62 acres **Site Ownership:** Consolidated **Max Allowable Base Density:** 50 units/acre (or 153 units) **Proposed Density:** 75 units/acre **State Density Bonus**: Requested (77 additional units)(or 50% density bonus) **Project Status:** Pre-Application Completed, Planning Application submittal anticipated in 2024 **Proposed Net Increase in Units:** 230

Site Conditions Prior to Redevelopment:
The site is currently occupied by a hotel (Hillsdale Inn), Enterprise Rent-A-Car, and a self-service car wash with surface parking. The structures were built in the early 1960s. The two smaller sites have low FARs and could more intensely developed to meet the zoning district maximum FAR of 0.5.

Proposed Development:
Applicants submitted a conceptual design for a 230-unit, four-story apartment complex with 23 affordable units that target the very low-income category or 50% AMI in March 2022. The development is anticipated to provide a variety of residential amenities including a resident lobby, community rooms, fitness rooms, open space and a roof deck with a barbeque and seating areas. The applicant also proposes to provide approximately 283 parking spaces in an underground garage.

A neighborhood meeting was held in May 2022, and the Planning Commission had a study session in June 2022. The applicant continues to work on redesigning the project as they prepare to submit a planning application for entitlements. The project is expected to be available within the planning period.

Site Constraints:
Staff identified several development considerations and constraints, including the need for parcel consolidation (due to multiple ownerships) and an existing car wash uses on one of the sites. Car wash facilities generally do not release hazardous materials and site cleanup would primarily involve removing an oil/water separator. This is not anticipated to cause delay to the project. There are also noise and air quality impacts from Highway 101, all of which will be addressed during the environmental review of the formal planning application.

Proximity to Transit:
Located 0.9 miles from Hillsdale station and 0.8 miles of South El Camino Real.

Project Website: 477 E. Hillsdale Boulevard

9	**Hillsdale Terraces** 	**Address:** 2700 S El Camino Real **Zoning:** Regional/Community Commercial with High Density Multiple Family Residential Overlay C3-1/R4 **General Plan Designation**: Regional/Community Commercial/High Density Multi-Family **APNs:** **Lot Size:** **Total Lot Size:** 039-352-060 0.37 acres 0.99 acres 039-352-070 0.30 acres 039-352-090 0.32 acres **Site Ownership:** Consolidated **Max Allowable Base Density**: 50 units/acre (or 50 units) **Approved Density:** 68 units/acre **State Bonus Density**: Applied (18 additional units)(or 35% density bonus) **Status**: Entitlement Approval – February 2017 Extension Approval – February 2021 Extension Request – Currently Under Review **Proposed Net Increase in Units:** 68

Site Conditions Prior to Redevelopment:
The site consists of an auto sale business occupying two stand-alone commercial buildings built in the 1950s and 1960s. Major portions of these parcels are dedicated to surface parking such that the existing FAR is less than 0.2, though zoning policies in this district allow for a FAR of 1.00 for commercial development and up to 2.00 for residential development. The remaining lot area is vacant.

Proposed Development:
In 2017, the City Council approved the proposed five-story, mixed-use development. The project provides 68 units of housing in the form of condominiums, 6 of which are designated as very low-income units. The applicant requested a State density bonus (maximum 35% at the time of application) to achieve this unit count. The developer is further providing 15,881 square feet of commercial space on the ground floor intended to serve the surrounding residential community. The condominiums will be located on the four upper floors and consist of 17 one-bedroom, 37 two-bedroom, and 14 three-bedroom units.

In September 2022, the developer filed an application for a two-year extension. They have also expressed interest in increasing the overall residential unit count through an increase in State density bonus from 35% up to the current maximum 50% within the same building envelop.

Site Constraints:
One constraint to residential development was identified through the entitlement process. A former gas station on this site requires additional clean up.

Proximity to Transit:
Located on El Camino Real, within a half mile of the Hillsdale Caltrain Station.

Project Website: Hillsdale Terraces

10	**Peninsula Heights** 	**Address:** 2655, 2755, 2800, and 2988 Campus Drive **Zoning:** E1-1 (Executive Office) **General Plan Designation**: Executive Office **APNs:** **Lot Size:** **Total Lot Size:** 041-521-010 2.83 acres 15.45 acres 041-521-020 4.28 acres 041-522-010 3.38 acres 041-522-020 5.03 acres **Site Ownership:** Consolidated **Max Allowable Base Density**: 35 units/acre (or 541 units) **Approved Density:** 19 units/acre **State Bonus Density**: Applied (used for concessions/waivers) **Status**: Entitlement Approval – December 2020 Building Permit Approval – July 2022 Construction – In-Progress **Proposed Net Increase in Units:** 290

Site Conditions Prior to Redevelopment:
Previously the project parcels consisted of several office structures that were surrounded by large surface parking lots. These buildings were part of Peninsula Office Park, constructed in the 1970s.

Proposed Development:
In 2020, the Planning Commission approved the proposed 290-unit residential development project. The site encompasses a total area of 15.45 acres and will devote 10% of its units to the low-income category pursuant to the inclusionary ordinance. Unit types include townhomes and single-detached and stacked flats.

The project received planning entitlement approval in 2020. Building permits for site preparation on the southern portion of the site were issued in 2022, and construction has begun.

Site Constraints:
The parcels of this site require consolidation. Additionally, developmental design had to consider the site's natural slope.

Proximity to Transit:
Within a half-mile of SamTrans bus stop.

Project Website: Peninsula Heights

11	**4 West Santa Inez Condos** 	**Address:** 4 W Santa Inez Avenue **Zoning:** High Density Multi-Family (R4) **General Plan Designation**: High Density Multi-Family **APNs:** **Lot Size:** **Total Lot Size:** 032-075-010 0.13 acres 0.25 acres 032-075-100 0.12 acres **Site Ownership:** Consolidated **Max Allowable Base Density**: 40 units/acre (or 10 units) **Approved Density:** 40 units/acre **State Bonus Density**: Project did not utilize density bonus **Status**: Entitlement Approval – February 2022 Building Permit Submitted – August 2022 Construction – TBD **Net Increase in Units:** 8

Site Conditions Prior to Redevelopment:
The site parcels used to be occupied by 2 single family homes constructed around 1919. The house on the corner of W Santa Inez Ave and N El Camino Real was converted in the 1980s for use as a Residential Care Home with capacity for the 12 residents aged 18 or older. That use was discontinued many years before the current project was proposed.

Proposed Development:
The applicant proposed a four-story, 10-unit condominium on the two parcels, which will be merged into one. Planning entitlements for the project were approved in 2022 by the San Mateo City Council after initial denial in 2018. Building permits were submitted in August of 2022 and are currently awaiting approval.

This development is a local example of a missing middle-housing project.

Site Constraints:
None. Concerns regarding sale of the property has been raised, however the City has not received information of a change in property ownership to date.

It should be noted that while the lot size is less than 0.5 acres, this site is underutilized with capacity for additional density. While this developer did not choose to utilize the State density bonus, other developers of similarly sized properties may choose to utilize the State density bonus to add units above the City's base density.

Proximity to Transit:
Located within 0.7 miles of the San Mateo Caltrain Station and within a half mile of El Camino Real.

Project Website: 4 West Santa Inez Condos

12 **445 South B Street, Bespoke**

Address: 401-445 South B Street (4th and Railroad)
Zoning: Central Business District with Residential Overlay (CBD/R)
General Plan Designation: Downtown Retail Core

APNs:	Lot Size:	Total Lot Size:
034-179-010	0.13 acres	1.16 acres
034-179-020	0.13 acres	
034-179-030	0.13 acres	
034-179-040	0.4 acres	
034-179-050	0.25 acres	
034-179-060	0.12 acres	

Site Ownership: Consolidated

Max Allowable Base Density: 50 units/acre (or 58 units)
Proposed Density: 52 dwelling units/acre
State Bonus Density: Requested (AB 1763 exemption from City maximum controls for 2 additional units)

Status: Planning Application Under Review

Proposed Net Increase in Units: 71

Site Conditions Prior to Redevelopment:
This is a consolidated site with six separate parcels. Uses include a City parking lot, vacant building that was the former Talbot's Toy Store, a building with a restaurant (Tomatina) and a building with multiple restaurant and commercial uses.

Proposed Development:
The applicant has proposed to redevelop the entire block between 4th and 5th Avenues, from B Street to Railroad Avenue into a seven-story 71-unit affordable housing building and a five-story 156,000 square foot office/retail building. Housing unit types include 3 studios, 24 one-bedrooms, 22 two-bedrooms, and 22 three-bedrooms.

The project is a public-private partnership that includes the City as a property owner (for a portion of the project site) and a team of three partner developers (Alta Housing, a non-profit housing developer, Harvest Properties, and Prometheus).

Site Constraints:
The site is adjacent to the Caltrain railway, which may have noise impacts on residential development.

Proximity to Transit:
Located within 0.3 miles of San Mateo Caltrain Station and 0.3 miles of El Camino Real.

Project Website: Bespoke (445 South B Street)

13	**Kiku Crossing** 	**Address:** 480 E 4th Avenue and 400 E 5th Avenue **Zoning:** CBD-S **General Plan Designation**: Central Business District – Support **APNs:** **Lot Size:** **Total Lot Size:** 034-183-060 1.16 acres 2.41 acres 033-281-140 1.25 acres **Site Ownership:** Consolidated **Max Allowable Base Density**: 50 units/acre (or 120 units) **Approved Density:** 93units/acre **State Bonus Density**: Applied (AB 1763 exemption from City maximum controls for 105 additional units) **Status**: Entitlement Approval – May 2021 Building Permit Approval – March 2022 Construction – In-Progress (Completion in 2024) **Proposed Net Increase in Units:** 225
	Site Conditions Prior to Redevelopment: Kiku Crossing used to be two large public parking lots. **Proposed Development:** The City-Owned Downtown Affordable Housing and Parking Garage (aka Kiku Crossing and 5th Avenue Garage) development project will provide 225 affordable residential units in a seven-story building located on 480 E. 4th Avenue, and a five-level, above ground parking garage located at 400 E. 5th Avenue. Housing unit types include 65 studios, 48 one-bedrooms, 53 two-bedrooms, and 59 three-bedrooms. MidPen Housing Corporation was selected by the City Council to develop these sites. **Site Constraints:** None. **Proximity to Transit:** Located within 0.2 miles of the San Mateo Caltrain Station and within 0.4 miles of El Camino Real. **Project Website:** Kiku Crossing and 5th Avenue	

4.7 Redevelopment Opportunity Sites

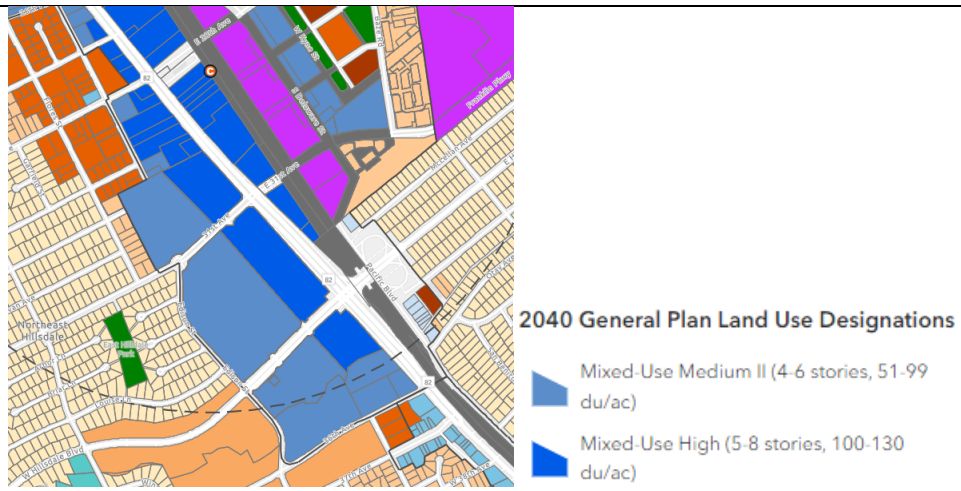
14	**Hillsdale Mall** 	**Address:** 2950-3590 El Camino Real **Zoning:** Regional/Community Commercial (C2-2, C-3-1), Multifamily Residential Overlays (R4, Q5) **General Plan Land Use Designations:** Regional/Community Commercial/High Density Multi-Family **APNs**: **Lot Size:** **Total Lot Size:** 042-121-080 0.65 acres 32.6 acres 039-490-170 28.91 acres 039-353-020 0.73 acres 039-353-030 0.44 acres 039-353-040 0.14 acres 039-353-010 0.31 acres 042-121-060 1.43 acres **Site Ownership:** Consolidated **Max Allowable Base Density:** 50 units/acre (1,630 units) **State Density Bonus**: 815 additional units (50% density bonus) **Proposed General Plan Base Density:** 40-99 units/acre (or 1,630 - 3,227 units) **Project Status**: Potential Site for Housing Redevelopment

Existing Conditions:
The site is currently occupied by the Hillsdale Shopping Center and other commercial uses, such as strip malls with associated surface parking lots. Built in the 1950s, the shopping center itself is a mix of retailers, restaurants, and entertainment venues. A premier shopping destination, Hillsdale offers a diverse selection of 120 stores for fashion, beauty and home and draws visitors from around the San Francisco Bay Area. The current FAR is approximately 0.52 though current zoning allows up to 2.0.

Development Opportunity:
In 2019, around the time that the City of San Mateo began its 2040 General Plan Update process, the property owners indicated that they would embark on a robust community engagement effort to explore future options for the site. The report they produced at the end of this process indicated that San Mateans were deeply concerned about housing shortages throughout the Bay Area and widely supported the inclusion of new housing units in Hilldale Mall's existing footprint.

The owner has expressed interest, via written communication, in a mixed-use development with residential uses. They estimate that this new development could have at least 1,000 units of housing for the Hillsdale Shopping Center parcel (not including the 11-acre North Block). The sites inventory was updated to estimate a realistic capacity of 1,200 units (41 units/acre) for the Hillsdale Shopping Center parcel and 184 units (50 units/acre) for all adjacent parcels owned by the Bohannan Development Company. The current inventory estimates 1,383 total housing units for this site, which is a significant reduction from the initial estimates of 2,000 units. Adoption of the General Plan Update's land use map will increase the base density of this site to between 1,630-3,227 units, and the owner has indicated that this increased density would increase the amount of housing units that are feasible on these sites.

Project Website: Reimagine Hillsdale



Site Constraints:
Staff has found one constraint to future redevelopment. Laurel Creek passes through some of the parcels south of W. Hillsdale Boulevard. The required creek setbacks impact total buildable area and therefore the number of units that can be constructed. Smaller sites to the southern edge of the area along El Camino require ownership consolidation.

Proximity to Transit:
Located within half-mile of Hillsdale Caltrain Station and El Camino Real

15	**Borel Square Shopping Center** 	**Address:** 71-77 Bovet Road **Zoning:** Neighborhood Commercial (C1-2) **General Plan Land Use Designations:** Neighborhood Commercial **APNs:** / **Lot Size:** / **Total Lot Size:** 039-011-450 / 0.68 acres / 9.87 acres 039-011-460 / 0.20 acres 039-011-470 / 0.50 acres 039-011-480 / 0.60 acres 039-011-500 / 0.15 acres 039-011-510 / 7.74 acres **Site Ownership:** Consolidated **Max Allowable Base Densities:** 35 units/acre (or 346 units) **State Density Bonus:** 173 additional units (50% density bonus) **Proposed General Plan Base Density:** 100-130 units/acre (or 987-1,283 units) **Project Status:** Potential Site for Mixed-Use Redevelopment

Existing Conditions:
The Borel Square Shopping Center was built in 1967. The site is currently occupied by a CVS drug store, 24-Hour Fitness, the UPS store, Patel Co Credit Union, Borel Eye Doctors, Windy City Chicago Pizza, and Jack's (a restaurant). Approximately half the site is dedicated parking for the shopping center.

Development Opportunity:
The owner of Borel Square Shopping Center has expressed interest through a written letter in a mixed-use project with a focus on housing. For Housing Element Adequate Sites List purposes, a conservative realistic capacity of 243 units of housing (70% of base density) is estimated. However, the zoning allows up to 346 units, and should the developer/property owner choose to utilize the State density bonus, the development could produce up to 519 residential units. Adoption of the General Plan Update's land use map will increase the base density of this site to between 987-1,283 units.

Site Constraints:
Staff has found a potential constraint in that it is adjacent to Highway 92, which has potential noise and air quality impacts. However, these can be mitigated through development design. A portion of the site has an environmental restriction for residential land use due to localized contamination from an existing dry cleaner at 67 Bovet Road. The sites inventory and map does not include this restricted area.

Proximity to Transit:
Located within 0.7 miles of Hayward Park Caltrain and 0.4 miles of El Camino Real

16	**Ah Sam** 	**Address:** 2645 S El Camino Real & 2621 Palm Place **Zoning:** Regional/Community Commercial (C3-2) **General Plan Land Use Designations:** Regional/Community Commercial **APNs:** **Lot Size:** **Total Lot Size:** 039-085-290 1.72 acres 2.29 acres 039-085-280 0.57 acres **Site Ownership**: Consolidated **Max Allowable Base Densities:** 50 units/acre (or 114 units) **State Density Bonus:** 57 additional units (50% density bonus) **Proposed General Plan Base Density:** 100-130 units/acre (or 229-298 units) **Project Status:** Potential Site for Housing Redevelopment

Existing Conditions:
The site has primarily commercial uses, including a flower shop called Ah Sam Floral Co and a warehouse. Built at the height of the Depression in the 1930s, Ah Sam has a long history and has been passed down from one generation to the next. This site is underutilized, with sizeable swaths of the parcels left vacant or dedicated to parking. Zoning in this district permits FAR up to 2.0.

Development Opportunity:
The Adequate Sites List identifies only the two above parcels though there is also potential for redevelopment in abutting areas (not highlighted). These two sites have consolidated ownership, and the City has received written communication from the property owner expressing interest in a redevelopment with below-market rate housing. The owner has spoken with adjacent property owners along the shared alley, and they have verbally expressed interest in redevelopment of their parcels should a project be proposed.

For the purposes of the Housing Element Adequate Sites List, a conservative realistic capacity of 105 units of housing is estimated. However, the zoning allows up to 114 units, and should the developer/property owner choose to utilize the State density bonus, the development could produce up to 171 residential units. Adoption of the General Plan Update's land use map will increase the base density of this site to between 229-298 units.

Site Constraints:
The site is adjacent to the Caltrain railway, which may have noise impacts on residential development.

Proximity to Transit:
Located on El Camino Real and within half mile (0.3 miles) of Hillsdale Caltrain Station.

17	**The Atrium** 	**Address:** 1900 S Norfolk Street **Zoning:** Executive Office District (E1-0.5) **General Plan Land Use Designations:** Executive Office **APNs:** / **Lot Size:** / **Total Lot Size:** 039-391-090 / 9.99 acres / 11.77 acres 035-391-100 / 0.89 acres 035-391-110 / 0.89 acres **Site Ownership:** Consolidated **Max Allowable Base Densities:** 35 units/acre (or 411 units) **State Density Bonus:** 206 additional units (50% density bonus) **Proposed General Plan Base Density:** 40-99 units/acre (or 471-1,165 units) **Project Status:** Potential Site for Mixed-Use Redevelopment

Existing Conditions:
Built in 1983, the Atrium is a three-story office building centered around an open-air courtyard. It is occupied by a variety of tenants, including Movoto Real Estate, Tile Inc, Home Helpers Home Care of San Mateo, Payne Financial Consulting, and several law offices. Surface parking lots surround the building.

Development Opportunity:
The owner has expressed interest in redeveloping the parcel via written communication. For the purpose of the Housing Element Adequate Sites List, a conservative realistic capacity of 245 housing units (30 units/acre) was estimated. However, the base zoning can allow up to 411 units. Additionally, should the developer/property owner choose to utilize the State density bonus, the development could produce up to 617 residential units. Adoption of the General Plan Update's land use map will increase the base density of this site to between 471-1,165 units.

Site Constraints:
The site is adjacent to Highway 92, which has potential air quality impacts on residential uses that can be mitigated through development design. Borel Creek runs along the southeastern edge of the site, where any potential development must account for required creek setbacks.

Proximity to Transit:
Located 1.4 miles away from Hayward Park Caltrain Station and 1.6 miles of South El Camino Real.

18	**Bayshore Commons** 	**Address:** 1670-1700 Amphlett Boulevard **Zoning**: Executive Office District (E2-1) **General Plan Land Use Designation**: Executive Office **APNs:** **Lot Size**: **Total Lot Size**: 035-241-240 5.78 acres 14.46 acres 035-241-250 4.07 acres 035-241-260 4.61 acres **Site Ownership**: Consolidated **Max Allowable Density**: 50 units/acres (or 723 units) **State Density Bonus:** 362 additional units (50% density bonus) **Proposed General Plan Base Density:** 50 units/acres (or 723 units) **Project Status**: Potential Site for Mixed-Use Redevelopment

Existing Conditions:
The site is currently developed as an office park, consisting of 8 low-rise buildings with approximately 340,000 square feet of commercial office space. The site is surrounded by U.S. 101 to the east, San Mateo Marriott to the south, and residential development to the north and west. Many of these buildings were built between the 1970s and 1980s. The current FAR is 0.23, but the site allows a FAR of up to 1.0.

Development Opportunity:
Owners of the property have expressed strong interest in redevelopment via written communication. Each parcel is larger than 0.5 acres which allows developers the opportunity to build larger multi-family developments. For the purposes of the Housing Element Adequate Sites List, an estimated realistic capacity of 723 units of housing was used. Should the developer/property owner choose to utilize the State density bonus, the development could produce up to 1,085 residential units, which is very feasible in either a mixed-use or 100% housing development given the size of the sites.

Site Constraints:
The site is adjacent to Highway 101, which has potential air quality impacts on residential uses that can be mitigated through development design. Leslie Creek runs along the northwestern boundary of the site, and any potential development must include required creek setbacks.

Proximity to Transit:
Within one mile of Hayward Park Caltrain Station and 1.3 miles from South El Camino Real.

19	**Downtown Cluster** 	**Address:** 62 E Fourth Avenue **Zoning:** Central Business District with Residential Overlay (CBD/R) **General Plan Designations:** Downtown Retail Core **APNs:** / **Lot Size:** / **Total Lot Size:** 034-144-220 / 0.42 acres / 3.14 acres 034-144-230 / 1.52 acres 034-144-240 / 1.20 acres **Site Ownership:** Consolidated **Max Allowable Base Densities:** 50 units/acre (or 157 units) **State Density Bonus:** 78 additional units (50% density bonus) **Proposed General Plan Base Density:** 100-130 units/acre (or 314-408 units) **Project Status:** Potential Site for Housing Redevelopment

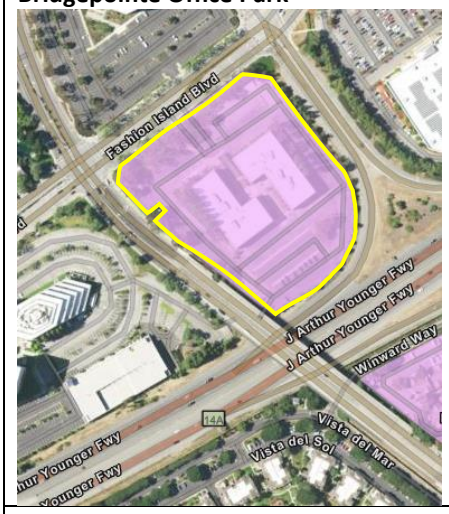
Existing Conditions:
Located downtown, structures built in the 1950s form a continuous commercial block along E 4th Ave. The roof of this block is used for parking. Its tenants consist of several businesses—a grocery store (Dean's Produce), Starbucks, Chase Bank, First Bank, Equinox San Mateo, and a restaurant. There is also a Mattress Firm on the site in a two-story, stand-alone retail building along El Camino Real. A surface parking lot is located at the back of the site along E 5th Ave. Zoning in this district allows for a FAR of 3.0. Since the buildings on this site are between one and two stories, there is major potential for mixed use or residential redevelopment that achieves a greater building intensity and that adds residential density.

Development Opportunity:
The owner of the block has expressed interest in a redevelopment with a density of 50 du/acre with the added 50% State density bonus.

For Housing Element Adequate Sites List purposes, these sites are estimated to have a realistic capacity of 157 units of housing. Should the developer/property owner choose to utilize the State density bonus, which is highly likely given recent project approvals in the Downtown area, the development could produce up to 235 residential units. Adoption of the General Plan Update's land use map will increase the base density of these sites to between 314-408 units.

Site Constraints:
None.

Proximity to Transit:
Located within 1/2 mile (0.4 miles) of the San Mateo Caltrain Station and 500 feet of South El Camino Real.

20	**Bridgepointe Office Park**  	**Address:** 1500 Fashion Island Boulevard **Zoning:** Executive Office with Residential Overlay (E1-0.62/R) **General Plan Designations:** Executive Office **APN:** 035-550-040 **Total Lot Size:** 6.08 acres **Site Ownership:** Consolidated **Max Allowable Base Densities:** 50 units/acre (or 304 units) **State Density Bonus:** 152 additional units (50% density bonus) **Proposed General Plan Base Density:** 100-130 units/acre (or 608-790 units) **Project Status:** Potential Site for Housing Redevelopment

Existing Conditions:
Currently the site consists of two 3-story office buildings occupied by an employment agency, a consulting group, Reflekton Inc, Checkbook, and Wuhoover & Co. The buildings were built in 1982. Surface parking lots take up available space on the site such that the current FAR is 0.49, though zoning in this district allows up to 0.62 FAR.

Development Opportunity:
A developer has expressed interest in potentially redeveloping the site. The Housing Element Adequate Sites List estimates a realistic capacity of 273 units of housing for the site. However, the base zoning can allow up to 304 units. Should the developer/property owner choose to utilize the State density bonus, the development could produce up to 456 residential units, which is very feasible in either a mixed-use or 100% housing development given the size of the sites. Adoption of the General Plan Update's land use map will increase the base density of the site to between 608-790 units.

Site Constraints:
Staff has identified one potential constraint in that it is located adjacent to Highway 92, which has potential air quality impacts due to airborne particulates. These impacts can be mitigated through development design.

Proximity to Transit:
Located 1.5 miles of the Hayward Park Caltrain Station and 1.9 miles from South El Camino Real.

21	**Marriott Residence Inn** 	**Address:** 2000 Winward Way **Zoning:** Regional/Community Commercial (C2-0.62) **General Plan Land Use Designation:** Regional/Community Corridor **APNs:** 035-610-030 **Total Lot Size:** 4.27 acres **Site Ownership:** Consolidated **Max Allowable Base Density**: 50 units/acre (or 213 units) **State Density Bonus**: 107 additional units (50% density bonus) **Proposed General Plan Base Density:** 100-130 units/acre (or 427-555 units) **Project Status:** Potential Site for Housing Development

Existing Conditions:
This parcel is the location of the Marriott Residence Inn, constructed in 1984. The current FAR is 0.58, but the project site allows for an FAR up to 0.62 suggesting that greater building intensity and residential density could be achieved in a potential redevelopment project.

Development Opportunity:
Current owners of the site have expressed interest in potentially converting the existing extended stay hotel for residential use. For the purposes of the Housing Element Adequate Sites List, a conservative realistic capacity of 160 residential units was estimated. However, the base zoning can allow up to 213 units, and should the developer/property owner choose to utilize a State density bonus, the site could produce up to 320 units of housing. Adoption of the General Plan Update's land use map will increase the base density of these sites to between 427-555 units.

Site Constraints:
Staff has identified one potential constraint in that it is located adjacent to Highway 92, which has potential air quality impacts due to airborne particulates. These impacts can be mitigated through development design.

Proximity to Transit:
Located 1.8 miles of the Hayward Park Caltrain Station 2.2 miles from South El Camino Real.

22 **Olympic Shopping Center**

Address: 49 42nd Avenue
Zoning: Neighborhood Commercial Districts (C1-1.5), Multifamily Residential Overlays (R4)
General Plan Land Use Designations: Neighborhood Commercial/High Density Multi-Family

APNs:	Lot Size:	APNs:	Lot Size:
042-242-060	0.25 acres	042-245-080	0.12 acres
042-242-070	0.24 acres	042-245-090	0.12 acres
042-242-160	0.20 acres	042-245-100	0.24 acres
042-243-020	2.09 acres	042-245-110	0.24 acres
042-244-040	0.13 acres	042-245-120	0.30 acres
042-244-050	1.19 acres	042-245-130	0.36 acres
042-245-040	0.12 acres	042-263-010	0.73 acres
042-245-050	0.12 acres	042-264-010	1.05 acres
042-245-060	0.12 acres	042-242-050	1.08 acres
042-245-070	0.12 acres	042-242-180	0.21 acres
042-245-170	0.30 acres	042-242-080	0.42 acres

Total Lot Size: 8.82 acres (Consolidated Sites AD); and 0.93 acres (Consolidated Sites AN)
Site Ownership: Sites AD - Mostly Consolidated (80% under single ownership); Sites AN - Needs Consolidation
Max Allowable Base Densities: 50 units/acre (or 487 units)
State Density Bonus: 244 additional units (50% density bonus)
Proposed General Plan Base Density: 40-99 units/acre (or 366-906 units)
Project Status: Potential Site for Mixed-Use Development

Existing Conditions:
The site consists of a collection of commercial buildings surrounding the current location of Mollie Stone's Market on 42nd Ave. Some of these buildings are further divided into multiple storefronts and are occupied by a variety of small businesses such as, Four Seasons Sunrooms, Botanica candle shop, Strands salon, and others. Bel Mateo Bowl and CVS occupy larger buildings within the site along Olympic Ave and S El Camino Real respectively. These buildings were constructed in the 1950s. Other buildings widely range in age—some date back to the 1960s and 1970s while others have been more recently remodeled. There is also a vacant City-owned parcel located at 4142 S. El Camino Real (APN 042-245-170) identified within the consolidated sites AN group.

Development Opportunity:
The owners have expressed interest in specific plan redevelopment. For the Adequate Sites List purposes, a conservative approach was taken to estimate a realistic capacity of 430 units of housing total for the two consolidated site groups, including 172 at the lower income level and 71 at the moderate-income level. However, the base zoning of this site can allow up to 487 units. Should the developer/property owners choose to utilize the State density bonus, development of these sites could produce up to 731 residential units total. Adoption of the General Plan Update's land use map will increase the base density of these sites to between 366-906 units.

Site Constraints:
One constraint was found in that the parcels are non-contiguous. Several smaller sites along El Camino Real and 43rd Avenue need consolidation.

Proximity to Transit:
Located within half mile of El Camino Real.

23	**Bridgepointe Shopping Center** 	**Address:** Bridgepointe Parkway **Zoning:** Regional/Community Commercial with Residential Overlay (C2-0.62/R) **General Plan Designations:** Regional/Community Commercial/High Density Multi-Family **APN:** 035-466-100 (portion) **Lot Size:** 8.5 acres **Site Ownership:** Consolidated **Max Allowable Base Densities:** 50 units/acre (or 383 units) **Proposed General Plan Base Density:** 100-130 units/acre **Project Status:** Potential Site for Mixed-Use Redevelopment

Existing Conditions:
Currently the site is occupied by a shopping center that includes several businesses, including several restaurants, an ice rink, and a collection of big box stores and national chains. A large surface parking lot takes up the remaining space on the site. The structures were built around the 1990s. The site is underutilized, and many of the commercial spaces are vacant. In addition, with a lot size of 22 acres of flat land (over half of which is the parking lot), the site has great potential for redevelopment.

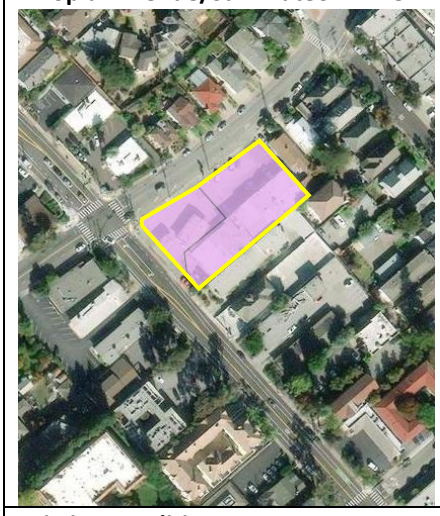
Development Opportunity:
For Housing Element Adequate Sites List purposes, a conservative approach to setting realistic capacity was adopted for this site, which only includes 8.5 acres of the site, which is comprised of surface parking and does not include any of the existing commercial buildings. Given the size of the site and the significant amount of existing surface parking, it is realistic and feasible to assume that many of the existing uses could be maintained while new housing was developed, so discontinuance of existing uses is not needed in order for new housing on the site to be feasible. Adoption of the General Plan Update's land use map will increase the base density of this site to between 100-130 units per acre.

Site Constraints:
One possible constraint would the site's location along Highway 92, which has potential air quality impacts due to airborne particulates. These impacts can be mitigated through development design.

Proximity to Transit:
Located 2 miles away from Hayward Park Caltrain station and 2.2 miles from South El Camino Real.

24	**Parkside Plaza** 	**Address:** 1826-1850 S Norfolk Street **Zoning:** Neighborhood Commercial with Multi-Family Residential Overlay (C1-0.5/R4) **General Plan Designations:** Neighborhood Commercial with Multi-Family Residential Overlay **APNs:** / **Lot Size:** / **Total Lot Size:** 035-381-030 / 6.07 acres / 6.65 acres 035-381-020 / 0.58 acres **Site Ownership:** Consolidated **Max Allowable Base Densities:** 50 units/acre (or 332 units) **State Density Bonus:** 166 additional units (50% density bonus) **Proposed General Plan Base Density:** 40-99 units/acre (or 332-658 units) **Project Status:** Potential Site for Housing Redevelopment
	Existing Conditions: The lot is occupied by Parkside Plaza, a shopping center with several big box retail stores and some smaller commercial storefronts leased to an assortment of businesses including restaurants and other retail uses. There are several vacancies. Construction of the original shopping center began in 1959, and major updates were made to the exterior and floor plans of the buildings in several different stages throughout the late 1980s and the 1990s. The site has great potential for redevelopment because it is underutilized. Large portions of the two parcels are taken up by a surface parking lot such that the existing FAR is about 0.31. The residential overlay allows residential developments to have a FAR of up to 2.0, exceeding the maximum floor area ratio of the underlying zoning district. **Development Opportunity:** For the purposes of the Housing Element Adequate Sites List, staff estimates a realistic capacity of 332 units of housing, the maximum allowed given the base zoning and proximity to other multi-family developments, such as 1885 S. Norfolk Street (Fish Market). Should the developer/property owner choose to utilize the State density bonus, the development could produce up to 498 residential units. Adoption of the General Plan Update's land use map will increase the base density of these sites to between 332-658 units. **Site Constraints:** Staff has identified this site's proximity to Highway 92 as a potential constraint, due to potential air quality impacts. These impacts can be mitigated through design. **Proximity to Transit:** Located 1.2 miles away from Hayward Park Caltrain Station and 1.6 miles from South El Camino Real.	

25	**Borel Place** 	**Address:** 1650 Borel Place **Zoning:** Executive Office (E1-2) **General Plan Designations:** Executive Office **APNs:** 039-011-400 **Total Lot Size:** 2.51 acres **Max Allowable Base Densities:** 35 units/acre (or 88 units) **State Density Bonus:** 44 additional units (50% density bonus) **Proposed General Plan Base Density:** 100-130 units/acre (or 251-326 units) **Project Status:** Potential Site for Housing Redevelopment
	Existing Conditions: This site is underutilized; it consists of one office building constructed in the late 1960s and a surface parking lot. A redevelopment could achieve a building intensity of 2.00 FAR. **Development Opportunity:** For Housing Element Adequate Sites List purposes, a conservative realistic capacity of 74 housing units (80% of base density) was estimated. However, the zoning allows up to 88 units, and should the developer/property owner choose to utilize the State density bonus, the development could produce up to 132 residential units. Adoption of the General Plan Update's land use map will increase the base density of the site to between 251-326 units. **Site Constraints:** Staff has found a potential constraint in that it is adjacent to Highway 92, which has potential air quality impacts. However, these can be mitigated through development design. **Proximity to Transit:** Located within 0.7 miles of the Hayward Park Caltrain Station and 0.4 miles of South El Camino Real.	

26	**E Poplar Avenue/San Mateo Drrive** 	**Address:** 350 N San Mateo Drive and 220 E Poplar Avenue **Zoning:** Regional/Community Commercial (C2-1) **General Plan Designations:** Regional/Community Commercial **APNs:** / **Lot Size:** / **Total Lot Size:** 032-182-120 / 0.18 acres / 0.62 acres 032-182-130 / 0.44 acres **Site Ownership:** Consolidated **Max Allowable Base Densities:** 35 units/acre (or 21 units) **State Density Bonus:** 7 additional units (35% density bonus) **Proposed General Plan Base Density:** 40-99 units/acre (or 21-42 units) **Project Status:** Potential Site for Housing Redevelopment

Existing Conditions:
The parcel on the corner of North San Mateo Drive and East Poplar is a former gas station. It dates to the 1980s and now sits vacant and fenced off. The second parcel contains commercial buildings occupied by a liquor store and a salon, which is temporarily closed. Both parcels have significant areas that are set aside for automobile use and are therefore underdeveloped. This site's underlying zoning district allows for a FAR of 1.00.

Development Opportunity:
For purposes of the Housing Element Adequate Sites List, a conservative realistic capacity of 19 housing units (80% of base density) was estimated. However, the zoning allows up to 21 units, and should the developer/property owner choose to utilize the State density bonus, the development could produce up to 28 residential units. Adoption of the General Plan Update's land use map will increase the base density of the site to between 21-42 units.

Site Constraints:
Clean up may be required due to the site's former uses.

It should be noted that while the lot size is less than 0.5 acres, this site is underutilized with capacity for additional density. Redevelopment projects of similar size have been successfully approved. For example, the Fremont Terrace project is a 15-unit residential condominium on a site of the same size that is currently under construction at 200 S. Fremont Street, which is shown as Site 1 in Figure 1.

Proximity to Transit:
Located within 0.6 miles of the San Mateo Caltrain Station and 0.6 miles of El Camino Real.

27	**Car Wash** 	**Address:** 1620 S Delaware Street **Zoning:** Transit Oriented Development TOD **General Plan Designations:** Transit Oriented Development **APN:** 035-200-070 **Total Lot Size:** 0.30 acres **Site Ownership:** Consolidated **Max Allowable Base Densities:** 50 units/acre (or 15 units) **State Density Bonus:** 7 additional units (50% density bonus) **Proposed General Plan Base Density:** 100-130 units/acre (or 30-39 units) **Project Status:** Potential Site for Housing Redevelopment

Existing Conditions:
Built in the 1950s, the site is currently occupied by a car wash. Even though the site is of a smaller size, staff believe there is potential for a housing development. Zoning regulations in this district allow for a FAR of up to 3.00.

Development Opportunity:
For Housing Element Adequate Sites List purposes, a conservative realistic capacity of 8 housing units (50% of base density) was estimated. However, the zoning allows up to 15 units, and should the developer/property owner choose to utilize the State density bonus, the development could produce up to 22 residential units. Adoption of the General Plan Update's land use map will increase the base density of the site to between 30-39 units.

Site Constraints:
Clean up needed due to site's existing use.

It should be noted that while the lot size is less than 0.5 acres, redevelopment projects of a similar size have been successfully approved in the San Mateo. Grand Blvd Townhomes, Site C in Figure 1, was proposed for a site that is 0.32 acres in size. Built and occupied in 2018, the project produced 8 housing units in the form of detached townhomes.

In other nearby jurisdictions, such as Mountain View and San Francisco, sites with similar characteristics have also been redeveloped into housing.

Proximity to Transit:
Located within half a mile (0.4 miles) of Hayward Park Caltrain Station and 0.9 miles from South El Camino Real.

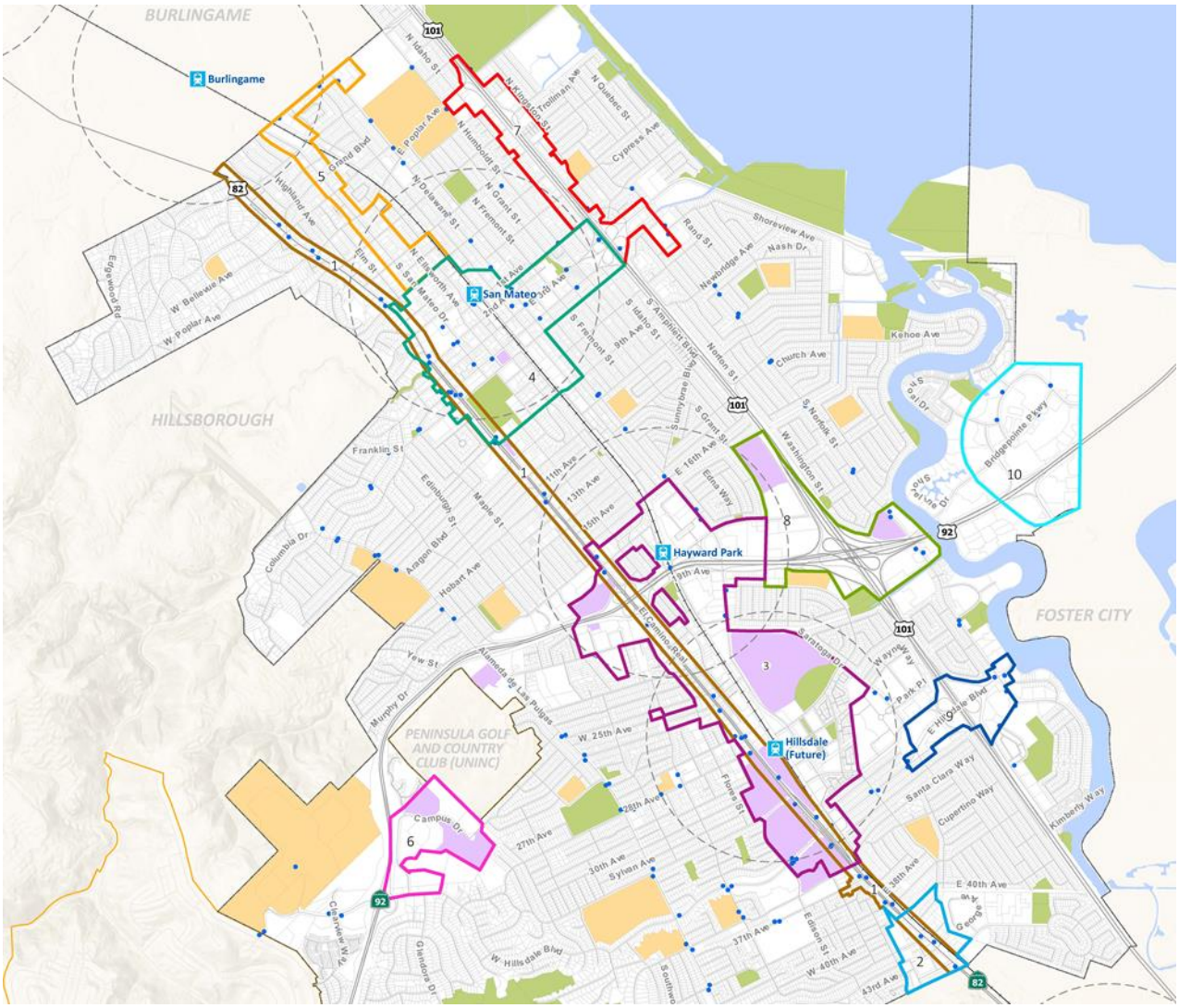


Figure 2: Study Area Map

Universe: Sites Inventory
Notes: The ten study areas were created from a series of community engagement workshops where attendees were asked to select the neighborhood zones where they believed redevelopment would be most suitable for the next housing element.

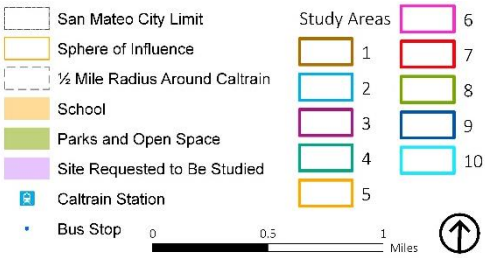


Figure 3: Sites Inventory Map

Universe: Sites Inventory, February 2024.

Notes: The individual sites identified as suitable for housing redevelopment are marked in pink while blue circles indicate groupings of sites. Site affordability breakdown by grouping is seen in Table 3 below.

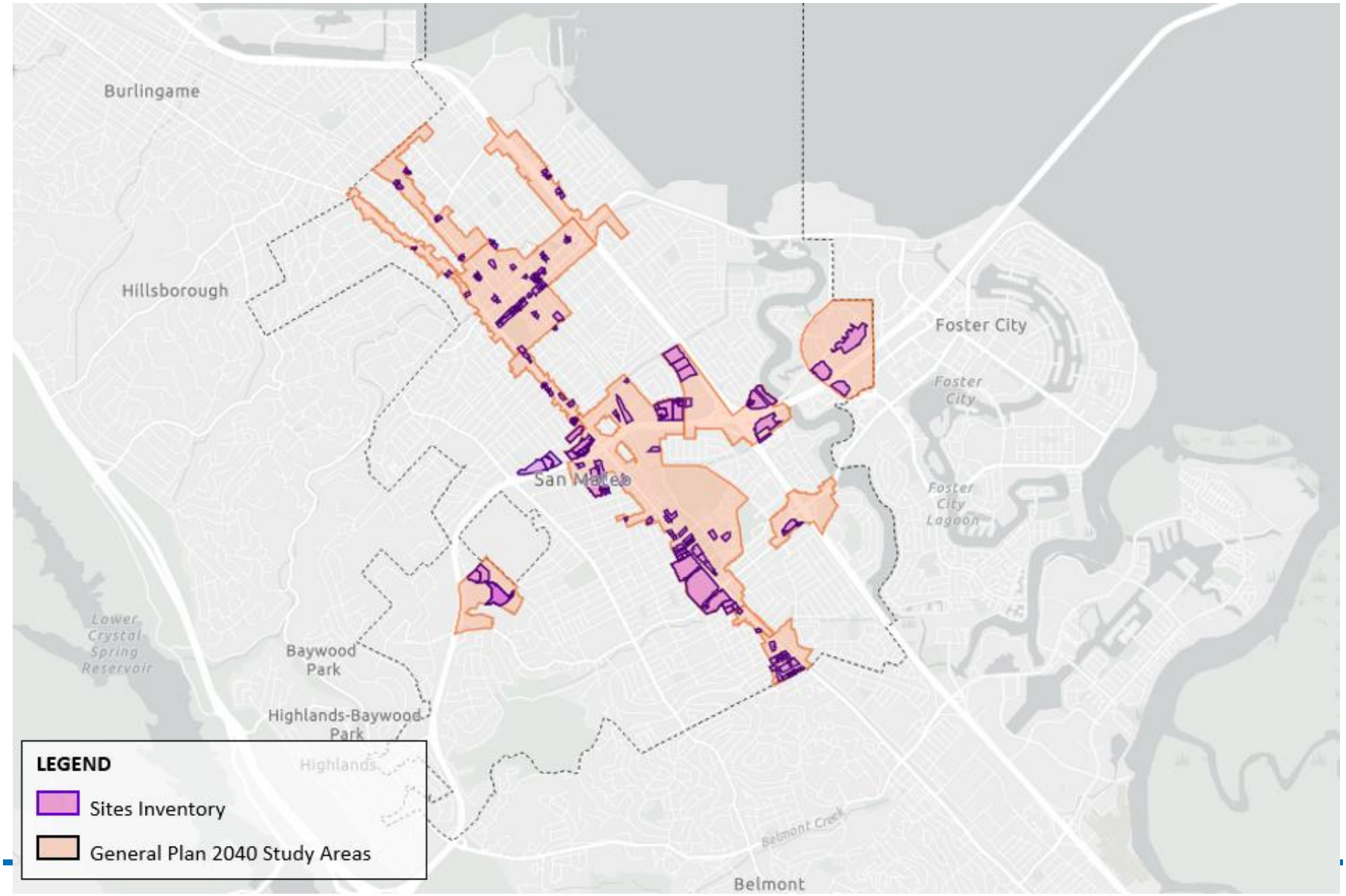


Table 3: Site Affordability Breakdown

Housing Opportunity Areas	Total Units	Very Low	Low	Moderate	Above Moderate
RHNA	7,015	1,777	1,023	1,175	3,040
ADUs	440	132	132	132	44
Pipeline Projects	3,110	562		14	2,534
Remaining RHNA	3,465	1,974		1,029	462
Fashion Island Area	817	167	121	109	418
Hillsdale Mall	1,200	0	180	180	840
Downtown	1,213	177	305	85	646
Other Sites	3,528	1,290		721	1,520
Total Sites	**6,758**	**2,240**		**1,095**	**3,424**
Grand Total	**10,286**	**3,129**		**1,278**	**5,880**
Buffer Over Remaining RHNA	**3,271** (94%)	**329** (17%)		**103** (10%)	**2,840** (484%)
General Plan 2040 Buffer	**10,000**	**2,533**	**1,458**	**1,675**	**4,334**

Source: Housing Resources Sites Inventory

4.8 Sites Inventory Housing Feasibility and Realistic Capacity

Each housing opportunity site listed on the Sites Inventory was identified through a methodical review of individual parcels, primarily within the ten General Plan Update study areas, and through initial vetting using site typologies approved by HCD. Staff aggregated data of all approved multifamily housing developments within the City from 2019 until present day to determine the average capacity at which new housing could develop based on the general zoning district.

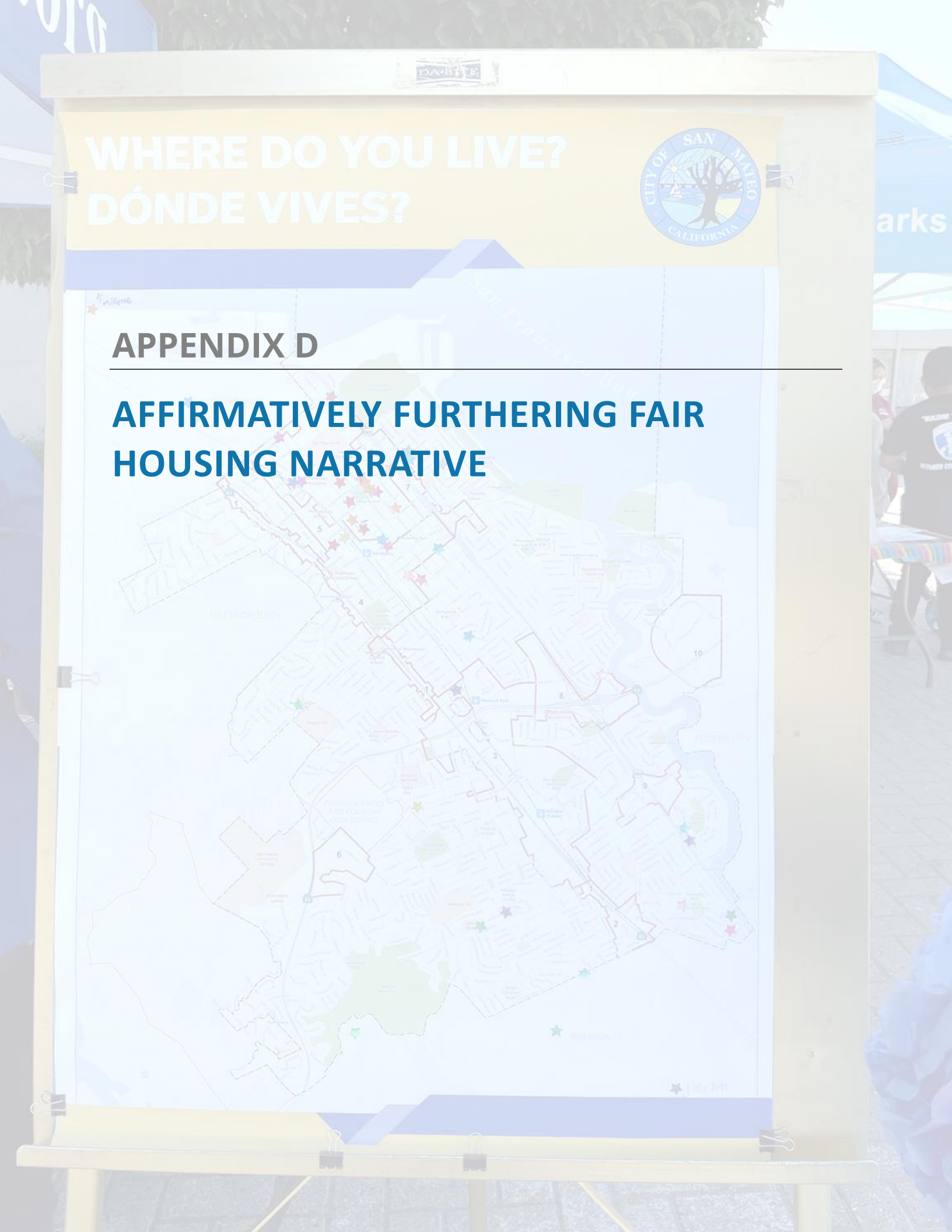
Table 4: Realistic Housing Capacity by Zoning District

General Zoning District	Realistic Capacity (percent of base density)	Notes
Commercial	136%	includes C1 zone only
Downtown	90%	includes Downtown CBD zones only
"E" Executive Office	110%	includes E1 and E2
Multi-Family	74%	includes R3 and R4
TOD	126%	
Specific Plan Area	88%	includes BMSP only

Source: City of San Mateo Multi-Family Housing Applications from 2019 - present

From Table *4* above, it was determined that sites on the inventory (Table *2*) that had either a commercial, downtown, executive office, or transit-oriented development zone could be developed to 90% of capacity. Meanwhile, sites that were zoned for multi-family or other residential zoning could be developed to 75%

of capacity. These factors were multiplied by site acreage and maximum units per acre allowed by zoning to create the realistic capacity assumptions in the Sites Inventory table. Table *2*, along with the full body of the Housing Element, demonstrates that the City of San Mateo has developed a Sites Inventory with a sufficient number of housing opportunity sites with appropriate densities, defensible realistic capacity estimates and near-term development feasibility to accommodate the City's RHNA of 7,015 units.



APPENDIX D

AFFIRMATIVELY FURTHERING FAIR HOUSING NARRATIVE

APPENDIX D | AFFIRMATIVELY FURTHERING FAIR HOUSING NARRATIVE

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1 WHAT IS AFFIRMATIVELY FURTHERING FAIR HOUSING?

Assembly Bill 686 (2018) required that all public agencies in the state affirmatively further fair housing (AFFH) beginning January 1, 2019. Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take "meaningful actions" to address segregation and related barriers to fair housing choice.

AB 686 requires all public agencies to "administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing, and take no action inconsistent with this obligation."[1]

AB 686 also makes changes to Housing Element Law to incorporate requirements to AFFH as part of the housing element and general plan to include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

Affirmatively Furthering Fair Housing

"Affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development. (Gov. Code, § 8899.50, subd. (a)(1).)"

Figure 1: AFFH definition

Source: California Department of Housing and Community Development Guidance, 2021, page 14.

[1] California Department of Housing and Community Development Guidance, 2021, page 9.

2 HISTORY OF SEGREGATION IN THE REGION

The United States' oldest cities have a history of mandating segregated living patterns—and Northern California cities are no exception. ABAG, in its recent Fair Housing Equity Assessment, attributes segregation in the Bay Area to historically discriminatory practices—highlighting redlining and discriminatory mortgage approvals—as well as "structural inequities" in society, and "self-segregation" (i.e., preferences to live near similar people).

This history of segregation in the region is important not only to understand how residential settlement patterns came about—but, more importantly, to explain differences in housing opportunity among residents today. In sum, not all residents had the ability to build housing wealth or achieve economic opportunity. This historically unequal playing field in part determines why residents have different housing needs today.

Researcher Richard Rothstein's 2017 book *The Color of Law: A Forgotten History of How Our Government Segregated America* chronicles how the public sector contributed to the segregation that exists today. Rothstein highlights several significant developments in the Bay Area region that played a large role in where the region's non-White residents settled.

Pre-civil rights San Mateo County faced resistance to racial integration, yet it was reportedly less direct than in some Northern California communities, taking the form of "blockbusting" and "steering" or intervention by public officials. These local discriminatory practices were exacerbated by actions of the Federal Housing Administration which excluded low-income neighborhoods, where the majority of people of color lived, from its mortgage loan program.

According to the San Mateo County Historical Association, San Mateo County's early African Americans worked in a variety of industries, from logging, to agriculture, to restaurants and entertainment. Expansion of jobs, particularly related to shipbuilding during and after World War II attracted many new residents into the Peninsula, including the first sizable migration of African Americans. Enforcement of racial covenants after the war forced the migration of the county's African Americans into neighborhoods where they were allowed to occupy housing—housing segregated into less desirable areas, next to highways, and concentrated in public housing and urban renewal developments.

The private sector contributed to segregation through activities that discouraged (blockbusting) or prohibited (restrictive covenants) integrated neighborhoods. In the City of San Mateo, David Bohannon, developer of the Hillsdale neighborhood following World War II, when housing was in short supply—recorded deeds that specified that only "members of the Caucasian or White race shall be permitted" to occupy sold homes—the exception being "domestics in the employ[ment] on the premises."[2] This practice was the norm at the time, since the federal government refused to insure large-scale single-family developments throughout the country, unless they specifically prohibited non-Whites from purchasing the new single-family homes. Henry Doelger in Daly City, as well as Bohannon in San Mateo, both developed large tracts of single-family homes with racially-based restrictive covenants. City staff has uncovered restrictive covenants still extant on properties being provided rehabilitation assistance, even though such covenants have long been unenforceable. From Hillsdale Boulevard to about 20th Avenue, between Alameda de las Pulgas and El Camino Real, single-family homes in the area almost exclusively had restrictive covenants. Bohannon went on to develop many race-restricted neighborhoods in the Bay Area, became president of the National Association of Home Builders (NAHB), became national president

of the Urban Land Institute (ULI), and was inducted into California's Homebuilding Foundation Hall of Fame.

The segregator effect of blockbusting activities is well-documented in East Palo Alto. In 1954, after a White family in East Palo Alto sold their home to an African American family, the then-president of the California Real Estate Association set up an office in East Palo Alto to scare White families into selling their homes ("for fear of declining property values") to agents and speculators. These agents then sold these homes at over-inflated prices to African American buyers, some of whom had trouble making their payments. Within six years, East Palo Alto—initially established with "whites only" neighborhoods—became 82% African American. The FHA prevented re-integration by refusing to insure mortgages held by White buyers residing in East Palo Alto. Furthermore, blockbusting in East Palo Alto combined with discrimination in the provision of transit services to stifle economic opportunity for Black students in San Mateo. In 1965, only 87 of San Mateo College's 8,000 day-students were Black, with the vast majority expected to drop out within the first semester—largely because San Mateo failed to provide bus transportation out of East Palo Alto to the campus.[2]

Throughout the county, neighborhood associations and City leaders attempted to thwart integration of communities. Although some neighborhood residents supported integration, most did not, and it was not unusual for neighborhood associations to require acceptance of all new buyers. Builders with intentions to develop for all types of buyers (regardless of race) found that their development sites were rezoned by planning councils, required very large minimum lot sizes, and/or were denied public infrastructure to support their developments or charged prohibitively high amounts for infrastructure. San Mateo County suburbs often instituted highly restrictive Euclidian zoning measures, including one-acre minimum lot sizes, growth boundaries, and new unit caps, very quickly after defensively annexing—policies aimed at excluding people from the peninsula.[3]

In addition to historical discriminatory practices that embedded segregation into living patterns throughout the Bay Area, it's also necessary to recognize the historical impacts of colonization and genocide on Indigenous populations and how the effects of those atrocities are still being felt today. The original inhabitants of present-day San Mateo County are the Ramaytush Ohlone, who have "…lived on the San Francisco Peninsula for thousands of years and continue to live here as respectful stewards of the land."[4] However, "[d]ue to the devastating policies and practices of a succession of explorers, missionaries, settlers, and various levels of government over the centuries since European expansion, the Ramaytush Ohlone lost the vast majority of their population as well as their land."[5] The lasting influence of these policies and practices have contributed directly to the disparate housing and economic outcomes collectively experienced by Native populations today.[6]

The timeline of major federal acts and court decisions related to fair housing choice and zoning and land use appeared to be on the same page as these discriminatory practices for most of the 20th century. As shown in the timeline, exclusive zoning practices were common in the early 1900s. Courts struck down

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[2] https://historysmc.org/exhibits/san-mateo-countys-african-american-history/

[3] Eli Moore et al., Haas Institute for a Fair and Inclusive Society at UC Berkeley, *Roots, Race, & Place: A History of Racially Exclusionary Housing in the San Francisco Bay Area* (2019), https://belonging.berkeley.edu/sites/default/files/haasinstitute_rootsraceplace_oct2019_publish.pdf

[4] https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html

[5] https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html

[6] https://www.americanprogress.org/article/systemic-inequality-displacement-exclusion-segregation/

only the most discriminatory practices and allowed those that would be considered today to have a "disparate impact" on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Amber Realty Co. (272 U.S. 365)* supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as "mere parasite(s)" with the potential to "utterly destroy" the character and desirability of neighborhoods. At that time, multifamily apartments were the only housing options for people of color, including immigrants.

The Federal Fair Housing Act was not enacted until nearly 60 years after the first racial zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low-income housing toward locally-tailored approaches (block grants) and market-oriented choice (Section 8 subsidies)—the latter of which is only effective when adequate affordable rental units are available.

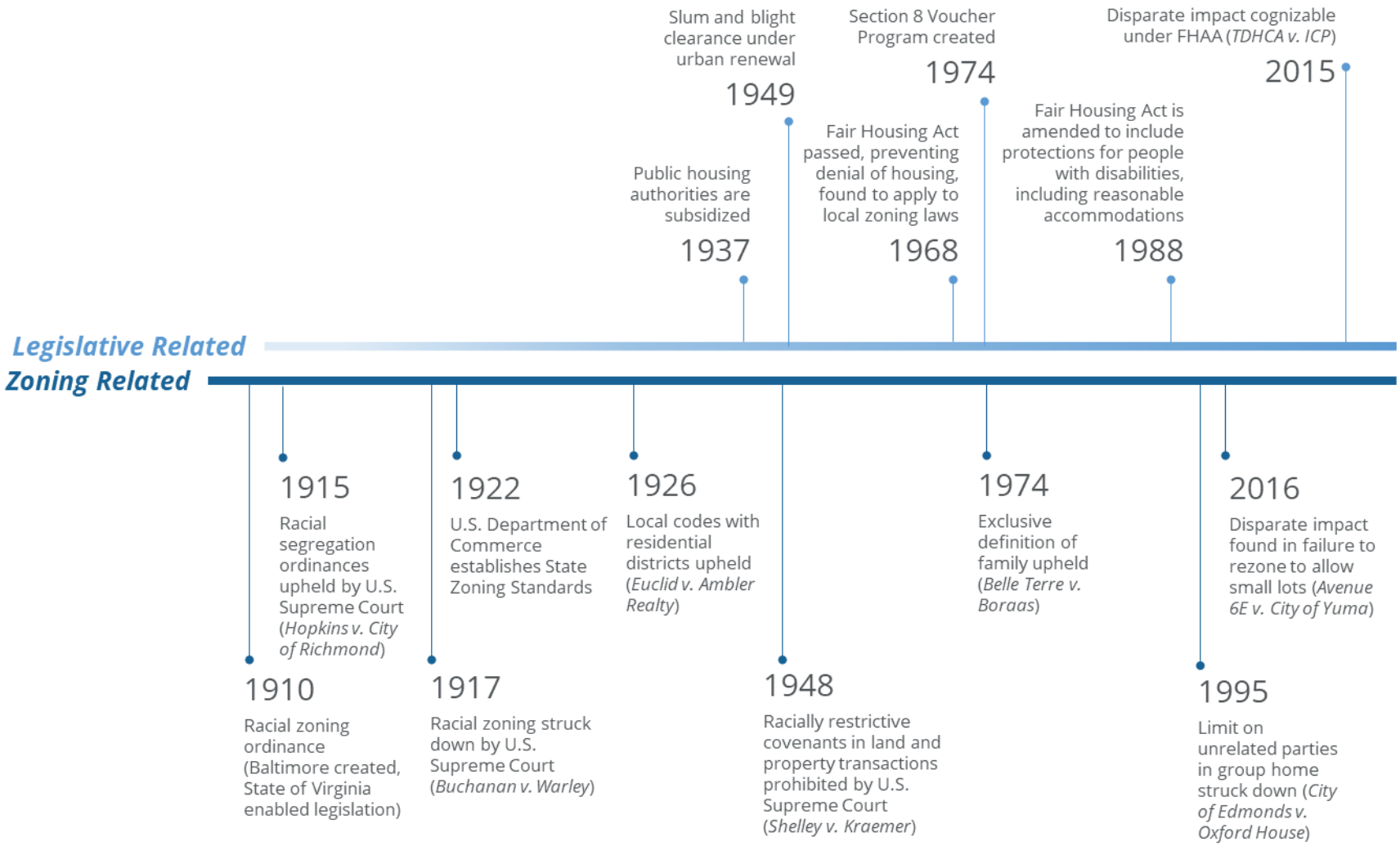

Figure 2: Major Public and Legal Actions that Influence Fair Access to Housing

Maps and data referenced in this document. Throughout the document, there are references to figures including maps created by HCD to support the AFFH and data tables created by HCD, the Association of Bay Area Governments (ABAG), and the consultant team. While key figures have been included in the document, the figure references are as they appear in Attachment 2 and follow the organization of that section and the state guidance. The maps, in particular, are useful in demonstrating how the City of San Mateo compares with surrounding jurisdictions and the county overall in offering housing choices and access to opportunity.

Report content and organization. This Fair Housing Assessment follows the April 2021 State of California State Guidance for AFFH. The study was conducted as part of the 21 Elements process, which facilitates the completion of Housing Elements for all San Mateo County jurisdictions.

Primary Findings, Contributing Factors, and Fair Housing Action Plan (Attachment 1) identifies the primary factors contributing to fair housing challenges and the plan for taking meaningful actions to improve access to housing and economic opportunity.

Section I. Fair Housing Enforcement and Outreach Capacity reviews lawsuits/enforcement actions/complaints against the jurisdiction; compliance with state fair housing laws and regulations; and jurisdictional capacity to conduct fair housing outreach and education.

Section II. Integration and Segregation identifies areas of concentrated segregation, degrees of segregation, and the groups that experience the highest levels of segregation.

Section III. Access to Opportunity examines differences in access to education, transportation, economic development, and healthy environments.

Section IV. Disparate Housing Needs identifies which groups have disproportionate housing needs including displacement risk.

Attachments:

- Access to Educational Opportunities (Attachment 3)—findings from a countywide analysis of access to education and educational outcomes by protected class.
- State Fair Housing Laws (Attachment 6)—summary of key State laws and regulations related to mitigating housing discrimination and expanding housing choice.

3 PRIMARY FINDINGS

This section summarizes the primary findings from the Fair Housing Assessment for the City of San Mateo including the following sections: fair housing enforcement and outreach capacity, integration and segregation, access to opportunity, disparate housing needs, and contributing factors and the City's fair housing action plan.

- 16% of fair housing complaints filed in San Mateo County from 2017 to 2021 (57 total) were in the City of San Mateo (9 total), which is approximately aligned with the city share of the county's population (14%). The most common issues cited in the City were refusal to rent and discrimination in terms, conditions, privileges relating to rental. Most complaints were on the basis of disability status (6 complaints) and race (3 complaints) in the City.

Racial and ethnic minority populations are disproportionately impacted by poverty, have lower household incomes, and more likely to experience overcrowding and homelessness compared to the non-Hispanic White population in the City of San Mateo. Additionally, racial and ethnic minorities are more likely to live in moderate resources areas and be denied a home mortgage loan.

- Racial and ethnic minority populations generally have higher rates of poverty (Figure II-5) and lower household incomes (Figure II-4) compared to the non-Hispanic White population in the City of San Mateo.
- Racial and ethnic minorities are more likely than non-Hispanic White households to experience overcrowding (Figure IV-17). Low- and moderate-income households are also more likely to be overcrowded (Figure IV-18).
- People who identify as American Indian or Alaskan Native, Black, White, and Hispanic are overrepresented in the homeless population compared to their share of the general population (Figure IV-22).
- Hispanic, Asian, and Black residents are more likely to live in moderate resource areas compared to high resource areas (Figure III-12). It is important to note there are no designated low resource areas in the City of San Mateo.
- Hispanic and American Indian or Alaska Native households have the highest denial rates for mortgage loan applications in 2018 and 2019 (Figure IV-33).

Geospatially, the northeast area of the City is disproportionately impacted by high poverty, low educational opportunity, low economic opportunity, low environmental scores, high social vulnerability scores, concentrations of cost burdened households, overcrowding, and moderate resource scores. These areas are generally on either side of Highway 101 and stretch to the San Francisco Bay waterfront, encompassing the North Central and Shoreview neighborhoods. These areas have:

- Higher poverty rates between 10% and 20% (Figure II-28).
- Education opportunity scores between 0.25 and 0.5—meaning they have lower education scores compared to the rest of the City (Figure III-1).
- Low economic opportunity scores between zero and 0.5 (Figure III-7).

- Low environmental scores—which account for PM2.5, diesel PM, drinking water, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites (Figure III-9). The northeast area of the City of San Mateo has particularly poor environmental outcomes for traffic, impaired water, groundwater threats, hazardous waste, and asthma.
- The composite opportunity score for the City of San Mateo shows Census Tracts in the northeast area of the City fall within moderate resource areas while the rest of the City is within high or highest resource areas (Figure III-14).
- The Social Vulnerability Index (SVI) provided by the Centers for Disease Control and Prevention (CDC) ranks census tracts based on their ability to respond to a disaster and includes four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation. The northeast area of the City is most vulnerable according to the SVI (Figure III-15).
- Concentration (60% to 80% of households) of cost burdened households (Figure IV-13).
- Overcrowded households are concentrated in the same areas as cost burdened households (Figure IV-19).
- These areas are also within Special Flood Hazard Areas (Figure IV-31) and are vulnerable to displacement (Figure IV-28).

The City of San Mateo has a slightly higher concentration of residents with a disability, 9% of the population, compared to 8% in the county (Figure III-17). Residents living with a disability in the City are more likely to be unemployed and are largely concentrated in areas around Highway 101. Finally, the aging population is putting a strain on paratransit access countywide.

- Unemployment is disproportionately high among residents living with a disability at 12% compared to 3% for residents without a disability in the City of San Mateo—particularly when compared to the county (Figure III-20).

Racial and ethnic minority students in the City of San Mateo—served by the San Mateo Union High School District and the San Mateo-Foster Elementary School District—experience lower educational outcomes compared to other students. Many high schoolers in the county met admission standards for a University of California (UC) or California State University (CSU) school. However, Pacific Islander, Hispanic, and Black students in the San Mateo Union district were less likely to meet the admission standards. Although San Mateo Union High School has relatively low dropout rates—4% of students—compared to other districts in the county, dropout rates among Hispanic (7%), Black (6%), and Pacific Islander students are higher (Figures have been included in the access to education Attachment 3).

- Nearly half of all renter households in the City of San Mateo are cost burdened—spending more than 30% of their gross income on housing costs—and one in four are extremely cost burdened—spending more than 50% of their gross income on housing costs (Figure IV-9). There are disparities in housing cost burden in the City of San Mateo by race and ethnicity and family size (Figure IV-11 and Figure IV-12).
- 15% of respondents to the resident survey conducted for this AFFH said that schools in their neighborhood were of poor quality.

3.1 Resident Needs Collected Through Local Survey

A survey administered to capture residents' needs and support AFFH found the following housing challenges. Nearly 150 residents completed the survey:

About 26% of residents said their house or apartment is too small for their family;

- 36% for racial and/or ethnic minority households;
- 42% for single parent households

14% of renters said they worry that if they request a repair they will experience rent increase or get evicted;

- 16% for racial and/or ethnic minority households;
- 21% for single parent households;

27% of respondents indicated they had been discriminated against when looking for housing in San Mateo County;

- 31% for racial and/or ethnic minority respondents;
- 43% for residents with a disability;

10% (14% for single parent households) of renters are often late on rent and 14% (20% for residents with a disability) can't keep up with utilities.

3.2 Contributing Factors and Fair Housing Action Plan

The disparities in housing choice and access to opportunity discussed above stem from historical actions, socioeconomic factors that limit employment and income growth, the inability of the broader region to respond to housing demand, regional barriers to open housing choice, and, until recently, very limited resources to respond to needs.

Fair housing issue: Hispanic households have disproportionate housing needs. These needs are evident in mortgage denial gaps, geographic distribution of affordable housing, cost burden, and overcrowding.

Contributing factors:

- Higher rates of mortgage denial rates among Hispanic households stems from decades of discrimination in housing markets and challenges building wealth through economic mobility and homeownership.
- Although voucher holders and affordable housing (as captured in the HCD Location Affordability Index) are not as highly concentrated in the City of San Mateo as in many surrounding jurisdictions, the northern portion of the City offers the most affordable homes. As such, residents living in these areas have lower incomes and higher rates of poverty. Preference may be at play as well: A recent article in Cityscape found that Hispanic homebuyers—when controlled for demographics, loan characteristics, and finances—are more likely to purchase homes in

neighborhoods with fewer non-Hispanic White homeowners and lower economic opportunity.[7]

- Hispanic residents are more likely than others to work low wage jobs that do not support the City's or region's housing prices, resulting in higher rates of cost burden and overcrowding. Although, it is customary for Hispanic households to live in multigenerational settings, which may account for higher rates of perceived overcrowding, overcrowding is also an indicator of lack of access to affordable and right-sized housing.
- Hispanic residents are primarily concentrated in the northeastern area of the City where residents face higher poverty and cost burden as well as poor opportunity outcomes according to TCAC's opportunity maps.

Fair housing issue: Hispanic residents and single female parent households are concentrated in census tracts with higher poverty, low economic and environmental opportunity, high cost burden, overcrowding, and flood hazards compared to the rest of the City of San Mateo.

Contributing factors:

- Concentration of naturally occurring affordable ownership and rental housing opportunities in the northeast areas of the City further concentrates poverty, cost burden, and overcrowding in areas with low economic and environmental outcomes.
- There is a relative lack of affordable housing opportunities in higher resourced areas of the City.
- Highway 101 creates a major barrier between the Shoreview neighborhood—where the geographic concentrations of these groups exist—and the rest of the City of San Mateo.

Fair housing issue: Persons with disabilities have higher housing needs due to challenges accessing employment and housing discrimination and are concentrated in areas with lower environmental and economic opportunity scores.

Contributing factors:

- The unemployment rate for the City of San Mateo's residents with a disability is four times that of persons without a disability. The exact reasons for this disparity are unclear and are likely related to limited job opportunities, access to employment, and market discrimination.
- The undersupply of accessible housing units, particularly for renters, creates a scarcity of units for residents living with a disability.
- There were six complaints—out of the nine total complaints in the City—filed with HUD in the City of San Mateo from 2017 to 2020 where the issues cited included a failure to make reasonable accommodations. Landlords and property owners are

[7] Sanchez-Moyano, R. (2021). Achieving spatial equity through suburban homeownership? Neighborhood attributes of Hispanic homebuyers. *Cityscape: A Journal of Policy Development and Research.* Volume 23(3).

required to provide reasonable accommodations to residents living with a disability upon request.

- There are concentrations of the population living with a disability west of Highway 101 in the North Central neighborhood. This area of the City has a concentration of low and moderate income households (more than 50% per census tract) and scores low on TCAC's environmental and economic opportunity scores.

Fair housing issue: Persons with disabilities and persons of color are most likely to file complaints of housing discrimination due to discriminatory terms, conditions, privileges, or services and facilities and failure to make reasonable accommodations.

Contributing factors:

- Housing discrimination residents with disabilities and Hispanic households.
- Lack of understanding of reasonable accommodation requirements by landlords and property owners.

The prioritization of contributing factors is based on the ability of the City to make significant impacts on the concerns. They are as follows:

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Fair housing issue: Hispanic households have disproportionate housing needs. These needs are evident in mortgage denial gaps, geographic distribution of affordable housing, cost burden, and overcrowding.

Contributing factors:

- LOW: Higher rates of mortgage denial rates among Hispanic households stems from decades of discrimination in housing markets and challenges building wealth through economic mobility and homeownership.

<u>Actions to address:</u>

Policy H 3.2 – Investigate Fair Housing Cases: continue to fund fair housing service providers to address potential households facing displacement and/or fair housing challenges, who often have disparate needs in lower-income, poorly resourced areas.

Policy H 4.3 – Expand Community Education and Outreach: The City plans a robust and adaptive community engagement program with targeting to underrepresented groups, including those with special needs, disparate housing needs, and others.

Contributing factors:

- LOW: Although voucher holders and affordable housing (as captured in the HCD Location Affordability Index) are not as highly concentrated in the City of San Mateo as in many surrounding jurisdictions, the northern portion of the City offers the most affordable homes. As such, residents living in these areas have lower incomes and higher rates of poverty.

Actions to address:

Policy H 2.4 – Implement Capital Improvements in Lower-Resourced Neighborhoods: The City will continue to invest CDBG and other funding into lower resource neighborhoods, which include households shown to have disparate housing needs. This will include proactive outreach to the affected communities to ensure the most critical needs are addressed. See also excerpts from the Environmental Justice efforts, located after the AFFH programs, below.

Policy H 5.1.3 – Explore the potential to implement a loan program for ADU construction If a City-funded ADU loan program is determined to be infeasible. The City will support the design of a regional forgivable loan program for homeowners to construct an ADU that is maintained as affordable for extremely low-income households for 15 years.

Contributing factors:

- MEDIUM: Hispanic residents are more likely than others to work low wage jobs that do not support the City's or region's housing prices, resulting in higher rates of cost burden and overcrowding. Although, it is customary for Hispanic households to live in multigenerational settings, which may account for higher rates of perceived overcrowding, overcrowding is also an indicator of lack of access to affordable and adequately sized housing.

Actions to address:

Policy H 1.5 – Encourage Family Housing: prioritizes creation of housing that addresses the needs of large families, providing greater housing choice.

Policy H 4.4 – Enable Affirmative Marketing: This would require developers of affordable housing to create a Marketing Plan during the final phase of construction on a project-by-project basis, focusing on outreach to special needs individuals and those least likely to apply based on racial make-up of neighborhood, including those with disparate housing needs.

Contributing factors:

- HIGH: Hispanic residents are primarily concentrated in the northeastern area of the City where residents face higher poverty and cost burden as well as poor opportunity outcomes according to TCAC's opportunity maps.

Actions to address:

Policy H 1.2 – Utilize Public Funding and Properties for New Affordable Housing: provides funding for a variety of housing types, addressing the needs of lower-income households, including on sites owned by the City.

Policy H 1.3 – Increase Affordable Housing Production: adopting an updated Density Bonus/Community Benefits program that provides additional incentives and/or streamlining options for housing projects that provide additional affordable units or the most needed unit types (including those with special needs) beyond minimum state requirements.

Policy H 2.4 – Implement Capital Improvements in Lower-Resourced Neighborhoods: The City will continue to invest CDBG and other funding into lower resource neighborhoods, which include households shown to have disparate housing needs. This will include proactive outreach to the affected communities to ensure the most critical needs are addressed. See also excerpts from the Environmental Justice efforts, located after the AFFH programs, below.

Policy H 2.5 – Promote Housing Resilience: this specifically addresses climate change-related environmental issues in disadvantaged neighborhoods impacted by flooding in the North Shoreview neighborhood.

Fair housing issue: Hispanic residents and single female parent households are concentrated in census tracts with higher poverty, low economic and environmental opportunity, high-cost burden, overcrowding, and flood hazards compared to the rest of the City.

Contributing factors:

- HIGH: Concentration of naturally occurring affordable ownership and rental housing opportunities in the northeast areas of the City further concentrates poverty, cost burden, and overcrowding in areas with low economic and environmental outcomes.

Actions to address:

Policy H 3.4 – Expand Tenant Protections: this action would extend the measures found in AB1482 by requiring relocation payments to tenancy of less than one year, requiring the right to return policies for tenants displaced by substantial renovations, and strengthening the enforcement penalty structure to further protect tenants.

Policy H 5.2.1 – Add more city supported housing with affordability restrictions in moderate and high resource areas and areas of affluence. Affirmatively market the housing to households with disproportionate housing needs including persons with disabilities, farmworkers, single parents, and Hispanic households (e.g., Spanish and English, targeted to northeast neighborhoods).

Policy H 5.4.1 – Establish tenant protections in local ordinance to extend measures of AB1482 related to relocation, documentation, and right to return policy in eviction cases.

Policy H 5.4.5 – Ensure that future improvements in disadvantaged communities will not produce a net loss of affordable housing or the displacement of residents and seek to increase the amount of affordable housing in disadvantaged communities.

Contributing factors:

- HIGH: There is a relative lack of affordable housing opportunities in higher resourced areas of the City.

Policy H 1.4 – Incentivize Accessory Dwelling Unit Development: expands the resources available for homeowners to add ADUs, which provide an important source of affordable housing. Recent analysis of permitted ADUs indicates these are being developed in highest or high resource areas, or areas of affluence, providing additional mobility options within in the City.

Policy H 1.7 – Update Zoning Code Development Standards: includes an action to create an affordable housing overlay to support the development of affordable housing on religious or educational institutions' sites, thereby increasing mobility into lower-density areas.

Policy H 3.5 – Study the creation of Below Market Rate Set Asides: conduct a best practices review to determine the feasibility of prioritizing groups with special needs, including large families, single female heads of households, and others with disparate housing needs and implement as directed by City Council.

Policy H 5.1.1 – Adjust the city's Below Market Rate (inclusionary) program to provide larger density bonuses, and/or increased City support in exchange for affordable units in high resource areas or in areas of affluence that address the needs of residents with disproportionate housing needs (e.g., accessible/visit able units for persons with disabilities, child-friendly developments with day care on site for single parents, and 3-4 bedroom units for larger families).

Policy H 5.2.1 – Add more city supported housing with affordability restrictions in moderate and high resource areas and areas of affluence. Affirmatively market the housing to households with disproportionate housing needs including persons with disabilities, farmworkers, single parents, and Hispanic households (e.g., Spanish and English, targeted to northeast neighborhoods).

Policy H 5.2.4 – In conjunction with San Mateo County, develop a housing mobility program that provides support to tenants seeking to move to high opportunity areas in the region.

Contributing factors:

- LOW: Highway 101 creates a major barrier between the Shoreview neighborhood—where the geographic concentrations of these groups exist—and the rest of the City.

Policy H 2.4 – Implement Capital Improvements in Lower-Resourced Neighborhoods: The City will continue to invest CDBG and other funding into lower resource neighborhoods, which include households shown to have disparate housing needs. This will include proactive outreach to the affected communities to ensure the most critical needs are addressed. See also excerpts from the Environmental Justice efforts, located after the AFFH programs, below.

Policy H 2.5 – Promote Housing Resilience: this specifically addresses climate change-related environmental issues in disadvantaged neighborhoods impacted by flooding in the North Shoreview neighborhood.

Policy H 5.4.5 – Ensure that future improvements in disadvantaged communities will not produce a net loss of affordable housing or the displacement of residents and seek to increase the amount of affordable housing in disadvantaged communities.

Fair housing issue: Persons with disabilities have higher housing needs due to challenges accessing employment and housing discrimination and are concentrated in areas with lower environmental and economic opportunity scores.

Contributing factors:

- LOW: The unemployment rate for the City of San Mateo's residents with a disability is four times that of persons without a disability. The exact reasons for this disparity are unclear and are likely related to limited job opportunities, access to employment, and market discrimination.

- HIGH: The undersupply of accessible housing units, particularly for renters, creates a scarcity of units for residents living with a disability.

<u>Actions to address:</u>

Policy H 1.2 – Utilize Public Funding and Properties for New Affordable Housing: provides funding for a variety of housing types, addressing the needs of lower-income households, including on sites owned by the City.

Policy H 1.3 – Increase Affordable Housing Production: adopting an updated Density Bonus/Community Benefits program that provides additional incentives and/or streamlining options

for housing projects that provide additional affordable units or the most needed unit types (including those with special needs) beyond minimum state requirements.

Policy H 1.4 – Incentivize Accessory Dwelling Unit Development: expands the resources available for homeowners to add ADUs, which provide an important source of affordable housing. Recent analysis of ADUs permitted indicates these are being developed in highest or high resource areas, or areas of affluence, providing additional mobility options within in San Mateo:

Policy H 5.1.1 – Adjust the city's Below Market Rate (inclusionary) program to provide larger density bonuses, and/or increased City support in exchange for affordable units in high resource areas or in areas of affluence that address the needs of residents with disproportionate housing needs (e.g., accessible/visit able units for persons with disabilities, child-friendly developments with day care on site for single parents, and 3-4 bedroom units for larger families).

Contributing factors:

- MEDIUM: There were six complaints—out of the nine total complaints in the City—filed with HUD in the City of San Mateo from 2017 to 2020 where the issues cited included a failure to make reasonable accommodations. Landlords and property owners are required to provide reasonable accommodations to residents living with a disability upon request.

<u>Actions to address:</u>

Policy H 3.2 – Investigate Fair Housing Cases: continue to fund fair housing service providers to address potential households facing displacement and/or fair housing challenges, who often have disparate needs in lower-income, poorly resourced areas.

Policy H 5.4.1 – Establish tenant protections in local ordinance to extend measures of AB1482 related to relocation, documentation, and right to return policy in eviction cases.

Policy H 5.4.2 – Partner with Project Sentinel to perform fair housing training for landlords and tenants. Focus enforcement efforts on race-based discrimination, reasonable accommodations and source of income discrimination.

Contributing factors:

- HIGH: There are concentrations of the population living with a disability west of Highway 101 in the North Central neighborhood. This area of the City has a concentration of low- and moderate-income households (more than 50% per census tract) and scores low on TCAC's environmental and economic opportunity scores.

Actions to address:

Policy H 5.2.2 – Incentivize developers through direct subsidies, fee waivers, and/or density bonuses, to increase accessibility requirements beyond the federal requirement of 5% for subsidized developments.

Policy H 5.2.3 – Prioritize city funding proposals for city funded affordable housing that are committed to serving hard to serve residents (e.g., extremely low income, special needs, on site services)

Fair housing issue: Persons with disabilities and persons of color are most likely to file complaints of housing discrimination due to discriminatory terms, conditions, privileges, or services and facilities and failure to make reasonable accommodations.

Contributing factors:

- HIGH: Housing discrimination against residents with disabilities and Hispanic households.

Actions to address:

Policy H 3.2 – Investigate Fair Housing Cases: continue to fund fair housing service providers to address potential households facing displacement and/or fair housing challenges, who often have disparate needs in lower-income, poorly resourced areas.

Policy H 5.4.1 – Establish tenant protections in local ordinance to extend measures of AB1482 related to relocation, documentation, and right to return policy in eviction cases.

Policy H 5.4.2 – Partner with Project Sentinel to perform fair housing training for landlords and tenants. Focus enforcement efforts on race-based discrimination, reasonable accommodations and source of income discrimination.

Contributing factors:

- HIGH: Lack of understanding of reasonable accommodation requirements by landlords and property owners.

Actions to address:

Policy H 5.4.2 – Partner with Project Sentinel to perform fair housing training for landlords and tenants. Focus enforcement efforts on race-based discrimination, reasonable accommodations and source of income discrimination.

Policy H 5.4.3 – Create a webpage specific to fair housing including resources for residents who feel they have experienced discrimination, information about filing fair housing complaints with HCD or HUD, and information about protected classes under the Fair Housing Act. The webpage will have accessibility features and a Spanish language version.

Policy H 5.4.4 – Ensure that all multi-family residential developments contain signage in both English and Spanish to explain the right to request reasonable accommodations for persons with disabilities. Make this information available and clearly transparent on the city's website and fund landlord training and outreach on reasonable accommodations.

The Fair Housing Action Plan (FHAP) at the end of this report details how the City of San Mateo proposes to respond to the factors contributing to the fair housing challenges identified in this analysis.

4. SECTION I. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

This section discusses fair housing legal cases and inquiries, fair housing protections and enforcement, and outreach capacity.

4.1 Fair Housing Legal Cases and Inquiries

California fair housing law extends beyond the protections in the Federal Fair Housing Act (FHA). In addition to the FHA protected classes—race, color, ancestry/national origin, religion, disability, sex, and familial status—California law offers protections for age, sexual orientation, gender identity or expression, genetic information, marital status, military or veteran status, and source of income (including federal housing assistance vouchers).

The California Department of Fair Employment in Housing (DFEH) was established in 1980 and is now the largest civil rights agency in the United States. According to their website, the DFEH's mission is, "to protect the people of California from unlawful discrimination in employment, housing and public accommodations (businesses) and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act".[8]

DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH's website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions.[9] Fair housing complaints can also be submitted to HUD for investigation.

Additionally, San Mateo County has a number of local legal advocacy organizations including Project Sentinel, the Legal Aid Society of San Mateo County, and Community Legal Services of East Palo Alto. These organizations receive funding from the County and participating jurisdictions to support fair housing enforcement and outreach and education in the County.

From 2017 to 2021, 57 fair housing complaints in San Mateo County were filed with the U.S. Department of Housing and Urban Development (HUD) (Figure I-2)—16% of complaints were in the City of San Mateo (9 complaints) (Figure I-3). Most complaints submitted to HUD cited disability status as the basis (56%) followed by race (19%), and familial status (14%). In the City of San Mateo, the most common issues cited were refusal to rent and discrimination in terms, conditions, privileges relating to rental.

Countywide, no cause determination was found in 27 complaints followed by successful conciliation or settlement with 22 complaints. Fair housing inquiries in 2020 were primarily submitted to HCD from the City of San Mateo, Redwood City, Daly City, and Menlo Park (Figure I-3, Figure I-4, and Figure I-5).

Of the 146 City of San Mateo respondents to the resident survey, 95 respondents have considerably looked for housing, of those, 23 (24%) indicated that a "*Landlord did not return calls and/or emails*

[8] https://www.dfeh.ca.gov/aboutdfeh/
[9] https://www.dfeh.ca.gov/complaintprocess/

asking about a unit", and 41 (46%) indicated they have been denied housing to rent or buy in the past 5 years. The main reason for denial (40%) was "*income too low.*"

Similarly, of the 28 voucher holders responding to the survey, the majority (69%) indicated that finding an affordable unit is somewhat or very difficult. Seven of them indicated this is due to "*Landlords have policies of not renting to voucher holders.*" Fair housing complaints filed with HUD by San Mateo County residents have been on a declining trend since 2018, when 18 complaints were filed. In 2019, complaints dropped to 5, increased to 11 in 2020, and had reached 6 by mid-2021.

Nationally, the National Fair Housing Alliance (NFHA) reported a "negligible" decrease in the number of complaints filed between 2019 and 2020. The primary bases for complaints nationally were nearly identical to San Mateo County's: disability (55%) and race (17%). Familial status represented 8% of complaints nationally, whereas this basis comprised 14% of cases in the county.

NFHA identifies three significant trends in 2020 that are relevant for San Mateo County:

- First, fair lending cases referred to the Department of Justice from federal banking regulators has been declining, indicating that state and local government entities may want to play a larger role in examining fair lending barriers to homeownership.
- Second, NFHA identified a significant increase in the number of complaints of harassment—1,071 complaints in 2020 compared to 761 in 2019.
- Finally, NFHA found that 73% of all fair housing complaints in 2020 were processed by private fair housing organizations, rather than state, local, and federal government agencies—reinforcing the need for local, active fair housing organizations and increased funding for such organizations.[10]

Factors that contribute to fair housing issues are grounded in the history of the City of San Mateo and the broader region. A summary of historical land use, investment practices, and resulting demographic trends are below:

Historical land use. Black residents who migrated to the City of San Mateo to escape violence in the South and as part of their military duty in the 1930s quickly found that economic capital did not guarantee homeownership in the City of San Mateo. Real estate agents guided transactions and excluded many Black and Asian residents from homeownership, regardless of their financial means and community standing. In one instance, a Black family did succeed in buying a house in the city. When news spread of the purchase, the Ku Klux Klan in San Mateo placed ads in the San Mateo Times in response to encourage membership. Family and friends of the Black family guarded their house day and night watching for Ku Klux Klan members.[11]

The Black community was also restricted from buying developments for veterans. The San Mateo Historical Society told the story of Mr. Cullen, the City's second Black employee in its history. He ran the San Mateo city dump and was excited to see that a development for veterans was being constructed across from it, as his son had served in the military. He went over to explore and was

[10] https://nationalfairhousing.org/2021/07/29/annual-fair-housing-report-shows-increase-in-housing-harassment/
[11] La Peninsula, The Journal of the San Mateo County Historical Association, vol. xliv, no. 1. https://historysmc.org/wp-content/uploads/2020/08/La-Peninsula-Migration-Spring-2016.pdf

confronted by a sign that read "RESTRICTED." His son could not access these homes because he was Black.[12] Similar restrictive covenants expanded across neighborhoods. Coupled with out of reach, equally exclusionary government loans for single family homes, people of color were effectively excluded from land zoned for such homes across the Bay Area.

Investment practices. Low rent and public housing developments were hampered in the 20th century by a California law passed in 1950 that required a referendum be held in a city to approve these developments. In *James v. Valtierra*, citizens of San Mateo County and San Jose who were eligible for public housing challenged the law as they felt they had been denied housing opportunities and thus the law violated the Equal Protection Clause. The District Court agreed with the plaintiffs and said that because the referendum applied only to public housing, it violated the Fourteenth Amendment, but the Supreme Court disagreed. They said that the referendum process "ensures that all the people in the community will have a voice in the decision, which may lead to large expenditures of local governmental funds for increased public services and to lower tax revenues."[13] Therefore, low-income people could not have a say in the future in housing if they were the minority of voters. Although there are now more workarounds to develop subsidized housing, such as federal and state tax credits, it is still time consuming and expensive for developers to avoid a city-wide vote. This has stemmed investment in public and low rent housing development in the state. California voters will decide to repeal the article or not in 2024.[14]

The accumulation of exclusionary and discriminatory practices has led to disinvestment in neighborhoods of color. According to a study by UC Berkeley, although Black and Latino neighborhoods participate in the labor force at similar rates as segregated white areas, they earn 39% less income than white neighborhoods. Houses are valued $131,000 less, impacting wealth acquisition, generational assets, school resources, and commercial investment.

The lack of investment has caused out-migration of Black residents, particularly in the East Palo Alto and San Francisco area. East Palo Alto has lost 66% of its Black population and San Francisco has lost 43% since 1990.[15] Overt racism, violence, displacement from eviction and foreclosure have forced many Black families out of the city and even the state. As San Mateo County loses diversity, there are still many who cannot afford to move nor do they want to leave their communities. Ensuring housing stability is one investment that aims to restore stability and counteract the many burdens white communities have placed onto Californians of color.

Demographic trends. The City of San Mateo has demographics largely in line with San Mateo County and the Bay Area. The City has a slightly higher white population compared to the County and the Bay Area (41% versus 39%). The Hispanic/ Latinx community makes up a quarter of the City, County and Bay Area population. The parity in population with the Bay Area suggests that the City of San Mateo hosts a diverse community and provides housing that attracts and retains residence from different economic and racial backgrounds. Notably, however, the Bay Area has a small percentage of Black Californians at 6%. San Mateo County and San Mateo City have less than 6%. This is

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[12] La Peninsula, The Journal of the San Mateo County Historical Association, vol. xliv, no. 1. https://historysmc.org/wp-content/uploads/2020/08/La-Peninsula-Migration-Spring-2016.pdf

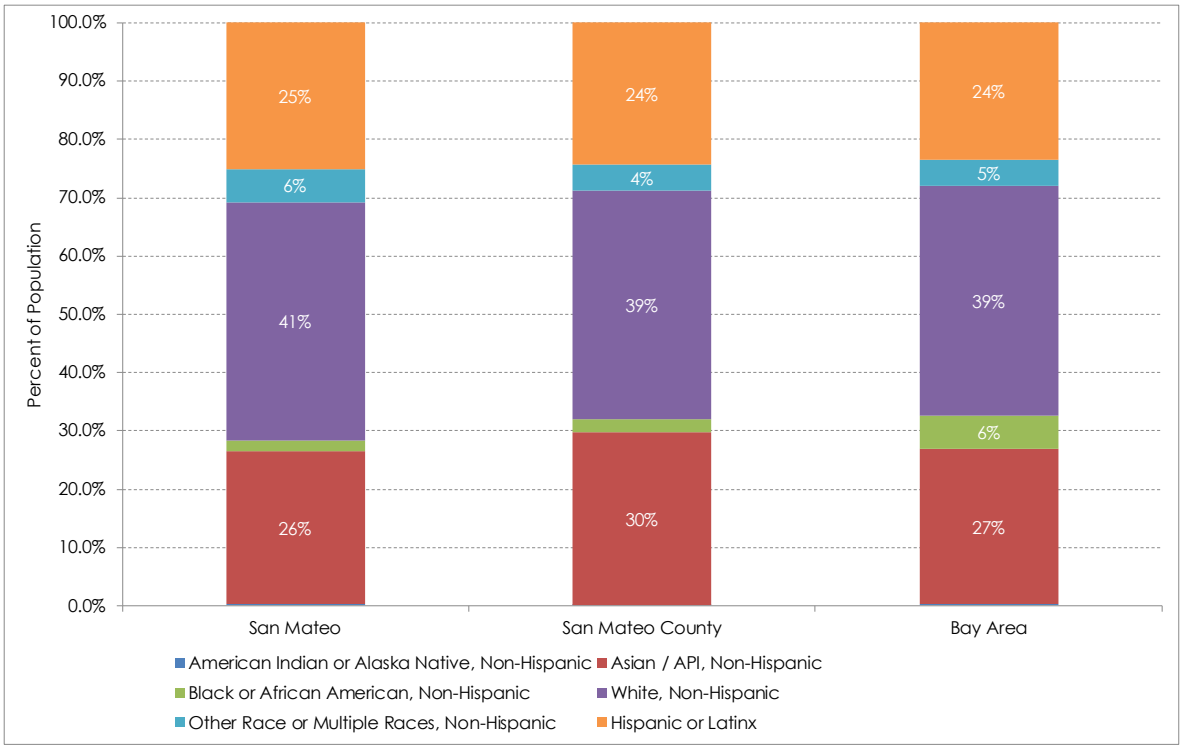
[13] Roots, Race, and Place: A History of Racially Exclusionary Housing in the San Francisco Bay Area. Haas Institute.

[14] California voters to decide on repeal of anti-public housing measure in 2024 (msn.com)

[15] California's Black exodus comes with a hidden toll for transplants (calmatters.org)

emblematic of California's past housing policies that discriminated against Black communities that have an enduring segregating effect seen today.

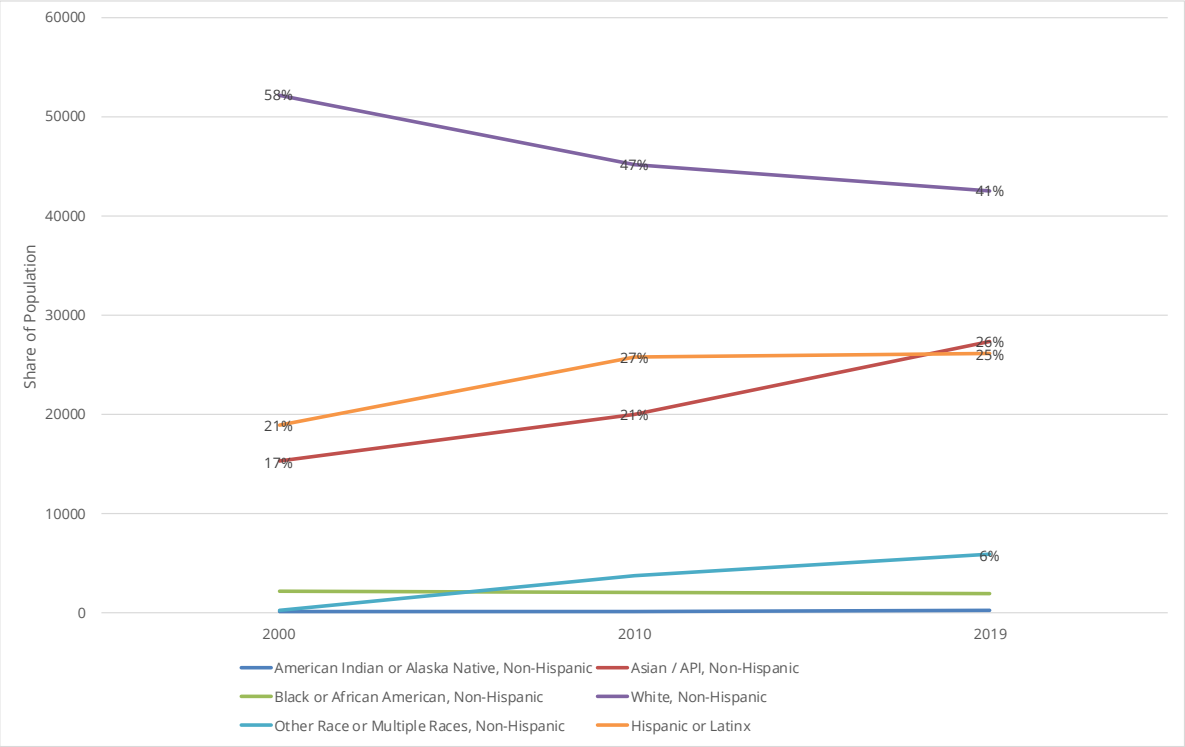
Figure 3: Population by Race



Source:ABAG HESS Tool and Root Policy Research.

The following figure shows demographic trends by race from 2000 to 2019. Since 2000, the white population in San Mateo City has gone down as the Hispanic, Asian, and multiple race populations have increased. Native American and Black populations have remained low over time. As mentioned in the investment section, Black populations elsewhere in San Mateo County have drastically decreased. Given that the City of San Mateo has not seen an increase in the Black population, this further confirms that many Black families have been displaced entirely from San Mateo County and that the City of San Mateo does not offer affordable choices.

Figure 4: Population by Race, 2000-2019



Source:ABAG HESS Tool and Root Policy Research.

Fair Housing Complaints and Inquiries

Fair Housing Complaints, by Basis, San Mateo County, 2017-2021

	Number	Percent
Disability	32	56%
Race	11	19%
Familial Status	8	14%
National Origin	3	5%
Religion	2	4%
Sex	1	2%
Total cases	**57**	**100%**

Total Inquiries by Jurisdiction, 2020

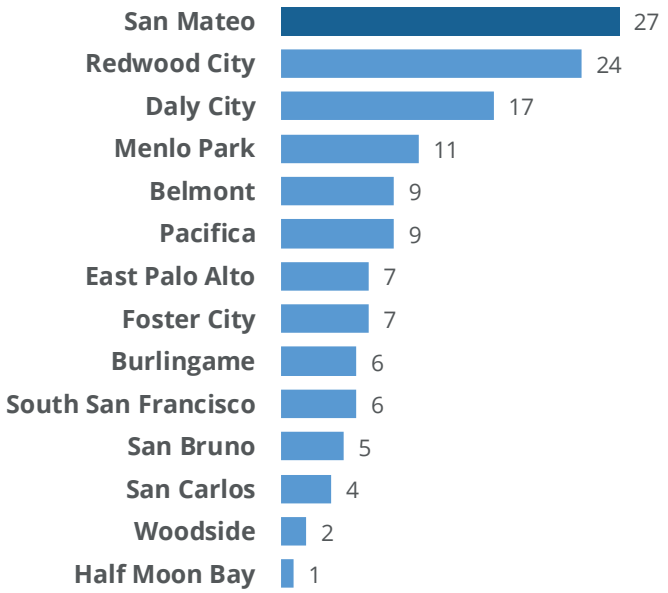


Figure 5: Fair Housing Complaints and Inquiries

4.2 Outreach and Capacity

The City of San Mateo could improve the accessibility of fair housing information on their website and resources for residents experiencing housing discrimination. The City's website provides a link to the Regional Assessment of Fair Housing—approved by HUD in November 2017—and AFFH goals specific to the City of San Mateo.[16] Housing resources are also available on the City's website but there is not specific information or resources for residents experiencing discrimination in housing or the Fair Housing Act.[17] The Draft Housing Element 2023-2031 incorporates additional measures for providing access and education efforts as a specific policy program (Policy H 4.3).

[16] https://www.cityofsanmateo.org/3764/Fair-Housing-Assessment
[17] https://www.cityofsanmateo.org/2506/Other-Resources

4.3 Compliance with State and Federal Laws

The City of San Mateo is – or will be -- compliant with the following state and federal laws that promote fair and affordable housing. There is no active litigation related to fair housing against the City currently. The City has not been alleged or found in violation of the following:

- State Density Bonuses and Other Incentives Law (Gov. Code. Title 7. Division 1. Chapter 4.3 Density Bonuses and Other Incentives, amended and effective January 1, 2021) (revisions are included in policy program Policy H 1.3)
- Housing Accountability Act (Gov Code Section 65589.5) requiring adoption of a Housing Element and compliance with RHNA allocations;
- No Net Loss Law (Gov Code Section 65863) requiring that adequate sites be maintained to accommodate unmet RHNA allocations, including among income levels;
- Least Cost Zoning Law (Gov Code Section 65913.1);
- Excessive Subdivision Standards Law (Gov Code Section 65913.2);
- Limits on Growth Controls Law (Gov Code Section 65589.5).
- The federal Fair Housing Act (42 U.S.C. §3601, et. seq.).

4.4 Housing Specific Policies Enacted Locally

The City of San Mateo identified the following local policies that contribute to the regulatory environment for affordable housing development in the City.

Local policies in place to encourage housing development.

- Mixed Use Zoning
- Density Bonus Ordinances
- Condominium Conversion Ordinance
- Homeowner Rehabilitation program
- General Fund Allocation Incl. former RDA "Boomerang" Funds
- Commercial Development Impact Fee
- Locally Funded Homebuyer Assistance Programs

Local barriers to affordable housing development.

- Height limits on multifamily developments
- Voter initiatives that restrict multifamily developments, rezoning for higher density, height limits or similar measures
- Low floor area ratios (FAR) allowed for multifamily housing
- Excessive parking requirements
- Extensive time period/requirements to develop multi-family properties

Local policies that are NOT in place but would provide the best outcomes in addressing housing shortages.

- Development and/or permit streamlining
- Objective design standards

Local policies that are NOT in place, but have potential Council interest for further exploration.

- Community land trusts
- Acquisition of affordable units with expiring subsidies

Local policies in place to mitigate or prevent displacement of low-income households.

- Condominium conversion regulations
- Affordable housing impact/linkage fee on new commercial development
- Inclusionary zoning
- Living wage employment ordinances
- Promoting streamlined processing of ADUs
- Fair housing legal services
- Acquisition of unsubsidized properties with affordable rents
- Dedicating surplus land for affordable housing
- Ordinance on replacement units that exceed State standards

Figure 6: Local policies affecting housing issues

According to the California Department of Housing and Community Development AFFH Data Viewer (HCD data viewer), the City of San Mateo does not have any public housing buildings. However, the City does have three census tracts with a moderate share of households using housing vouchers (5% to 15%) and most other areas of the City have some (5% or less) housing voucher utilization.

Compared to nearby Millbrae, Burlingame, and Hillsborough, the City of San Mateo appears accommodating to renters with housing vouchers because the City has a greater share of voucher holders compared to the surrounding communities. The presence of housing voucher users indicates available rental supply to house these residents and a lack of exclusionary behavior from landlords in the City.

Additionally, the City of San Mateo's Municipal Code Section 27.04.190(3) defines "family" as a person or a group of persons living together and maintaining a common household, in keeping with fair housing best practices. However, the use of the term family may be utilized in a manner to discriminate against unrelated persons with disabilities living together. The Housing Element includes an implementation program (Policy H 1.14) to review the City's Zoning Code requirements for family and other related regulations; and amend the code to ensure State law requirements related to persons with disabilities are met.

5. SECTION II. INTEGRATION AND SEGREGATION

This section discusses integration and segregation of the population by protected classes including race and ethnicity, disability status, familial status, and income status. The section concludes with an analysis of racially and ethnically concentrated areas of poverty and affluence.

Integration and Segregation

"**Integration** generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.
Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area."

Figure 7: Integration and Segregation

Source: California Department of Housing and Community Development Guidance, 2021, page 31.

5.1 Race and Ethnicity

Generally, the demographic characteristics of the City of San Mateo are consistent with the overall characteristics of San Mateo County. The population distribution by race and ethnicity is similar to the county with the largest proportion of the population being non-Hispanic White (41%) followed by Asian (26%), Hispanic (25%), other or multiple races (6%), and Black (2%).[18] Older residents are less diverse with 67% of the population older than 65 years identifying as White compared to only 46% of the population for children less than 18 years old.

Racial and ethnic minority populations generally have higher rates of poverty and lower household incomes compared to the non-Hispanic White population in the City of San Mateo.

Geospatially, the City of San Mateo has three White majority census tracts[19] and one census tract (6062) that has a slim Hispanic majority.[20] The 6062 Census tract covers the North Central neighborhood, which is located just north of Downtown, east of El Camino Real and west of Highway 101, and is identified as an equity priority neighborhood.

As shown in the table below, the most ethnically diverse Census tract in San Mateo City is 6062, where there is a slight majority of residents of Hispanic descent. This Census tract became less diverse between 2010 and 2019, however, with a decline of more than 900 residents of Hispanic descent. This was a change from trends between 2000 and 2010, when the Hispanic population increased by 400 residents.

This Census tract is also the tract with the highest proportion of low to moderate income households in the city and where the majority of renters are cost burdened (59%)—both indicators of displacement vulnerability. This Census tract abuts Highway 101 which separates the tract from

[18] The share of the population that identifies as American Indian or Alaska Native is less than 1%.
[19] Majority census tracts show the predominant racial or ethnic group by tract compared to the next most populous.
[20] Redlining maps, otherwise known as Home Owners' Loan Corporation (HOLC) maps, are not available for San Mateo County.

higher income neighborhoods on the Bay. It is likely a refuge for residents seeking relatively affordable housing.

Other Census tracts show stable or increasing ethnic diversity, including those with the lowest Low to Moderate income proportions.

Since 2000, except for Tract 6062, all census tracts in San Mateo have seen modest increases in Hispanic population, including those with the lowest proportions of low and moderate income households (6073, 6078). This is a positive trend, indicative of integration and furthering access to opportunity.

Table 1: Hispanic Population, City of San Mateo, 2000, 2010, and 2019

Census Tract	Characteristics of Tract	Low-mod %	2000 Hispanic population and %	2010 Hispanic population and %	# change 2000-2010	2019 Hispanic population and %	# change 2000-2019	# change 2010-2019
6062	Hispanic majority (slight and declining); on the edge of R/ECAP status	63%	4743/ 60%	5146/ 68%	403	4235/ 54%	-508	-911
6063	White majority (slight)	46%	852/ 23%	676/ 20%	-176	993 / 24%	141	317
6066	White majority	35%	448/ 14%	717/ 22%	269	812 / 22%	364	95
6073	White majority	19%	240/ 7%	278/ 8%	38	461 / 13%	221	183
6074	White majority	47%	569/ 13%	641/ 15%	72	1062/ 22%	493	421
6075	More balanced race/ethnic distribution	38%	485/ 22%	509/ 15%	24	1466/ 24%	981	957
6076	White majority (slight)	40%	585/ 16%	863/ 24%	278	862 / 24%	277	-1
6077.01	More balanced race/ethnic distribution	41%	1103/ 31%	1465/ 36%	362	1646/ 37%	543	181
6077.02	More balanced	45%	796/ 28%	966/ 33%	170	1114/ 34%	318	148

	race/ethnic distribution; on the edge of R/ECAP status							
6078	More balanced race/ethnic distribution	30.5%	580/ 18%	566/ 22%	-14	672 / 20%	92	106

The following table shows the same information for the Asian population—the second largest racial and ethnic group in the city. Between 2010 and 2019, Asian residents increased across Census tracts, with the largest increase in tract 6075—a gain of more than 1,000 Asian residents. This is a similar level of growth to Hispanic residents.

Table 2: Asian Population, City of San Mateo, 2000, 2010, and 2019

Census Tract	Characteristics of Tract	Low-mod %	2000 Asian population and %	2010 Asian population and %	# change 2000-2010	2019 Asian population and %	# change 2000-2019	# change 2010-2019
6062	Hispanic majority (slight and declining); on the edge of R/ECAP status	63%	933/ 12%	1056/ 35%	123	1381/ 39%	448	325
6063	White majority (slight)	46%	444/ 12%	735/ 25%	291	1051/ 34%	607	315
6066	White majority	35%	478/ 15%	624/ 21%	146	643/ 22%	165	19
6073	White majority	19%	509/ 15%	616/ 19%	107	823/ 26%	314	207
6074	White majority	47%	638/ 15%	917/ 26%	279	1228/ 32%	590	311
6075	More balanced race/ethnic distribution	38%	259/ 12%	931/ 33%	672	2124/ 45%	1865	1193

6076	White majority (slight)	40%	672/ 18%	554/ 22%	-118	936/ 34%	264	382
6077.01	More balanced race/ethnic distribution	41%	658/ 18%	803/ 32%	145	881/ 32%	223	78
6077.02	More balanced race/ethnic distribution; on the edge of R/ECAP status	45%	483/ 17%	494/ 27%	11	630/ 29%	147	148
6078	More balanced race/ethnic distribution	30.5%	639/ 20%	664/ 28%	25	901/ 33%	262	106

The Black population, on the other hand, has seen a decline in population in half of the census tracts in the City of San Mateo. Although data from 2000 is only available from census tract 6062, it shows a substantial decline in just two decades from 876 Black households to 473 in 2019. Other tracts have extremely small numbers. Some have seen modest increases while others continue to see the Black population decline.

Table 3: Black Population, City of San Mateo, 2000, 2010, 2019

Census Tract	Characteristics of Tract	Low-mod%	2000 Black population and %	2010 Black population and %	# change 2000-2010	2019 Black population and %	# change 2000-2019	# change 2010-2019
6062	Hispanic majority (slight and declining); on the edge of R/ECAP status	63%	876/ 11%	552/ 7%	-324	473/ 6%	-403	-79
6063	White majority (slight)	46%	.	46/ 1%	.	4/ 0.001%	.	-42
6066	White majority	35%	.	93/ 3%	.	107/ 3%	.	14

6073	White majority	19%	.	29/ 0.1%	.	0/ 0%	.	-29
6074	White majority	47%	.	86/ 2%	.	50/ 1%	.	-36
6075	More balanced race/ethnic distribution	38%	.	87/ 3%	.	213/ 3%	.	126
6076	White majority (slight)	40%	.	34/ 1%	.	68/ 2%	.	34
6077.01	More balanced race/ethnic distribution	41%	.	79/ 2%	.	27/ 1%	.	-52
6077.02	More balanced race/ethnic distribution; on the edge of R/ECAP status	45%	.	54/ 2%	.	102/ 3%	.	48
6078	More balanced race/ethnic distribution	30.5%	.	34/ 1%	.	63/ 2%	.	29

The map below shows concentration by race. Noticeably, the block groups with the largest concentration of non-white residents are east of El Camino Real. The neighborhoods east of El Camino Real include the North Central, Central, Sunnybrae, North Shoreview, Shoreview/Parkside, and San Mateo Glendale Village neighborhood areas. North Central and Central neighborhoods are two of the oldest neighborhoods in the city and are characterized by smaller lots with a range of housing types including single-family homes, duplexes, tri-plexes, quad-plexes as well as larger multi-family buildings located next to each other. It should be noted that discriminatory real estate practices excluded non-whites from many neighborhoods in the city and provided little options for minority populations to live or purchase housing except for these two neighborhoods. One result is that there is a higher concentration of religious institutions, ethnic markets, and multi-generational minority families in these two neighborhoods.

Many of the homes in the Sunnybrae, North Shoreview, Shoreview/Parkside, and San Mateo Glendale Village neighborhood areas were developed following World War II. The postwar housing boom saw a rapid increase in housing production to house the millions of returning war veterans. In communities across the nation, housing developers addressed the need through the advent of master plan developments which mass produced modest-size, one-story track homes on smaller lots

(i.e. typically 5,000 square feet) that differed from the custom-built housing on larger lots which was the norm before WWII. Multi-family apartment buildings have been built along major streets, which serve as a transition between neighborhood serving commercial uses and the single-family homes, in these neighborhoods. While the homes were more affordable, discriminatory real estate practices that excluded non-whites continued until the Fair Housing Act of 1968. Since the 1970's, homes in these neighborhoods continue to remain more affordable than custom the built homes on larger lots that are located in other parts of the city.

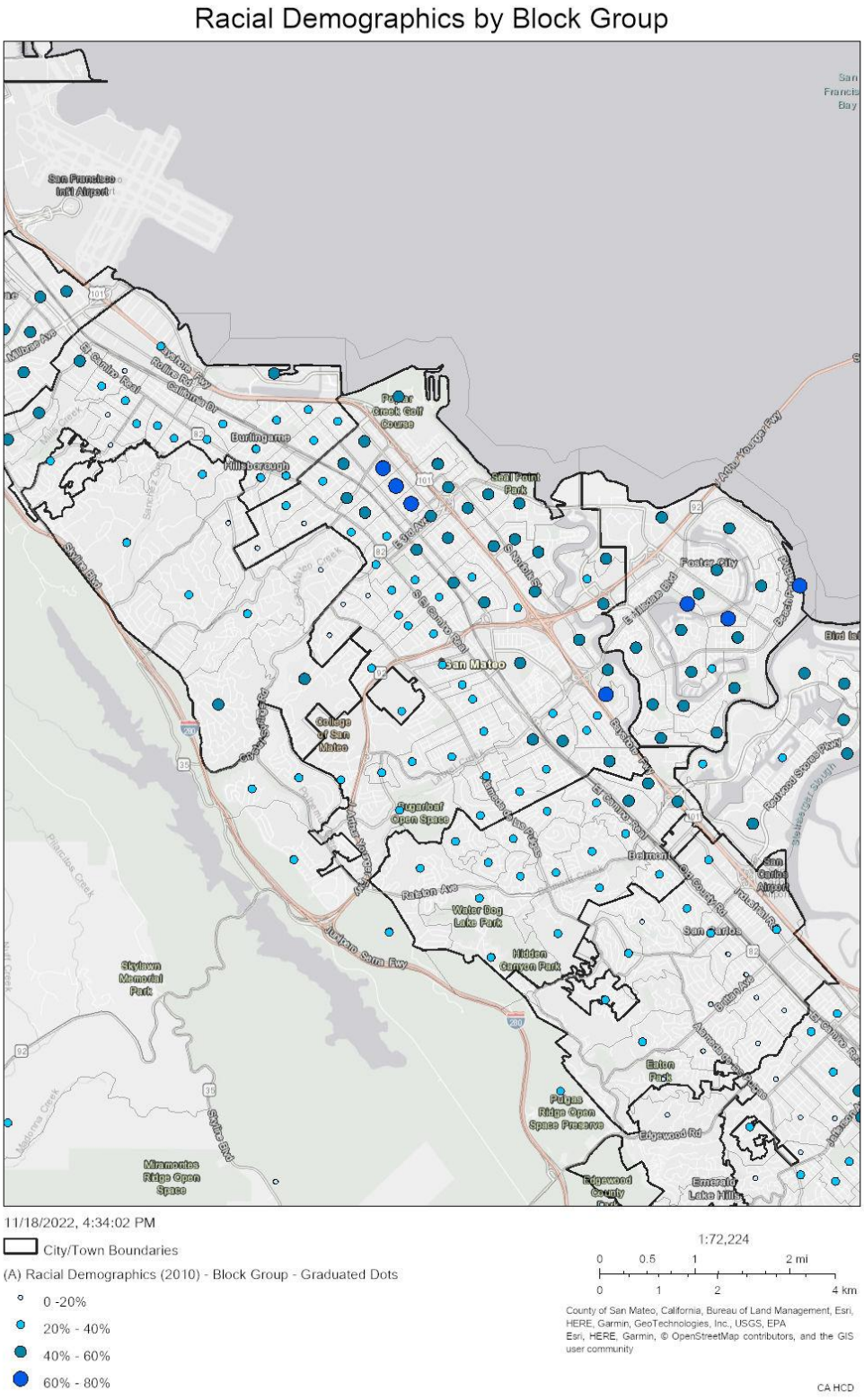


Figure 8: Racial Demographics by Block Group

5.2 Dissimilarity and Isolation Indices

The Dissimilarity Index, or DI, is a common tool that measures segregation in a community. The DI in an index that measures the degree to which two distinct groups are evenly distributed across a geographic area. The DI represents the percentage of a group's population that would have to move for each area in the county to have the same percentage of that group as the county overall.

DI values range from 0 to 100—where 0 is perfect integration and 100 is complete segregation. Dissimilarity index values between 0 and 39 generally indicate low segregation, values between 40 and 54 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation.

The isolation index is interpreted as the probability that a randomly drawn minority resident shares an area with a member of the same minority, it ranges from 0 to 100 and higher values of isolation tend to indicate higher levels of segregation. The isolation index measures the segregation of a single group, and the dissimilarity index measures segregation between two different groups. The Theil's H-Index can be used to measure segregation between all racial or income groups across the City at once.

ABAG and UC Merced completed an analysis of segregation in San Mateo. Several indices were used to assess segregation in the City and determine how the City differs from patterns of segregation and integration in the region overall. The following is the summary from the UC Merced report (Attachment 4):

- As of 2020, white residents are the most segregated compared to other racial groups in San Mateo, as measured by the isolation index. White residents live in neighborhoods where they are less likely to come into contact with other racial groups.
- Among all racial groups, the white population's isolation index value has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.
- According to the dissimilarity index, the highest level of racial segregation is between Latinx and white residents within San Mateo.[21]
- According to the Theil's H-Index, neighborhood racial segregation in San Mateo declined between 2010 and 2020.
- Neighborhood income segregation stayed about the same between 2010 and 2015.
- Above Moderate-income residents are the most segregated compared to other income groups in San Mateo. Above Moderate-income residents live in neighborhoods where they are less likely to encounter residents of other income groups.

[21] The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction's total population. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction's population (see Table **Error! Reference s ource not found.** in Appendix 2), jurisdiction staff could focus on the isolation index or Thiel's H-Index to gain a more accurate understanding of neighborhood-level racial segregation in their jurisdiction.

- Among all income groups, the Very Low-income population's segregation measure has changed the most over time, becoming more segregated from other income groups between 2010 and 2015.
- According to the dissimilarity index, segregation between lower-income residents and residents who are not lower-income has not substantively changed between 2010 and 2015. In 2015, the income segregation in San Mateo between lower-income residents and other residents was higher than the average value for Bay Area jurisdictions.

5.3 Segregation Between City of San Mateo and Other Jurisdictions in the Bay

5.3.1 Area Region

- San Mateo has a higher share of white residents than other jurisdictions in the Bay Area as a whole, a higher share of Latinx residents, a lower share of Black residents, and a lower share of Asian/Pacific Islander residents.
- Regarding income groups, San Mateo has a higher share of very low-income residents than other jurisdictions in the Bay Area as a whole, a higher share of low-income residents, a higher share of moderate-income residents, and a lower share of above moderate-income residents.

These findings illustrate the need to provide housing, especially affordable housing, throughout the community, rather than in any single area. 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 availability to these households. As such, the City does not anticipate the new housing to increase segregation within the City.

Further, the City anticipates that planning for approximately 2,970 units of housing affordable to low and very low-income households, as shown in the site inventory (Appendix C), will provide housing for resident groups who are more racially and ethnically diverse than the City overall due to their disproportionate needs. The City is prepared to pair the construction of new affordable housing with affirmative marketing and other programs to ensure that residents with disproportionate needs in the region benefit from the housing.

5.3.2 Disability Status

The share of the population living with at least one disability is 9% in the City of San Mateo compared to 8% in San Mateo County (Figure II-13).

Concentrated disability status. The map below shows the concentration of those with disabilities using 2019 ACS 5-year data. San Mateo City has a low concentration with less than 10 percent, however, areas nearby have concentrations of 10 to 20 percent. These areas of concentration push up against El Camino Real and Bayshore Freeway. These areas have similar TCAC opportunity scores as the rest of the city, which shows that residents with disabilities have similar access to opportunity as non-disabled residents.

In San Mateo County, there are concentrations of the population living with a disability in the census tract just south of Half Moon Bay. This area of the county has poor TCAC opportunity scores for employment, environment, and other resources.

Therefore, residents with disabilities in San Mateo City are more likely to live in areas with the same opportunities as non-disabled residents but those residing in San Mateo County are more likely to live in areas with fewer opportunities than non-disabled residents.

Over time, the number of those with disabilities has stayed relatively stagnant. In 2012, 8.4% of San Mateo City identified a disability and in 2020, 9% did. The low percentage over time of those with disabilities suggests that San Mateo City lacks affordable, accessible units to accommodate more than 9% of their population. Trends in disability are largely in line with the Bay Area and County, where, respectively, 10% and 8% of the population has a disability.

As the population ages and is more likely to have a disability, there are increased concerns of displacement over time. Those who have a disability have a higher unemployment rate of 12% compared to those without a disability at 3%. Those who use fixed income due to a disability or retirement are more susceptible to displacement when housing costs rise. Populations over 65 are more likely to report having a disability in the City of San Mateo. This cohort has also gone up 13% from 92,482 in 2000 to 104,333 in 2019. The growth is a reminder that affordable and accessible housing are a growing need in the region.

There are a handful of census tracts in the City that have a 10% to 20% share of the population living with a disability (Figure II-14). Geographic concentrations of people living with a disability may indicate the area has ample access to services, amenities, and transportation that support this population. The concentration of disability largely is in line with concentration of non-white racial groups and low-to-moderate income census tracts around Bayshore freeway.

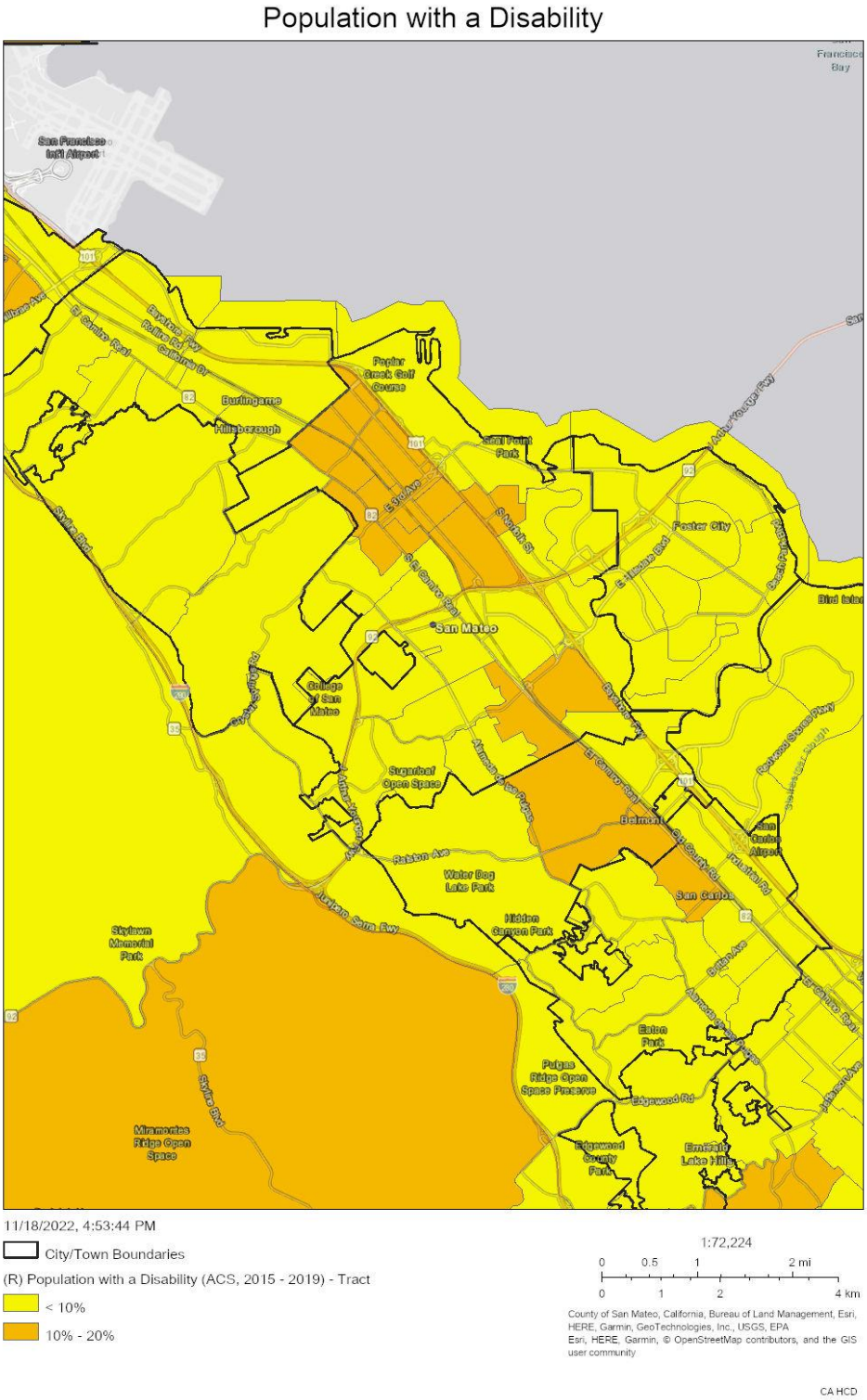


Figure 9: Population with a Disability

5.3.3 Familial Status

The City of San Mateo is home to more single-person households than the county, with 28% of households compared to only 22% in the County (Figure II-16). Additionally, there are fewer married-couple families and families with children in the City (Figure II-17 and Figure II-18). By contrast, San Mateo County households are comprised of 22% single-family households and 55% of married couples.

Familial status can indicate specific housing needs and preferences. A larger number of nonfamily or single person households indicates a higher share of seniors living alone, young adults living alone or with roommates, and unmarried partners. Higher shares of nonfamily households indicate an increased need for one- and two-bedroom units.

In the City of San Mateo, the majority of married couple households and slim majority of residents living alone live-in owner-occupied housing (Figure II-19). By contrast, a large majority of Sant Mateo County households, 80% of married couple households and 70% of residents living alone, live in owner-occupied housing.

The number of housing units available by number of bedrooms and tenure is consistent with the familial status of the households that live in the City of San Mateo (Figure II-16 and Figure II-20). Compared to the county, the City of San Mateo has a smaller proportion of family households and greater proportion of single person households—which is reflected in the number of bedrooms and tenure of the housing stock in the City (Figure II-19 and Figure II-20). The distribution of households by family type are mapped at the census tract level in Figures 21, 22, 23, and 24.

Female-headed households with children are more likely to be below the poverty level. In the City of San Mateo, 76 female-headed households with no children are below the poverty level compared to 309 female-headed households with children. Single-mother households are also less likely to be homeowners in the City. Concentrations of female-headed households with children and no partner are shown in the map below. Most of San Mateo has census tracts less than 20% female-headed households with the exception of four census tracts next to Bayshore Freeway.

Table 4: Female Headed Households, City of San Mateo, 2000, 2010, 2019

Census Tract	Characteristics of Tract	Low-mod %	2000 Female-headed households	2010 Female-headed households	# change 2000 to 2010	2019 Female-headed households	# change 2000-2019	# change 2010-2019
6062	Hispanic majority (slight and declining); on the edge	63%	246	304	58	557	311	253

	of R/ECAP status							
6063	White majority (slight)	46%	145	72	-73	52	-93	-20
6066	White majority	35%	126	40	-86	55	-71	-15
6073	White majority	19%	43	60	17	0	-43	-60
6074	White majority	47%	77	60	-17	99	22	33
6075	More balanced race/ethnic distribution	38%	99	117	18	85	-14	-32
6076	White majority (slight)	40%	114	66	-48	69	-45	3
6077.01	More balanced race/ethnic distribution	41%	105	111	6	49	-56	-62
6077.02	More balanced race/ethnic distribution; on the edge of R/ECAP status	45%	50	0	-50	193	193	143
6078	More balanced race/ethnic distribution	30.5%	36	58	22	70	34	12

The table above details the changes in female-headed households from 2000 to 2019. Most of these households are in tract 6062, an area that, as previously shown, has the highest proportion of those with low to moderate income. 311 female-headed households have been added to the census tract from 2000 to 2019. Other tracts have seen decreases in female-headed households. This suggests that more married couples are moving to the area, who generally have higher incomes, and that unaffordability has pushed female-headed households elsewhere in the City or County.

5.3.4 Household Income

The household income distribution by percent of area median income (AMI) in the City of San Mateo is similar to the county (Figure II-25). There are several census block groups in the City that have median incomes below the 2020 state median income of $87,100 for a family of four, but the majority of block groups have median incomes well above that (Figure II-26 and Figure II-27). Poverty rates are highest in the City of San Mateo—between 10% and 20%–in census tracts along the San Francisco Bay and Highway 101 (Figure II-28). The map below shows median household income by census tract. Blue represents income less than the state median income ($87,100), bright green represents income less than $125,000 and dark green represents more than $125,000. A majority of census tracts in the San Mateo City area have an income more than $125,000. Incomes less than $125,000 are along El Camino Real, Railroad Avenue, and Bayshore Freeway. Lower incomes are in similar areas as previous maps showing disability and female headed households.

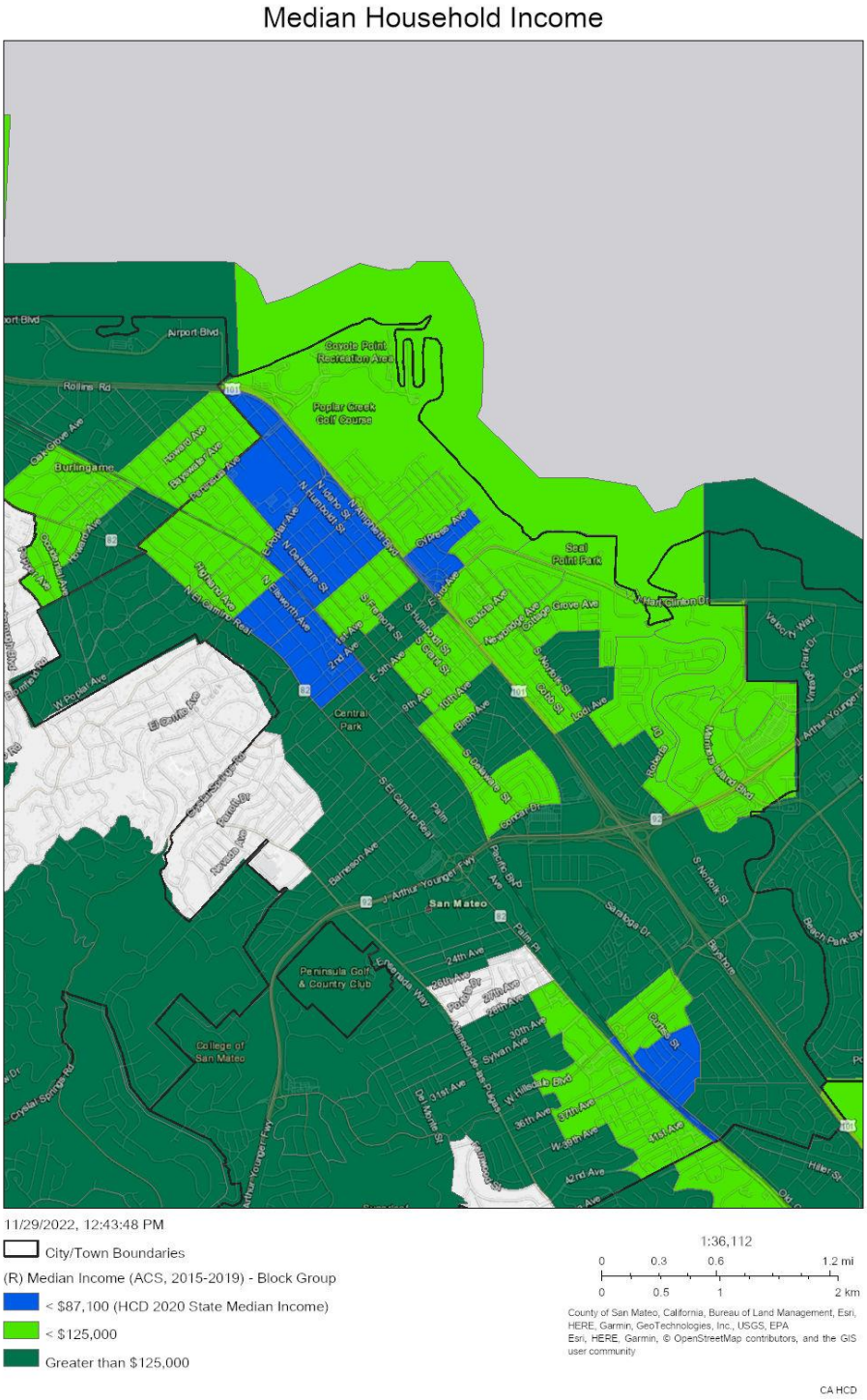


Figure 10: Median Household Income

Segregation and Integration

Population by Protected Class

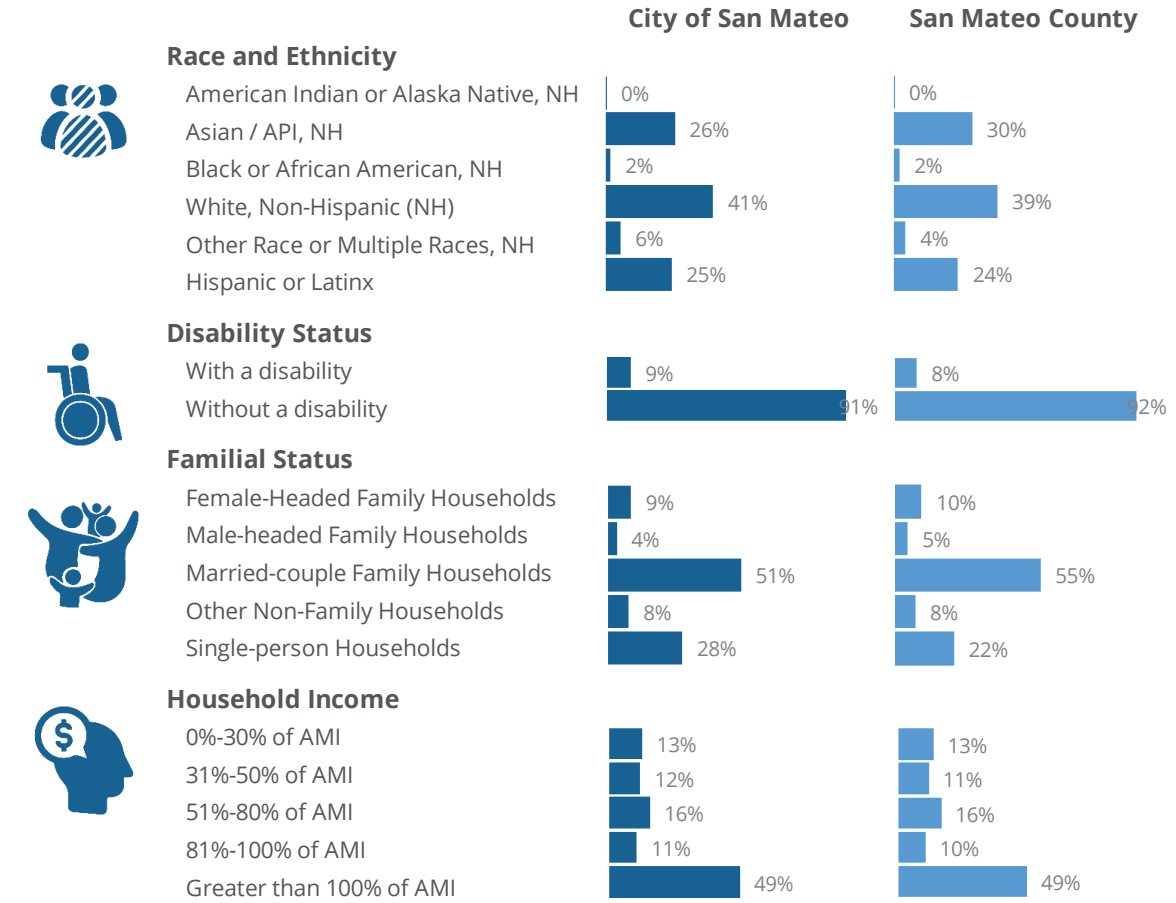


Figure 11: Segregation and Integration

5.4 Racially or Ethnically Concentrated Areas of Poverty and Affluence

Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAAs) represent opposing ends of the segregation spectrum from racially or ethnically segregated areas with high poverty rates to affluent, predominantly White, neighborhoods. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH. Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.[22]

It is important to note that R/ECAPs and RCAAs are not areas of focus because of racial and ethnic concentrations alone. This study recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a non-discriminatory market. Rather, R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity, and conversely, RCAAs are meant to identify areas of particular advantage and exclusion.

R/ECAPs

HCD and HUD's definition of a Racially/Ethnically Concentrated Area of Poverty is:

A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR

A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County, whichever is lower.

Figure 12: R/ECAP Definition

Source: California Department of Housing and Community Development Guidance, 2021.

For this study, the poverty threshold used to qualify a tract as an R/ECAP was three times the average census tract poverty rate countywide—or 19.1%. In 2010 there were three census tracts that qualify as R/ECAPs (19.4% poverty rate) in the county. None of the R/ECAPs were located in the City of San Mateo in 2010 (Figure II-29).

In 2019 there were two census tracts that qualify as R/ECAPs (19.1% poverty rate) in the county—with one in the North County and one in the South County. Those R/ECAPs are located in Daly City and Redwood City. None were located in the City of San Mateo (Figure II-30).

No R/ECAPs were located in San Mateo City in 2010. In 2010, there were three R/ECAPs, all located in the South County in Redwood City, and East Palo Alto.

The small number of R/ECAPs reveals that poverty is either more equally distributed across neighborhoods in the City of San Mateo or that there are not enough racial or ethnic communities that can access the City. The displacement and subsequent decline of Black residents in San Mateo County is indicative of this trend, however, the rising Hispanic and Asian populations in the City of

[22] Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. Cityscape: A Journal of Policy Development and Research, 21(1), 99–124

San Mateo suggests that poverty is not ethnically concentrated. The lack of R/ECAPs in the City over time is driven by economic factors and lack of deeply affordable housing. Persons living in poverty encounter barriers to accessing the majority of cities within San Mateo County because of the lack of deeply subsidized housing. The county has no public housing, and Housing Choice Voucher utilization is low due to the extremely limited rental stock available to both voucher and non-voucher holders.

Figure 13: R/ECAPs, 2010

Note: R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County (19.4% in 2010).

Source: 2010 and 2019 5-year ACS and Root Policy Research

Figure 14: R/ECAPs, 2019

Note: R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County (19.1% in 2010).

Source: 2010 and 2019 5-year ACS and Root Policy Research

Racially Concentrated Areas of Affluence. The map below shows the locations of RCAAs. RCAAs are census tracts where the white population more than 80% and median income exceeds $125,000.[23] Analysis of RCAAs force cities to confront how concentrations of wealthy, white communities were established. As discussed previously, racial covenants, discriminatory lending, and reactionary intimidation of non-white homeowners effectively excluded other races from accessing neighborhoods which today are largely still majority white and affluent. The story of concentrated poverty in neighborhoods of color cannot be told without the knowledge of active exclusion from those with more political, social and economic power.

The map below shows the white-majority tracts in the City of San Mateo. Almost all tracts have a majority white population. In some areas, there is a gap of more than 50% between the white population and the second most populous race.

[23] Goets, Edward, Damiano and Williams (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. University of Minnesota.

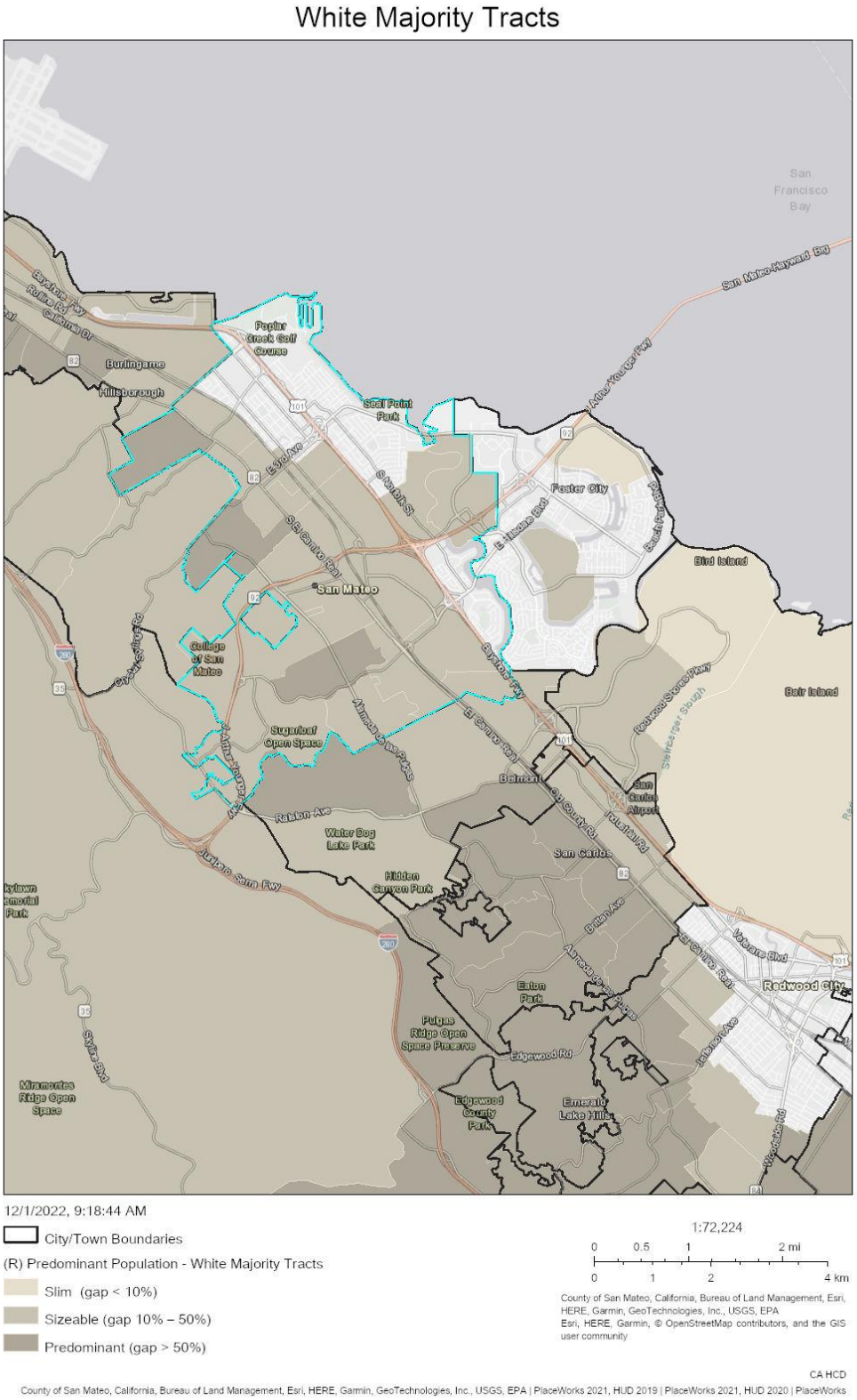


Figure 15: White Majority Tracts

The western portion of the City of San Mateo is identified as an RCAA and marks the beginning of a stretch of RCAAs all the way to the Pacific Ocean. There is noticeable overlap between the white-majority tracts and RCAAs given that its measurement includes white populations over 80%. RCAAs further distinguish these areas as both white and affluent. The table below shows median income by race and the population distribution in the City of San Mateo and San Mateo County. White households have slightly higher incomes than households overall. Black and Hispanic households have significantly less income than households overall. In the City of San Mateo, there is a $43,115 gap between Hispanic households and households overall. This is concerning from a housing affordability standpoint. There must be a broad spectrum of housing prices to sustain diversity in both the City and County of San Mateo.

Table 5: Race, Population, and Median Income

	City of San Mateo		San Mateo County	
Race/ Ethnicity	**Median Income**	**Population**	**Median Income**	**Population**
White	$125,086	41%	$127,921	39%
Hispanic	$81,427	25%	$79,761	24%
Asian	$142,083	26%	$141,341	27%
Black	$86,818	2%	$70,519	6%
Two or more races	$139,937	6%	$119,801	5%
All Households	**$124,842**	**100%**	**$122,641**	**100%**

Source: ACS 2019 5-year data in 2019 inflation adjusted dollars.

On the census tract level, RCAAs have less households in poverty than non-RCAAs. The tables below compare the white population, income, and number of households below poverty. The maximum number of those under poverty level is 207 in census tracts near the City. The maximum number in non-RCAAs is 1,426 in census tract 6062 in the City of San Mateo. It is likely that those below poverty level cannot access housing in RCAA tracts and therefore congregate in the tracts with the most affordable housing.

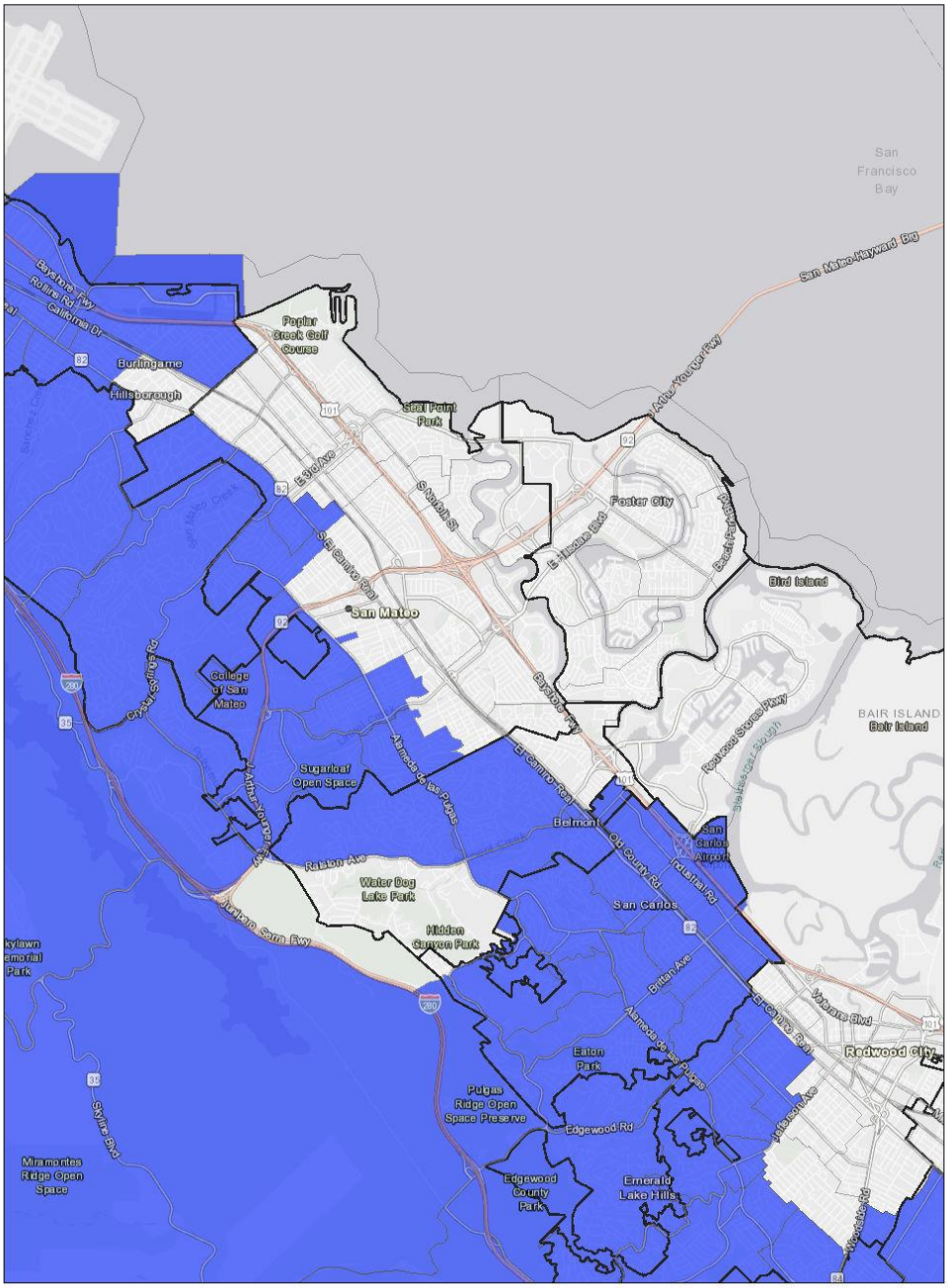
Table 6: RCAA Census Tracts Near City of San Mateo, 2019

Census Tract	White population and %	Median Income	# Households Below Poverty Level
6058	1861/ 72%	$184625	38
6064	2896/ 56%	$167165	128
6065	2318/ 66%	>$250000	73
6067	1524/ 62%	$144479	74
6068	2013/ 57%	$183173	114
6070	1850/ 52%	$153125	134
6071	1889/ 61%	$216037	52
6073	2111/ 58%	$177927	207

Table 7: Non-RCAAs

6062	1071/ 14%	$81231	1426
6063	1796/ 43%	$92007	294
6066	1904/ 51%	$151369	223
6073	2111/ 58%	$177927	207
6074	2159/ 44%	$109355	466
6075	1918/ 31%	$133438	386
6076	1634/ 45%	$122614	201
6077.01	1089/ 24%	$107625	344
6077.02	781/ 23%	$128068	509

RCAAs



12/1/2022, 9:25:15 AM

City/Town Boundaries

(R) Racially Concentrated Areas of Affluence "RCAA" (ACS, 2015 -2019) - Tract

0 - Not a RCAA

1 - RCAA

1:72,224

0 0.5 1 2 mi

0 1 2 4 km

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks

Figure 16: RCAAs

6. SECTION III. ACCESS TO OPPORTUNITY

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment.

Access to Opportunity

"Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions)."

Figure 17: Access to Opportunity Definition

Source: California Department of Housing and Community Development Guidance, 2021, page 34.

Local knowledge: resident survey questions about access to opportunity. Residents were asked about several resources that would improve their living situation in the survey conducted to support this AFFH. When asked what type of help they need to **improve their housing security**, top answers where:

Help me with a down payment/purchase (35%);

Help me with the housing search (26%); and

Help me get a loan to buy a house (24%).

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

Better lighting (34%);

Improve street crossings (29%); and

Reduce crime (27%).

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

Make it easier to exercise (40%);

More healthy food (37%); and

Better/access to mental health care (23%).

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

Increase wages (46%);

Find a job near my apartment/house (26%); and

Help paying for college (20%).

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

Stop bullying/crime/drug use at school (26%);

Make school more challenging (25%); and

Have more activities afterschool (24%).

The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. These maps were developed to align funding allocations with the goal of improving outcomes for low-income residents—particularly children.

The opportunity maps highlight areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource and high segregation and poverty. TCAC provides opportunity maps for access to opportunity in quality education, employment, transportation, and environment. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

6.1 Education

TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. According to TCAC's educational opportunity map, most Census Tracts in the City of San Mateo score between 0.5 and 0.75—opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes. However, there are a handful of Census Tracts along Highway 101 and the San Francisco Bay that score between 0.25 and 0.5—meaning they have lower education scores compared to the rest of the City. This area also has higher poverty rates, lower economic opportunity scores, and a greater share of minority households compared to the rest of the City.

The attached "Access to Education" (Attachment 3) includes findings from a countywide analysis of access to education and educational outcomes by protected class. Preliminary findings from this analysis are shared below.

According to the Disparate Access to Educational Opportunities Appendix, the City of San Mateo is served by the San Mateo Union High School District and the San Mateo-Foster City Elementary School District. San Mateo Union increased enrollment by 16% from 2010 to 2020 and the elementary district enrollment increased by 1% over the same time. However, both districts lost students during the COVID pandemic.

San Mateo Union enrollment by race and ethnicity is similar to the countywide distribution. However, there is a higher proportion of Asian students in San Mateo Union (23% compared to 17% countywide), a smaller proportion of Filipino students (5% compared to 8% countywide) and Hispanic students (32% compared to 38% countywide).

The San Mateo-Foster City Elementary District has the second highest share of homeless students, with 2% of students experiencing homelessness. The district also has a high share of English learners compared to the countywide proportion (26% compared to 20% countywide). Overall, the elementary district is more diverse than the countywide average.

Many high schoolers in the county met admission standards for a University of California (UC) or California State University (CSU) school. Of the high school districts in San Mateo County, Sequoia Union had the highest rate of graduates who met such admission standards at 69% followed by San Mateo Union High with 68%. Pacific Islander, Hispanic, and Black students in the San Mateo Union

district were less likely to meet the admission standards, with rates of 29%, 46%, and 46% respectively.

Although San Mateo Union High School has relatively low dropout rates—4% of students—compared to other districts in the county, dropout rates among Hispanic (7%), Black (6%), and Pacific Islander students are higher.

6.2 Employment

The top three industries by number of jobs in the City of San Mateo include professional and managerial services, health and educational services, and arts and recreation services (Figure III-2 and Figure III-3). The City of San Mateo has a lower job-to-household ratio when compared to the county at 1.45 and 1.59 respectively—which means there are fewer employment opportunities per household in the City of San Mateo (Figure III-4 and Figure III-5). The City also has a slightly lower unemployment rate of 5.2% compared to the county at 5.9% (Figure III-6).

TCAC's economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value. The western portions of the City of San Mateo, adjacent to the City of Hillsborough and Belmont, score more than 0.75 for economic opportunity, whereas tracts in the central City score between 0.5 and 0.75 (Figure III-7). Finally, the lowest economic opportunity scores in the City are within tracts along the waterfront in the northeast area of the City of San Mateo.

HUD's job proximity index shows the City of San Mateo is in relatively close proximity to jobs (Figure III-8). On a scale from zero to 100 where 100 is the closest proximity to jobs the majority of the City scores above 60.

6.3 Transportation

[TCAC's transportation opportunity score and maps were not available at the time of this draft report] This section provides a summary of the transportation system that serves the City of San Mateo and the broader region including emerging trends and data relevant to transportation access in the City. The San Mateo County Transit District acts as the administrative body for transit and transportation programs in the county including SamTrans and the Caltrain commuter rail. SamTrans provides bus services in San Mateo County, including Redi-Wheels paratransit service.

In 2018, the Metropolitan Transportation Commission (MTC), which covers the entire Bay Area, adopted a coordinated public transit and human services transportation plan. While developing the coordinated plan, the MTC conducted extensive community outreach about transportation within the area. That plan—which was developed by assessing the effectiveness of how well seniors, persons with disabilities, veterans, and people with low incomes are served—was reviewed to determine gaps in services in San Mateo and the county overall. Below is a summary of comments relevant to the City of San Mateo and San Mateo County.

> *"San Mateo's [Paratransit Coordinating Council] PCC and County Health System, as well as the Peninsula Family Service Agency provided feedback. The most common themes expressed had to do with pedestrian and bicycle needs at specific locations throughout the county, though some covered more general comments such as parked cars blocking sidewalk right-of-way and a desire for bike lanes to accommodate motorized scooters and wheelchairs. Transportation information, emerging mobility providers, and transit fares were other common themes.*

While some comments related to the use of car share, transportation network companies (TNCs), or autonomous vehicles as potential solutions, other comments called for the increased accessibility and affordability of these services in the meantime."[24]

Transit improvements recommended for the City of San Mateo include:

- "More access to the College of San Mateo is needed. There is no direct service to Canada College [from the College of San Mateo] and other local colleges from the Coastside.
- Many sidewalks in the county are uneven and inaccessible to individuals using mobility devices.
- Some people with disabilities need personalized assistance (escort service) that is not available.
- Transfers into San Mateo County [from transit services outside of the county] continue to be very difficult. SFMTA and SamTrans need a cost sharing agreement."

A partnership between the World Institute on Disability and the MTC created the research and community engagement project TRACS (Transportation Resilience, Accessibility & Climate Sustainability). The project's overall goal is to, "stimulate connection and communication between the community of seniors and people with disabilities together with the transportation system– the agencies in the region local to the San Francisco Bay, served by MTC."[25]

As part of the TRACS outreach process, respondents were asked to share their compliments or good experiences with MTC transit. One respondent who had used multiple services said, "it is my sense that SamTrans is the best Bay Area transit provider in terms of overall disability accommodation."

The San Mateo County Transit District updated their Mobility Plan for Older Adults and People with Disabilities in 2018. According to the district, the county's senior population is expected to grow more than 70% over the next 20 years and the district is experiencing unprecedented increases in paratransit ridership. The plan is targeted at developing effective mobility programs for residents with disabilities and older adults including viable alternatives to paratransit, partnerships, and leveraging funding sources.[26]

MTC also launched Clipper START—an 18-month pilot project— in 2020 which provides fare discounts on single transit rides for riders whose household income is no more than double the federal poverty level.[27]

6.4 Environment

TCAC's opportunity areas environmental scores are based on the CalEnviroScreen 3.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM2.5, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

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[24] https://mtc.ca.gov/sites/default/files/MTC_Coordinated_Plan.pdf
[25] https://wid.org/transportation-accessibility/
[26] https://www.samtrans.com/Planning/Planning_and_Research/Mobility_Plan_for_Older_Adults_and_People_with_Disabilities.html
[27] https://mtc.ca.gov/planning/transportation/access-equity-mobility/clipperr-startsm

Generally, all census tracts in the City of San Mateo score moderate to poorly on environmental outcomes. Census tracts surrounding Highway 101 and 92 have the lowest environmental scores in the City—primarily due to traffic on the highways, groundwater threats, and impaired water bodies (Figure III-9 and Figure III-10). However, the City scores relatively high compared to other areas of San Mateo County on the California Healthy Places Index (HPI) developed by the Public Health Alliance of Southern California (PHASC) (Figure III-11).

The HPI includes 25 community characteristics in eight categories including economic, social, education, transportation, neighborhood, housing, clean environment, and healthcare.[28] The northeast area of the City of San Mateo score the lowest on the HPI (Figure III-11).

6.5 Disparities in access to opportunity

Data show that racial and ethnic minorities are more likely to live in moderate resource areas compared to non-Hispanic White residents (Figure III-12). Nearly half (47%) of the population living in high resource areas are non-Hispanic White, compared to one in three (33%) in moderate resource areas.

Conversely, Hispanic, Asian, and Black residents are more likely to live in moderate resource areas. It is important to note that the City of San Mateo does not include any census tracts that are designated as low resource areas. The share of the population with Limited English Proficiency (LEP) is 8% compared to 7% in the county (Figure III-13).

TCAC's composite opportunity score for the City of San Mateo shows census tracts in the northeast area of the City fall within moderate resource areas while the rest of the City is within high or highest resource areas (Figure III-14). The Social Vulnerability Index (SVI) provided by the Center for Disease Control (CDC)—ranks census tracts based on their ability to respond to a disaster—includes four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation. Again, the northeast area of the City—encompassing the neighborhoods North Central, Shoreview, and North Shoreview—is most vulnerable according to the SVI (Figure III-15).

The City of San Mateo does not have any disadvantaged communities as defined under SB 535 as, "the top 25% scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low populations."[29] (Figure III-16)

6.6 Disparities specific to the population living with a disability

Nine percent of the population in the City of San Mateo are living with at least one disability, compared to 8% in the county (Figure III-17). The most common disabilities in the City are ambulatory (4.2%), independent living (3.6%), and cognitive (3.5%) (Figure III-18).

Of residents with a disability responding to the residents' survey, 30% said that their home does not meet the needs of their household member.

[28] https://healthyplacesindex.org/about/
[29] https://oehha.ca.gov/calenviroscreen/sb535

Disability

"Disability types include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty."

Figure 18: Disability Definition

Source: California Department of Housing and Community Development Guidance, 2021, page 36.

For the population 65 and over, the share of the population with an ambulatory or independent living difficulty increases (Figure III-19). As mentioned above under access to transportation, San Mateo County is rapidly aging; therefore, this population with a disability is likely to increase.

Unemployment is disproportionately high among residents living with a disability with an unemployment rate of 12%, compared with 3% for residents without a disability in the City of San Mateo—particularly when compared to the county where the disparity is not as high. Countywide, the unemployment rate for residents with a disability is 4%, compared to 3% for residents without a disability (Figure III-20). High unemployment rates among this population points to a need for increased services and resources to connect this population with employment opportunities.

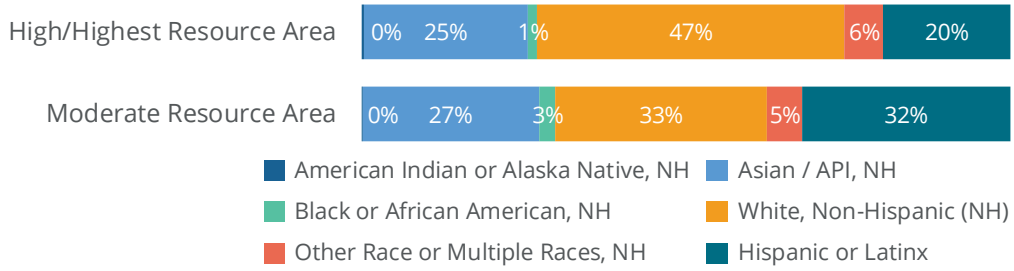
Residents living with a disability are primarily concentrated geographically along the Highway 101 corridor (Figure III-21).

Access to Opportunity

Regional Access

	City of San Mateo	San Mateo County
Jobs to Household Ratio	1.45	1.59
Unemployment Rate	5%	6%
LEP Population	8%	7%

Share of Population by Race in Resource Areas in the City of San Mateo



Employment by Disability Status

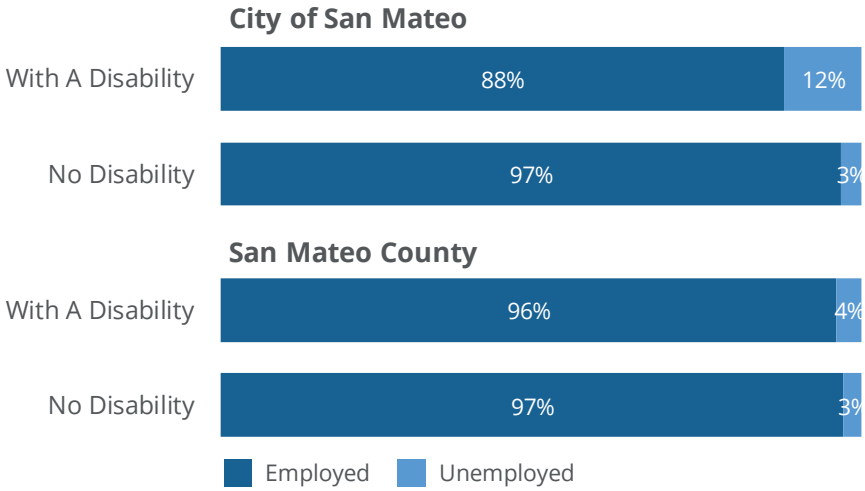


Figure 19: Access to Opportunity

7. SECTION IV. DISPROPORTIONATE HOUSING NEEDS

This section discusses disparate housing needs for protected classes including cost burden and severe cost burden, overcrowding, substandard housing conditions, homelessness, displacement, and other considerations.

Disproportionate Housing Needs

"Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions."

Figure 20: Disproportionate Housing Needs Definition

Source: California Department of Housing and Community Development Guidance, 2021, page 39.

7.1 Housing Needs

Population growth in the City of San Mateo has generally kept up with the pace of growth countywide, except the City did not lose population during the great recession whereas the county did (Figure IV-1). Population growth slowed again from 2019 to 2020, likely due to the emergence of the COVID-19 pandemic in the Spring of 2020.

Since 2015, the housing that has received permits to accommodate growth has largely been priced for above moderate-income households, with 1,545 units permitted for above moderate-income households compared to 94 permits for moderate income households; 59 permits for low-income households; and 126 permitted for very low-income households (Figure IV-2). The Housing Needs Data Report for the City of San Mateo indicates new construction has not kept pace with demand throughout the Bay Area, "resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness." [30]

The variety of housing types available in the City in 2020 are predominately single family (44%) and medium to large scale multifamily (39%). From 2010 to 2020, the multifamily inventory increased more than single family, and the City has a greater share of multifamily housing compared to other communities in the region. [31]

The majority of the housing inventory in the City of San Mateo was constructed from 1940 to 1980 (Figure IV-3). As such, the City's units are older, lack energy efficiency, could be costly to adapt for disability accessibility, and may have deferred maintenance if households cannot afford to make improvements.

Compared to San Mateo County, the City's owner-occupied housing market has a greater share of units priced between $1 and $1.5 million—29% of units in the City fall within this price range compared to 23% in the County (Figure IV-4). Conversely, units priced above $2 million make up a

[30] Housing Needs Data Report: San Mateo, ABAG/MTC Staff and Baird + Driskell Community Planning, 2021.
[31] Housing Needs Data Report: San Mateo, ABAG/MTC Staff and Baird + Driskell Community Planning, 2021.

smaller proportion of the City's housing stock compared to the county with 14% and 19% respectively. According to the Zillow home value index, home prices have experienced remarkable growth in the City and County (Figure IV-5).

Rents have increased at a slower pace compared to the for-sale market—however, median rents increased more rapidly from 2017 to 2019 (Figure IV-7). Rent increases have likely been dampened by the COVID-19 pandemic. Compared to the county, the City of San Mateo has more luxury rental units—27% of units rent for more than $3,000 in the City compared to 22% in the County (Figure IV-6).

7.2 Cost Burden and Severe Cost Burden

Nearly half of all renter households in the City of San Mateo are cost burdened—spending more than 30% of their gross income on housing costs—and one in four are extremely cost burdened—spending more than 50% of their gross income on housing costs (Figure IV-9). Cost burdened households have less money to spend on other essentials like groceries, transportation, education, healthcare, and childcare. Extremely cost burdened households are considered at risk for homelessness.

A greater portion of households in the City of San Mateo (39%) struggle with cost burden compared to the County (37%) (Figure IV-8). Lower income households are more likely to experience housing cost burden. Nearly three out of every four households earning less than 30% AMI—considered extremely low-income households—are severely cost burdened, compared to only 1% of households earning more than 100% of AMI Even in the second highest income category, almost one-third of households are cost burdened.

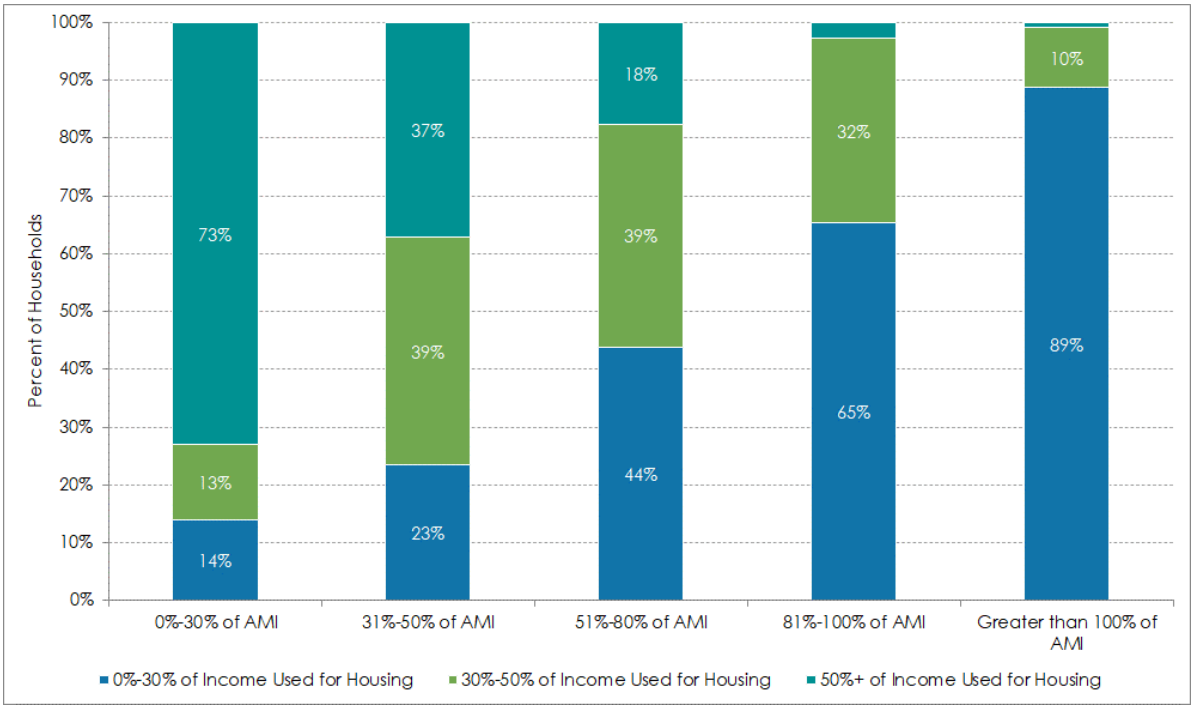


Figure 21: Cost Burden by Income Level

Source:ABAG HESS Tool and Root Policy Research.

There are disparities in housing cost burden in the City of San Mateo by race and ethnicity and family size. Black or African American (59%) and Hispanic households (55%) experience the highest rates of cost burden in the City. Non-Hispanic households of other races (28% cost burdened), Asian households (33%), and non-Hispanic White households (34%) experience the lowest cost burden (Figure IV-11).

Figure 22: Cost Burden by Race

Source: ABAG HESS Tool and Root Policy Research.

Large family households—considered households with five or more persons—experience cost burden at a rate of 46% compared to all other households at 37% (Figure IV-12). Cost burdened households are primarily concentrated along the waterfront and Highway 101 (Figure IV-13 and Figure IV-14).

Renter occupied households are more likely to be cost burdened compared with owner occupiers. 48% of renters are cost burdened compared with 31% of owner occupiers. Owners tend to have more income, and as previously established, those in high AMI categories pay less housing costs as a proportion of income. As revealed in discussion regarding RCAAs, Hispanic and Black households have substantially less income than white households and therefore are more likely to be cost-burdened.

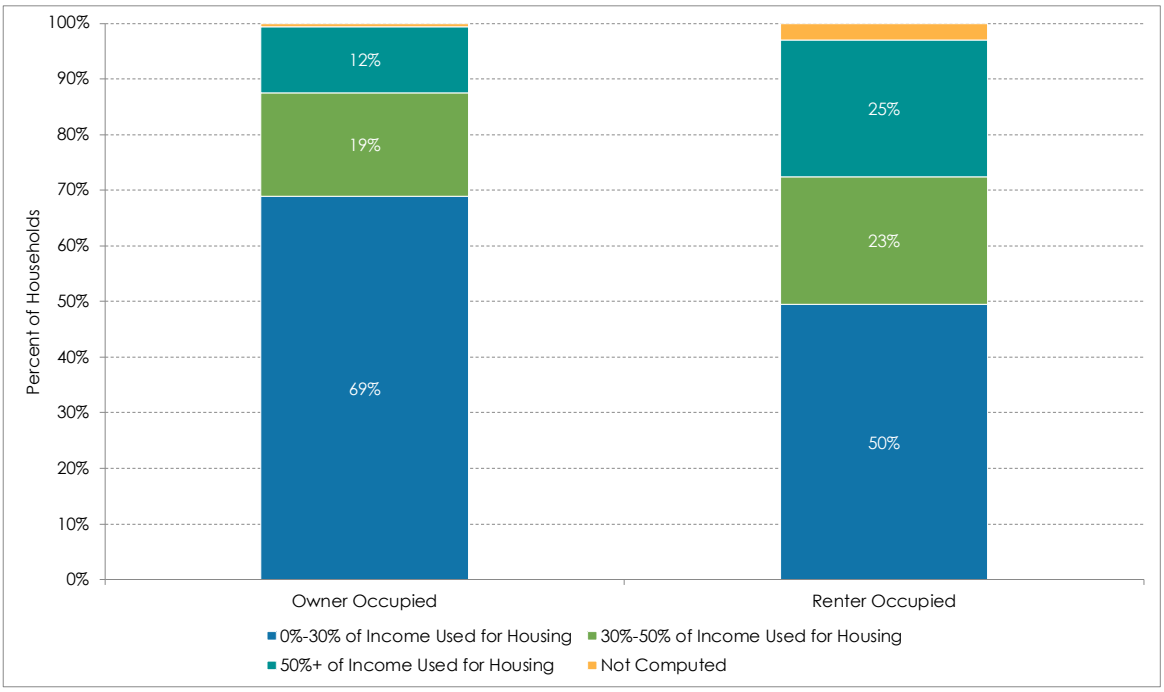


Figure 23: Cost Burden by Tenure

Source:ABAG HESS Tool and Root Policy Research.

Cost burden is concentrated geographically in the City of San Mateo. Census tracts with higher rates of cost burden also align with previous maps that show concentration of disability and female-household head status. Cost burden for renters is more severe, with more census tracts showing 60-80% renters in the Northeast tracts facing housing cost burden. There are no tracts showing 60-80% of homeowners are rent burdened.

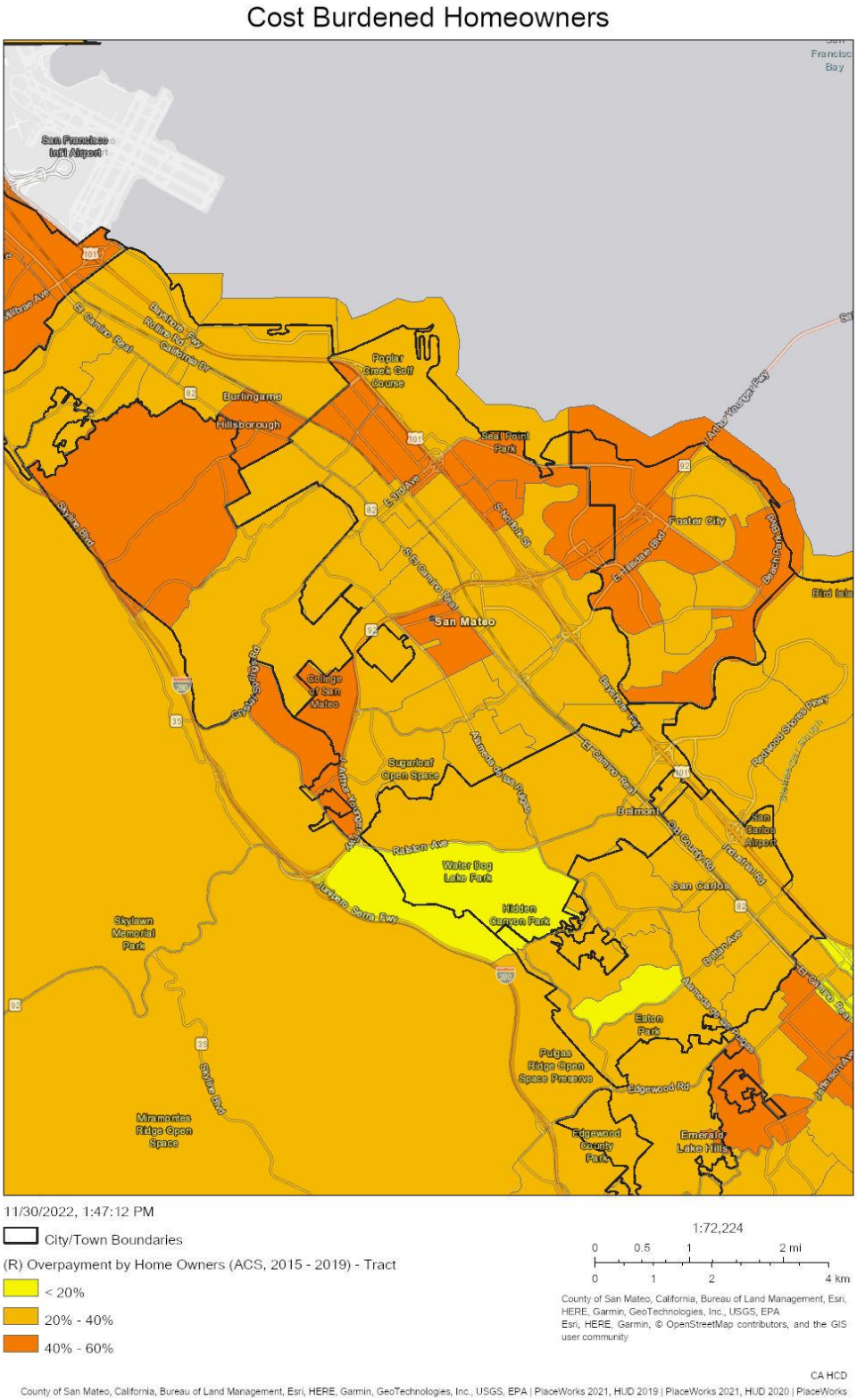


Figure 24: Cost Burdened Homeowners

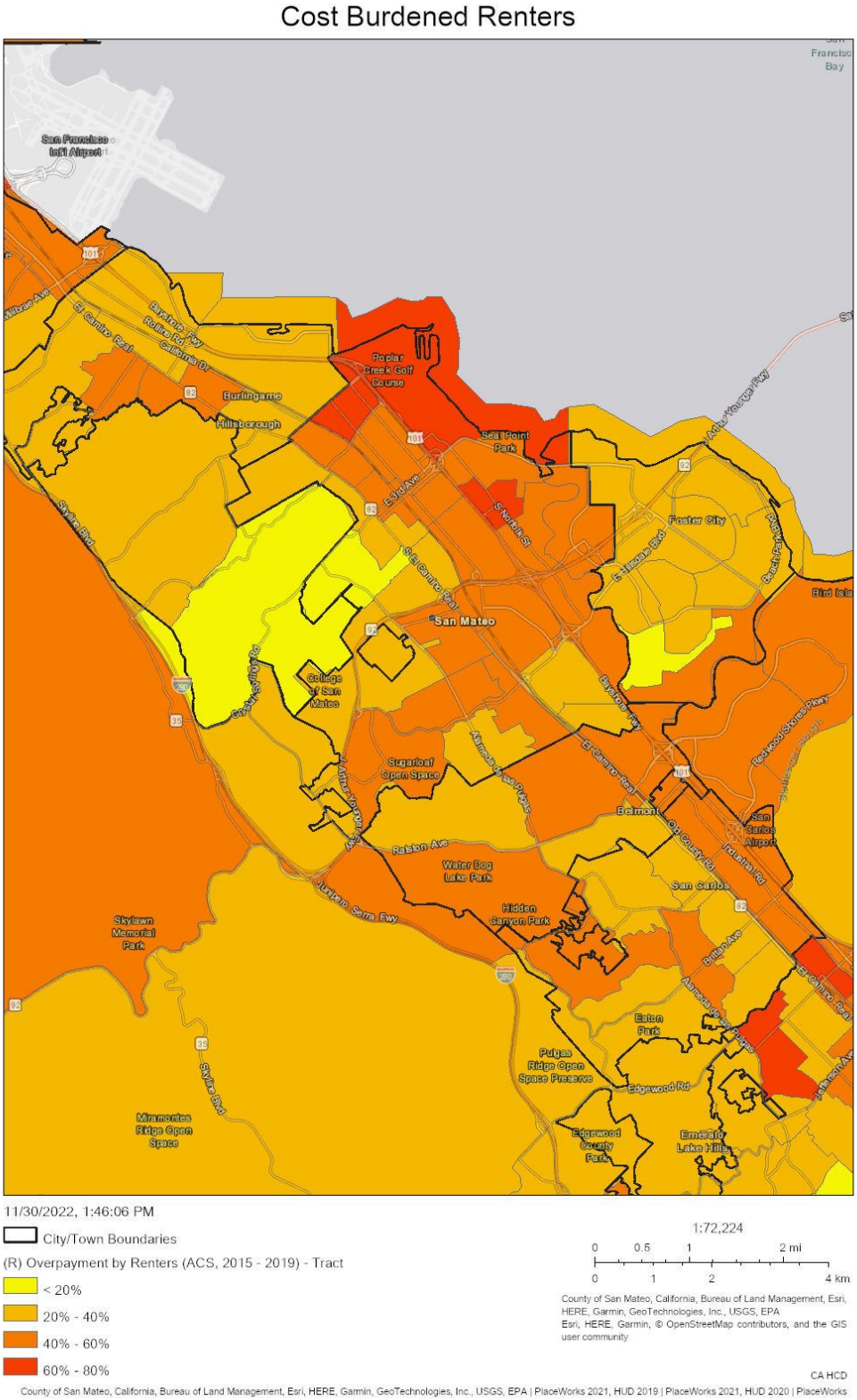


Figure 25: Cost Burdened Renters

7.3 Overcrowding

The vast majority of households (93%) in the City are not overcrowded—indicated by more than one occupant per room (Figure IV-15). However, renter households are more likely to be overcrowded with 13% of households with more than one occupant per room compared to 2% of owner households (Figure IV-16).

The resident survey shows higher needs: 26% of respondents said that their house or apartment isn't big enough for their family members.

Racial and ethnic minorities are more likely than non-Hispanic White households to experience overcrowding. Other races (27% of households), Hispanic households (26%), and American Indian or Alaskan Native households (12%) experience the highest rates of overcrowding (Figure IV-17). Low- and moderate-income households are also more likely to be overcrowded (Figure IV-18).

Geographically, overcrowded households are concentrated in the same areas as cost burdened households, along the waterfront and Highway 101 (Figure IV-19). This could indicate that people are attempting to save on housing by splitting costs with more roommates or family members.

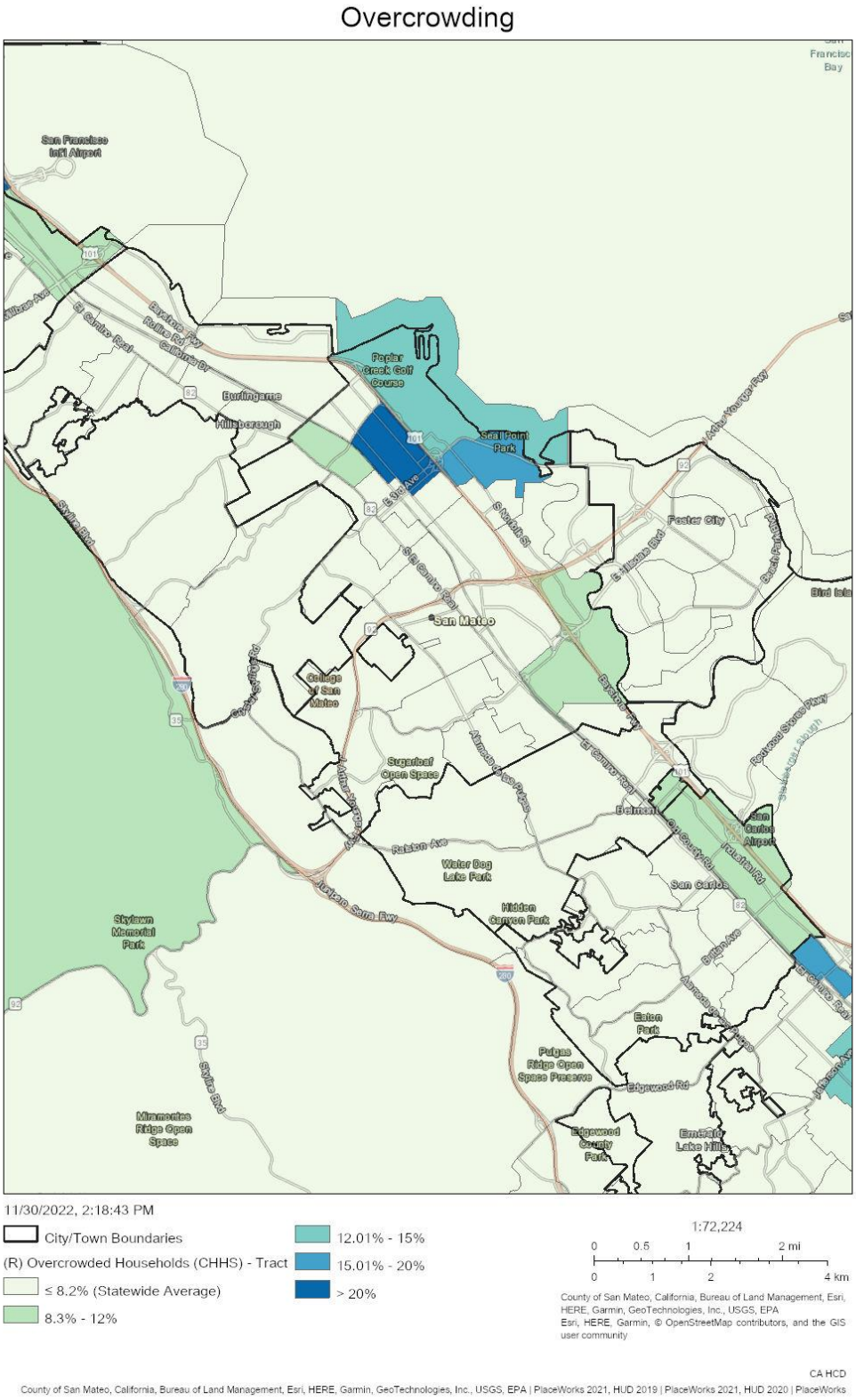


Figure 26: Overcrowding

7.4 Substandard Housing

Data on housing condition are very limited, with the most consistent data available across jurisdictions found in the American Community Survey (ACS)—which captures units in substandard condition as self-reported in Census surveys. In the City of San Mateo, renter households are also more likely to have substandard kitchen and plumbing facilities compared to owner households. Generally, a low share of households are lacking kitchen or plumbing. For renters, 1.3% are lacking kitchen facilities while less than one percent are lacking plumbing. For owners, less than one percent are lacking either kitchen or plumbing facilities (Figure IV-20).

In the City, 20 to 40% of all households that suffer from severe overcrowding, severe cost burden, or an incomplete kitchen or plumbing. Any of the four severe housing problems place households at risk of displacement and adverse physical and mental health. Regionally, the City of San Mateo is surrounded by municipalities with less than 20% of households with substandard housing issues. It is plausible that the high Hispanic population relative to other surrounding census tracts is behind the concentration. This population is more likely to rent and live in multigenerational homes. Both can be factors that indicate substandard and overcrowding conditions. While some tracts in the City of San Mateo likely offers refuge for low-income renters who cannot afford other areas of the County, it is important to note that substandard housing conditions place residents at risk of displacement from the City, as discussed in the following section.

Analyzing and mapping code enforcement data over the past five years shows that there are more violations in census tracts with higher rates of poverty and higher populations of non-white residents. Census Tract 94401, where 7.6% families live in poverty and the White population is 38%, had one-half of all violations in the City (1,012). By contrast, Census Tract 94402, where 0.7% of families live in poverty and the White population is 61%, majority race/ethnicity is White, had the lowest number of code violations.

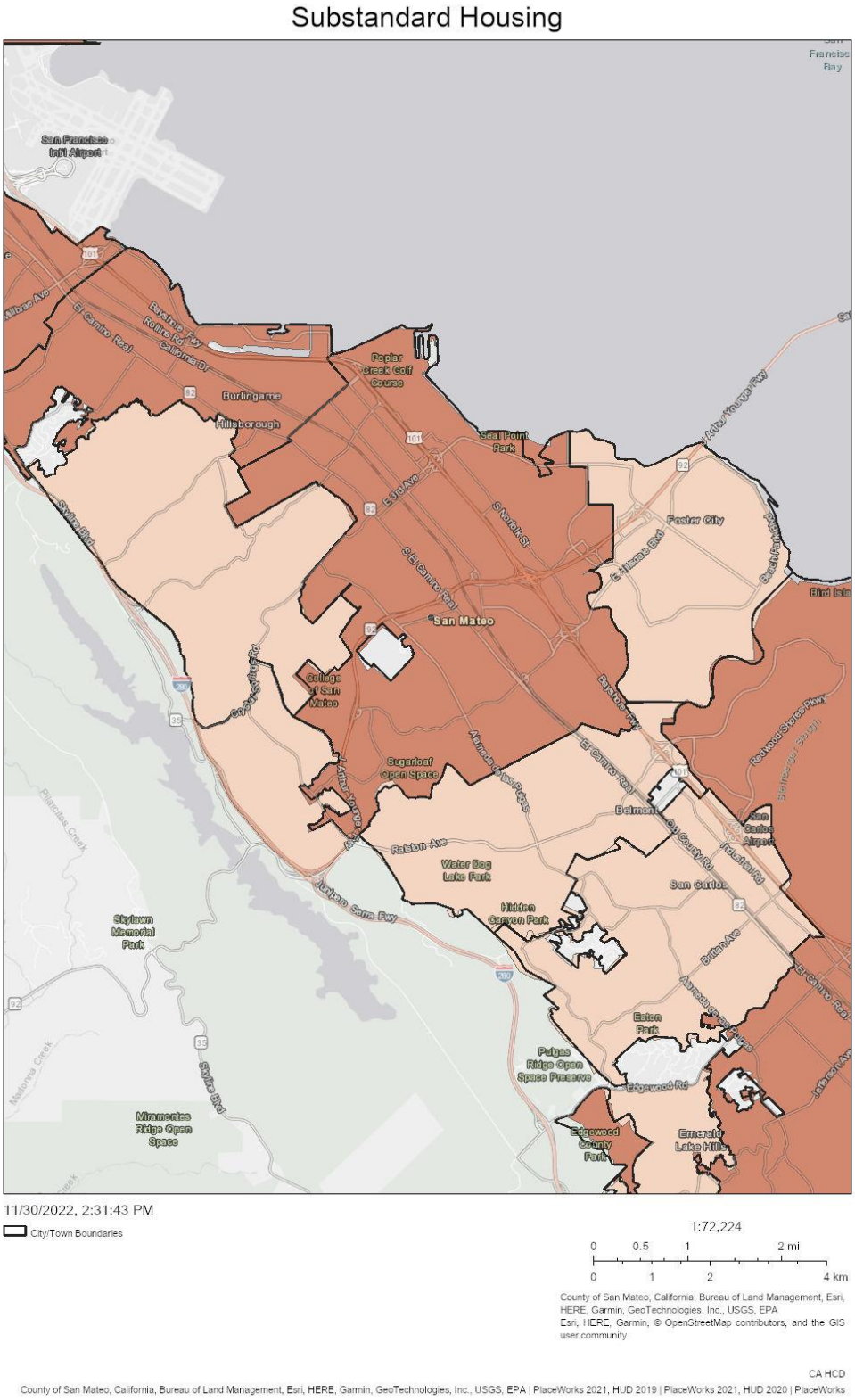


Figure 27: Substandard Housing

7.5 Homelessness

In 2019, 1,512 people were experiencing homelessness in the county (74 people in the City of San Mateo) during the One-Day Count, with 40% of people in emergency or transitional shelter while the remaining 60% were unsheltered. The majority of unsheltered people experiencing homelessness were in households without children. The majority of people in transitional housing were in households with children (Figure IV-21). The recently released 2022 One-Day Count showed that 60 people in the City of San Mateo were homeless.

People who identify as American Indian or Alaskan Native (6% of the homeless population compared to less than 1% of the total population), Black (13%, 2%), White (67%, 51%), and Hispanic (38%, 28%) are overrepresented in the homeless population compared to their share of the general population (Figure IV-22 and Figure IV-23). People struggling with chronic substance abuse (112 people), severe mental illness (305), and domestic violence (127) represented a substantial share of the homeless population in 2019 (Figure IV-24).

7.6 Displacement

Owner households generally experience a greater amount of housing stability whereas renter households are more mobile (i.e., move more frequently). Households in the City were more likely to have moved in the past year compared to the households in the county (14% compared to 12% in the county) (Figure IV-25 and Figure IV-26).

In the City of San Mateo 10% of income assisted rental units are at high or very high risk for displacement, a total of 72 out of 702 total units in the City. In San Mateo County, 417 units are at risk—8% of the total assisted housing units in the county (Figure IV-27).

Displacement Sensitive Communities

"According to the Urban Displacement Project, communities were designated sensitive if they met the following criteria:

They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as:

- Share of very low-income residents is above 20%, 2017
- AND
- The tract meets two of the following criteria:
  - Share of renters is above 40%, 2017
  - Share of people of color is above 50%, 2017
  - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median, 2017
  - They or areas in close proximity have been experiencing displacement pressures. Displacement pressure is defined as:
    - Percent change in rent above county median for rent increases, 2012-2017

OR

Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap), 2017"

Figure 28: Displacement Sensitive Communities

Source: https://www.sensitivecommunities.org/.

The resident survey conducted for this study found that 31% of residents in the City of San Mateo have been displaced in the past 5 years. The top reason for displacement was "*Rent increased more than I could pay*" (42%). Sixteen census tracts in the City are currently vulnerable to displacement—these same Tracts have high shares of renter households (Figure IV-28). The map below shows the concentration of sensitive communities. To the west of the City of San Mateo, there are few communities at risk of displacement. This does not indicate that there are adequate resources for those of all income groups, but rather that these communities are not obtainable to those with less resources.

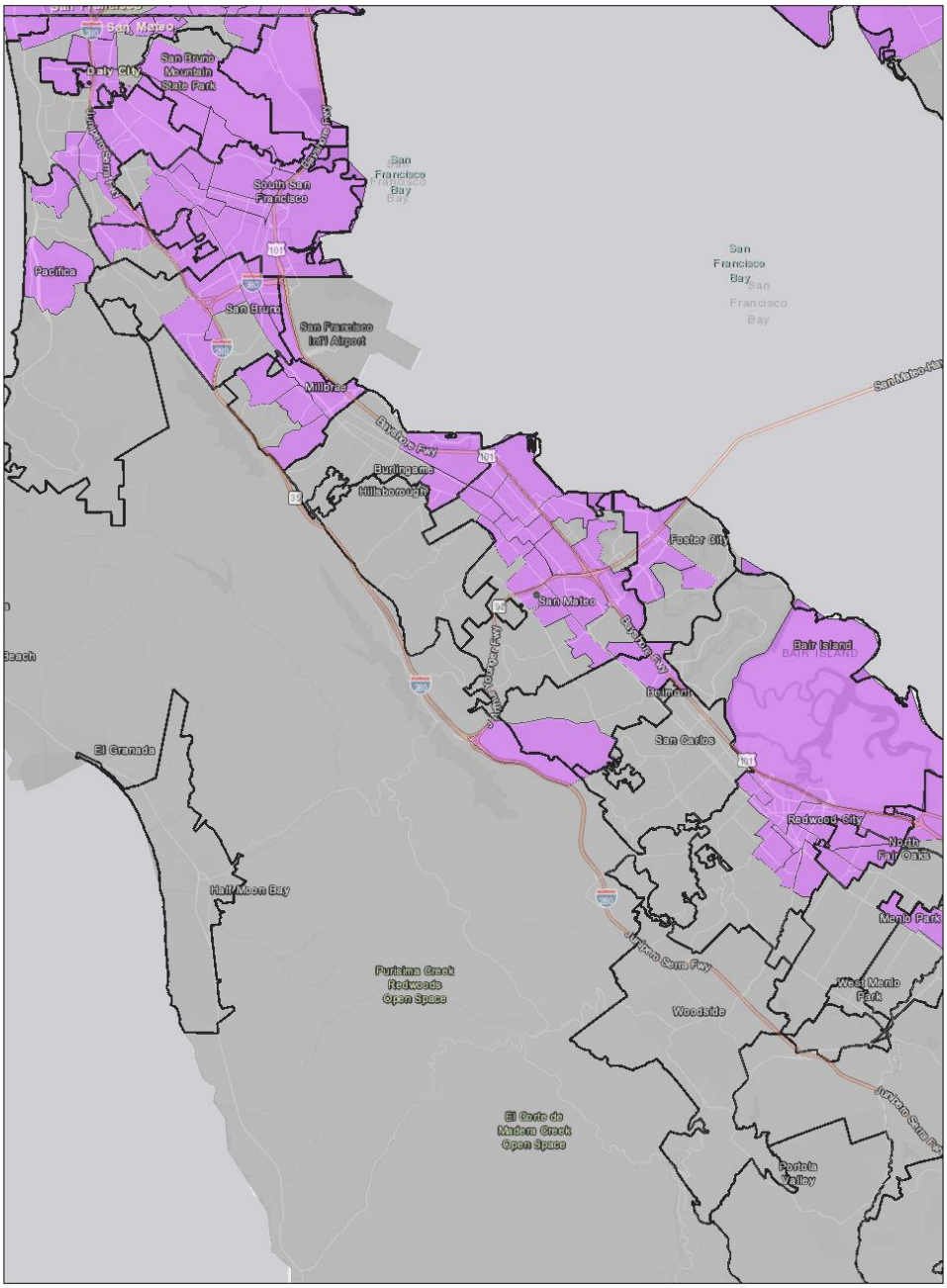
Analysis of the factors contributing to displacement. As the resident survey indicated, wages have not kept pace with housing costs in the City. The COVID-19 pandemic highlighted how quickly employment and income status can change; those who are not able to save because of housing cost burden are far more likely to be involuntarily displaced from their homes. Those who live in substandard housing are also likely live in properties with low appraised value. This puts them at risk of displacement as developers look for cheap land to build profitable, expensive housing.

Areas of the City with the highest cost burden and overcrowding—along the waterfront—are included in the Special Flood Hazard Areas determined by the Federal Emergency Management Agency (FEMA) as having a 1% chance of flooding annually (Figure IV-29, IV-30, and IV-31). [32] As such, displacement caused by flooding is a very unlikely event. Increased rent is a much more significant factor.

Instead, future displacement is more likely a factor of rents rising faster than incomes and a very limited supply of affordable units. Developing additional affordable and income-targeted units in displacement sensitive areas is the surest method of mitigating continued displacement pressure.

[32]The analysis in this section is based on displacement data provided by ABAG, which includes only current and future displacement risk, rather than a historical analysis of changes in these populations by Census tract. Therefore, it is presumed that there has been displacement of lower income and minority populations over time in the past. For example, according to Census data, one particular tract in North Central was 18% African American in 1990, but by 2017 that tract's African American population was reduced to just 4%.

Sensitive Communities



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City/Town Boundaries

(A) Sensitive Communities (UCB, Urban Displacement Project)

Vulnerable

Other

1:144,448

0 1.25 2.5 5 mi

0 2 4 8 km

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI, U.S.

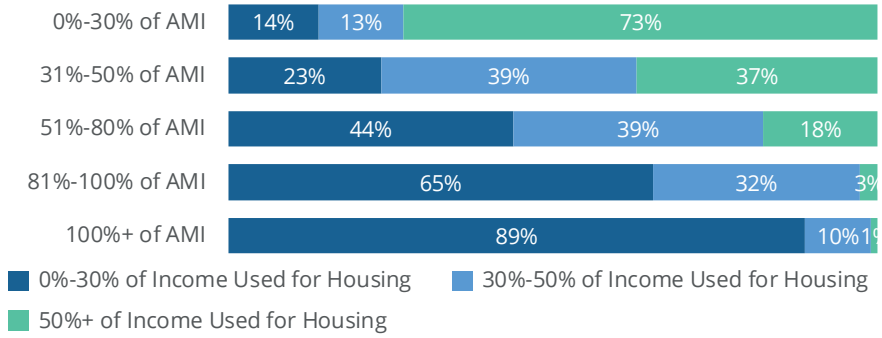
Figure 29: Sensitive Communities

Access to mortgage loans. Disparities by race and ethnicity are also prevalent for home mortgage applications, particularly in denial rates (Figure IV-32). Hispanic (32% denial rate) and American Indian or Alaska Native households (27%) had the highest denial rates for mortgage loan applications in 2018 and 2019. Conversely, non-Hispanic Asian (17%), Black (18%), and White households (19%) have the lowest denial rates during the same time (Figure IV-33).

Disproportionate Housing Needs

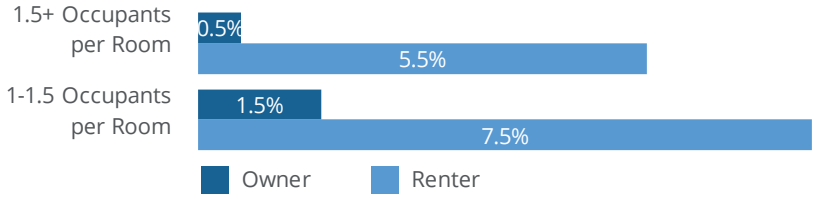
Cost Burden, City of San Mateo, 2019

Area Median Income (AMI)



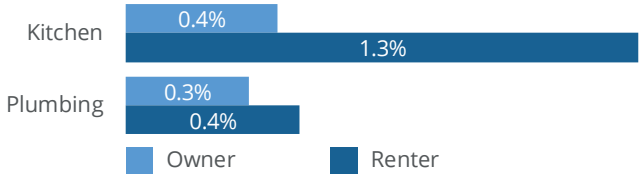
Overcrowding, City of San Mateo, 2019

Occupants per Room by Tenure



Substandard Housing, City of San Mateo, 2019

Incomplete Kitchen and Plumbing Facilities by Tenure



Homelessness, City of San Mateo, 2019

Race and Ethnicity	Share of Homeless Population	Share of Overall Population
American Indian or Alaska Native	6%	0%
Asian / API	6%	30%
Black or African American	13%	2%
White	67%	51%
Other Race or Multiple Races	8%	17%

Displacement, 2020

Assisted Units at High or Very High Risk of Displacement	City of San Mateo	San Mateo County
Number of Units	72	417
% of Assisted Units	**10%**	**8%**

Figure 30: Disproportionate Housing Needs

8. SITE INVENTORY ANALYSIS

8.1 City of San Mateo Sites Inventory AFFH Analysis

AB 686 requires an analysis of sites identified to meet RHNA obligations for their ability to affirmatively further fair housing. The City's proposed RHNA sites can accommodate approximately 9,855 new units — 2,970 units for lower income households, 1,181 units for moderate income households, and 5,704 units for above moderate-income households.

Figure A-1 shows the location of census tracts in San Mateo, while Figure A-2 shows the geographic distribution of the proposed RHNA sites. Overall, the location of the proposed sites are well distributed throughout the city, with the majority of sites located along both sides of El Camino Real, which has the most options for new and re-development and where there is the best opportunity to maximize density. The proximity of sites along El Camino Real provides robust access to transportation options and services.

Figures A-3 and A-4 present the distribution of the City's proposed RHNA units by census tract, income level, and AFFH indicators. Figures A-5 through A-10 map the location of proposed RHNA units compared to several AFFH indicators. For income level, a site is considered "mixed" if none of the four income categories represent more than 50% of the total units on the site.

The analysis of the RHNA unit location against these indicators demonstrates that:

- There are six census tracts where RHNA units will be located that are minority concentrated and represented by Asian and Hispanic residents. These census tracts are all moderate to high resource areas. The distribution of RHNA units within these Census tracts *will not* have the effect of increasing minority concentration in low resource areas; instead, adding income diverse housing to these tracts will broaden housing choices in moderate and high opportunity neighborhoods where persons of color are likely to find sought-after cultural amenities and services.
- No RHNA units are located in R/ECAPs. The units that are proposed to be located in the City's lowest income areas are all high opportunity neighborhoods and these areas have higher median income than the state overall. They are lower income only relative to the city's relatively high income overall.
- No RHNA units are being placed in low opportunity areas.
- RHNA units are well distributed among income groups within high opportunity areas.

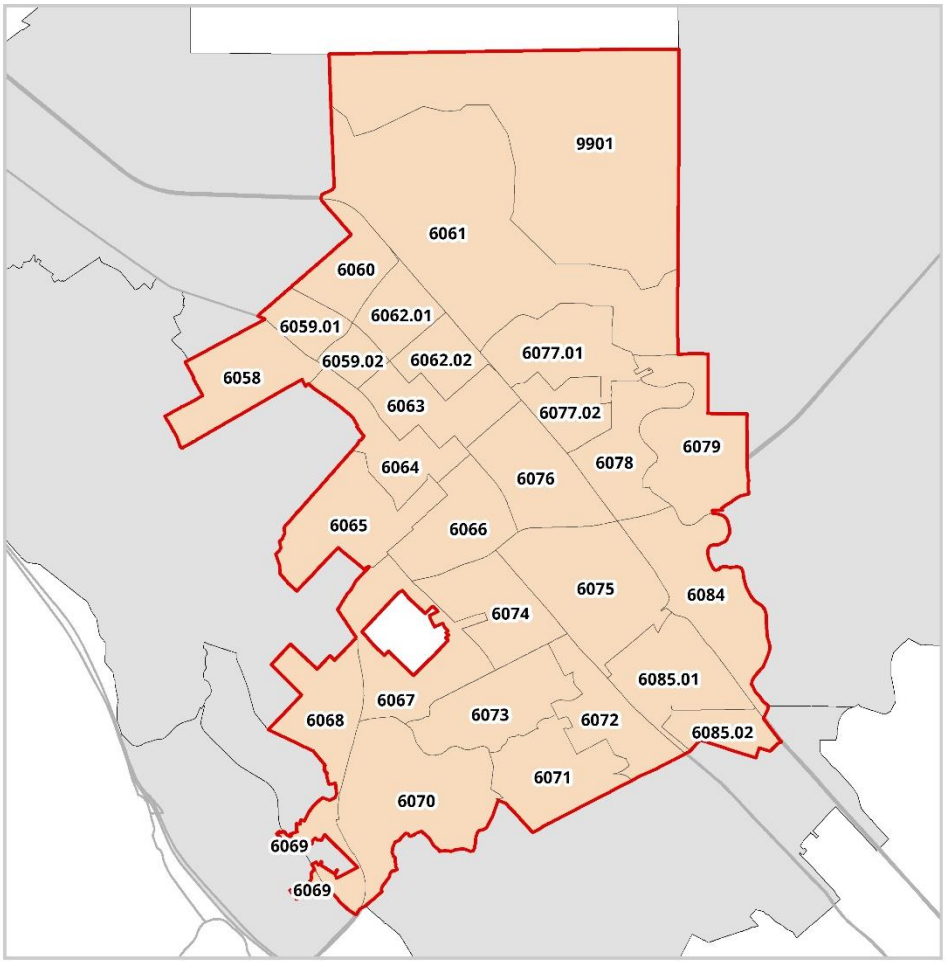


Figure 31: City of San Mateo Census Tracts

Source: U.S. Census and Root Policy Research.

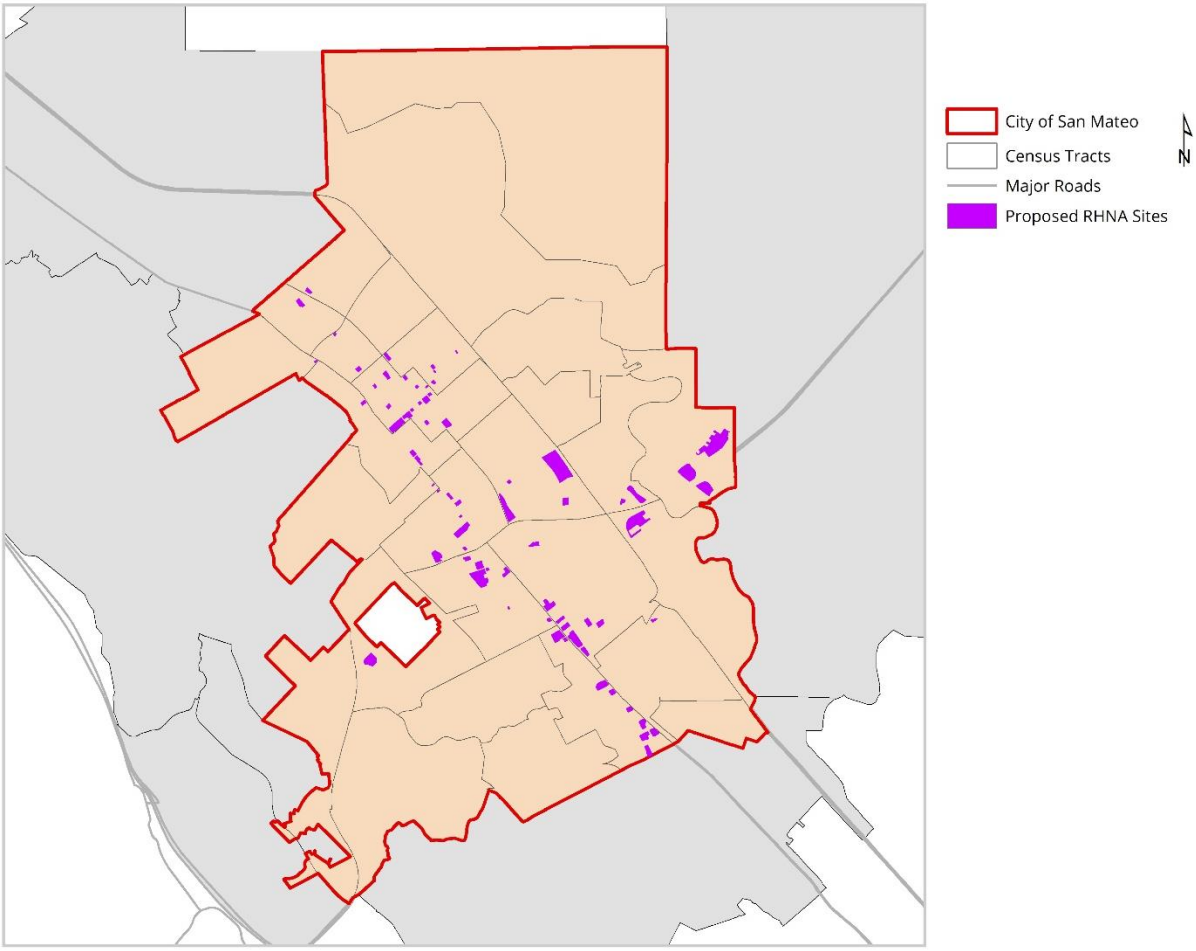


Figure 32: Geographic Distribution of Proposed RHNA Sites by Census Tract

Source: U.S. Census and Root Policy Research.

Table 8: City of San Mateo Proposed RHNA Units by Income and Census Tract

Census Tract	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Census Tract 6058	0	0	0	10	10
Census Tract 6509.01	9	5	6	14	34
Census Tract 6509.02	12	7	8	22	49
Census Tract 6060	0	0	4	4	8
Census Tract 6061	14	14	6	80	114
Census Tract 6062.02	9	16	8	118	151
Census Tract 6063	185	272	65	526	1,048
Census Tract 6064	17	9	23	54	103
Census Tract 6065	7	4	5	13	29
Census Tract 6066	161	92	104	268	625
Census Tract 6067	0	29	0	261	290
Census Tract 6072	193	295	305	1,179	1,972
Census Tract 6074	123	65	87	311	586
Census Tract 6075	127	86	83	323	619
Census Tract 6076	270	104	137	1,360	1,871
Census Tract 6078	103	44	50	362	559
Census Tract 6079	169	126	114	431	840
Census Tract 6084	95	54	61	158	368
Census Tract 6085.01	23	0	0	207	230
Accessory Dwelling Units	144	144	144	48	480
	1,661	**1,366**	**1,210**	**5,749**	**9,986**

Source: City of San Mateo and Root Policy Research.

Table 9: Proposed RHNA Sites by Census Tract, Income Level, and AFFH Indicators

Census Tract	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Percent Non-White Population	Median Household Income	TCAC Opportunity Area Category	Percent Overpayment by Renters	Percent Overcrowded Households	Displacment Risk
Census Tract 6058	0	0	0	10	15%	$ 178,698	Highest Resource	49%	0%	Lower
Census Tract 6509.01	9	5	6	14	52%	$ 136,065	High Resource	47%	3%	Lower
Census Tract 6509.02	12	7	8	22	65%	$ 87,049	High Resource	61%	13%	Lower
Census Tract 6060	0	0	4	4	51%	$ 93,950	High Resource	43%	13%	Lower
Census Tract 6061	14	14	6	80	61%	$ 126,316	Moderate Resource	57%	18%	Lower
Census Tract 6062.02	9	16	8	118	71%	$ 110,722	Moderate Resource	52%	11%	At risk
Census Tract 6063	185	272	65	526	53%	$ 96,250	Moderate Resource	47%	7%	Lower
Census Tract 6064	17	9	23	54	47%	$ 133,578	High Resource	36%	2%	Lower
Census Tract 6065	7	4	5	13	24%	$ 228,478	Highest Resource	48%	0%	Lower
Census Tract 6066	161	92	104	268	39%	$ 162,857	Moderate Resource	52%	9%	Lower
Census Tract 6067	0	29	0	261	41%	$ 158,091	Highest Resource	35%	0%	Lower
Census Tract 6072	193	295	305	1,179	61%	$ 108,886	High Resource	52%	8%	Lower
Census Tract 6074	123	65	87	311	42%	$ 118,021	Moderate Resource	51%	14%	Lower
Census Tract 6075	127	86	83	323	63%	$ 167,279	Moderate Resource	38%	8%	Lower
Census Tract 6076	270	104	137	1,360	48%	$ 117,566	Moderate Resource	46%	5%	Lower
Census Tract 6078	103	44	50	362	50%	$ 160,297	Moderate Resource	66%	3%	Lower
Census Tract 6079	169	126	114	431	51%	$ 129,853	Moderate Resource	44%	6%	Lower
Census Tract 6084	95	54	61	158	65%	$ 129,662	High Resource	49%	1%	Lower
Census Tract 6085.01	23	0	0	207	52%	$ 155,417	High Resource	48%	7%	Lower
Accessory Dwelling Units	144	144	144	48	n/a	n/a	n/a	n/a	n/a	n/a
Total Units	**1,661**	**1,366**	**1,210**	**5,749**						

Source: HCD AFFH Data Viewer, 2021 5-year ACS data, City of San Mateo, and Root Policy Research.

8.2 Segregation and Integration

According to 2021 5-year ACS data, the majority of residents in the city of San Mateo identify as non-white (52%). Asian (26%) and Hispanic (24%) residents represent the greatest non-white populations in the city. Of Census Tracts within the city with proposed RHNA sites, there are six census tracts with populations of non-White residents greater than 60% — primarily located in the Downtown and Hillsdale Station South areas. The census tracts with the greatest concentrations of non-White populations are Census Tract 6062.02 (71%), Census Tract 6509.02 (65%), Census Tract 6084 (65%), and Census Tract 6075 (63%).

According to the UC Berkeley Urban Displacement Project, with the exception of Census Tract 6061, all other five census tracts are designated as "Asian-Latinx-White". Census Tract 6061 is designated as "Asian-Latinx-White-Other".

Within these six census tracts, the City's Sites Inventory proposes 450 units for very low income households, 472 units for low income households, 471 units for moderate income households, and 1,880 units for above moderate income households. This represents 27% of the City's proposed units for very low income households, 35% of units for low income households, 39% of units for moderate income households, and 33% of units for above moderate income households.

Additionally, according to the TCAC opportunity area maps, three of the census tracts are designated as "high resource", while the other three are designated as "moderate resource". Of the total units proposed in these six Census Tracts (3,273 units), 67% of the units for very low income households, 75% of the units for low income households, 79% of the units for moderate income households, and 72% for above moderate income households are located in high resource areas. In the context of segregation and integration, the City's Sites Inventory balances the distribution of units across all income levels and prioritizes sites in high resource areas.

8.3 Racially and Ethnically Concentrated Areas of Poverty and Affluence

Per HUD's definition, there are no Census Tracts designated as racially and ethnically concentrated areas of poverty (R/ECAP) in the city of San Mateo. Additionally, the City does not have any Census Tracts designated as "High Segregation and Poverty", as defined by California's Tax Credit Allocation Committee (TCAC).

According to 2021 5-year ACS data, the median household income in California is $84,097. Located in one of the most affluent counties in the country, every census tract in San Mateo exceeds the state's median household income. However, there are three census tracts in the city that have a non-white population of greater than 60% and have a lower median income relative to the City's median income ($133,612)—Census Tract 6509.02 (65% non-white population, $87,049 median household income), Census Tract 6072 (61% non-white population, $108,886 median household income), and Census Tract 6062.02 (71% non-white population, $110,722 median household income). Although these tracts have lower median household incomes relative to the city, Census Tracts 6509.02 and 6072 are designated as "high resource" areas and Census Tract 6062.02 is designated as a "moderate resource" area. Census Tract 6062.02 is the only Census Tract in San Mateo that is designated as vulnerable to displacement.

Collectively, the Sites Inventory proposes 214 very low income units, 318 low income units, 321 moderate income units, and 1,319 above moderate income units in these census tracts. The majority of the proposed units within these three tracts are located in high resource areas — 94% of very low income units, 95% of low income units, 98% of moderate income units, and 91% of above moderate income households. In the context of census tracts with high non-white populations and relatively lower household incomes compared to the city at-large, the balance of units across income categories not only

allows for lower income households to access affordable housing options but also creates more opportunity for households of all incomes to access high resource areas.

Conversely, there are four census tracts in San Mateo that meet the definition of Racially Concentrated Areas of Affluence—Census Tract 6058, Census Tract 6064, Census Tract 6065, and Census Tract 6067. All four of these census tracts are located on the western side of the city. Collectively, the Sites Inventory proposes 432 units for these four census tracts—24 units for very low income households, 42 units for low income households, 28 units for moderate income households, and 338 units for above moderate income households. These units represent 1% of very low income units, 3% of low income units, 2% of moderate income units, and 6% of above moderate income units in the proposed Sites Inventory. While the units in these census tracts make up a relatively small proportion of the City's overall Sites Inventory (4% of the total), these units will provide greater access to the highest resource areas in the city.

8.4 Disparities in Access to Opportunity

Of the 19 census tracts in San Mateo with proposed RHNA sites, nine census tracts are designated as "moderate resource", seven census tracts are designated as "high resource", and three census tracts are designated as "highest resource" areas. The high and highest resource census tracts are primarily located in the western and southern areas of the city. The Sites Inventory proposes 356 units for very low income households, 403 units for low income households, 412 units for moderate income households, and 1,922 units for above moderate income households in the City's high and highest resource areas. Overall, these units account or 21% of very low income units, 30% of low income units, 34% of moderate income units, and 33% of above moderate income units in the City's proposed Sites Inventory. When the units for very low income and low income households are combined, 25% of these units are located in high or highest resource areas in San Mateo.

Through the lens of access to opportunity, the City's Sites Inventory makes a concerted effort to ensure that households across income categories have the opportunity to live in high and highest resource areas of the city. While the majority of lower income units are located in moderate resource areas in the city, no proposed sites in the City's Sites Inventory are located in low resource areas.

8.5 Disproportionate Housing Needs

Cost burden, or households paying more than 30% of the household income on housing costs, is a significant challenge currently facing San Mateo residents, particularly for renters. Of the 19 census tracts in San Mateo with proposed RHNA sites, seven Census Tracts have more than 50% of renter households experiencing cost burden. Additionally, at least 35% of renter households in every Census Tract experience cost burden.

The seven Census Tracts with more than half of their renter households experiencing cost burden include Census Tract 6078 (66% of renters are cost burdened), Census Tract 6509.02 (61%), Census Tract 6061 (57%), Census Tracts 6062.02, 6066, and 6072 (52%), and Census Tract 6074 (51%).

Within these seven census tracts, the Sites Inventory proposes 615 very low income units, 533 low income units, 568 moderate income units, and 2,340 above moderate income units. This accounts for 37% of very low income units, 39% of low income units, 44% of moderate income units, and 41% of above moderate income units. Collectively, these units make up 41% of the City's total Sites Inventory. Moreover, nearly 40% of all proposed lower income units (very low + low income) are located in these census tracts.

Two of the seven census tracts—Census Tract 6509.02 and Census Tract 6072—are designated as high resource areas. Of the proposed sites located within these seven Census Tracts, 33% of the very low

income units, 57% of the low income units, 55% of the moderate income units, and 51% of the above moderate income units are located in high resource areas. The addition of these units should help provide more opportunities for low and moderate-income households to find affordable housing options and lessen the number of households experiencing cost burden.

In addition to cost burden, overcrowded households can signify a mismatch between the types of housing needed by residents and the types of housing available and affordable to those families. In 2021, 7% of the city's households were considered overcrowded, defined as more than one person per bedroom in a household. There are five census tracts in San Mateo where there are at least 50% more households experiencing overcrowding compared to the city overall. These Census Tracts include Census Tract 6061 (18% of households are overcrowded), Census Tract 6074 (14%), Census Tracts 6509.02 and 6060 (13%), and Census Tract 6062.02 (11%). The City's Sites Inventory proposes 158 very low income units, 102 low income units, 113 moderate income households, and 535 above moderate income households. Collectively, these units make up 9% of the City's proposed Sites Inventory. The addition of these units across income categories will create greater access to housing opportunities for overcrowded households.

As noted earlier, just one Census Tract in San Mateo is designated as "at risk of displacement". Census Tract 6062.02 has the greatest percentage of non-White resident (71%) of census tracts with proposed RHNA sites. Additionally, the Census Tract also has a lower median household income ($110,722) compared to the city, as well as high rates of renter cost burden (52%) and overcrowding (11%). The Sites Inventory proposes 9 very low income units, 16 low income units, 8 moderate income units, and 118 above moderate incomes, making up just 1.5% of the City's overall Sites Inventory. While most of the units for this Census Tract are targeted for above moderate income households, the relatively low proportion of units should not further exacerbate residents' risk of displacement.

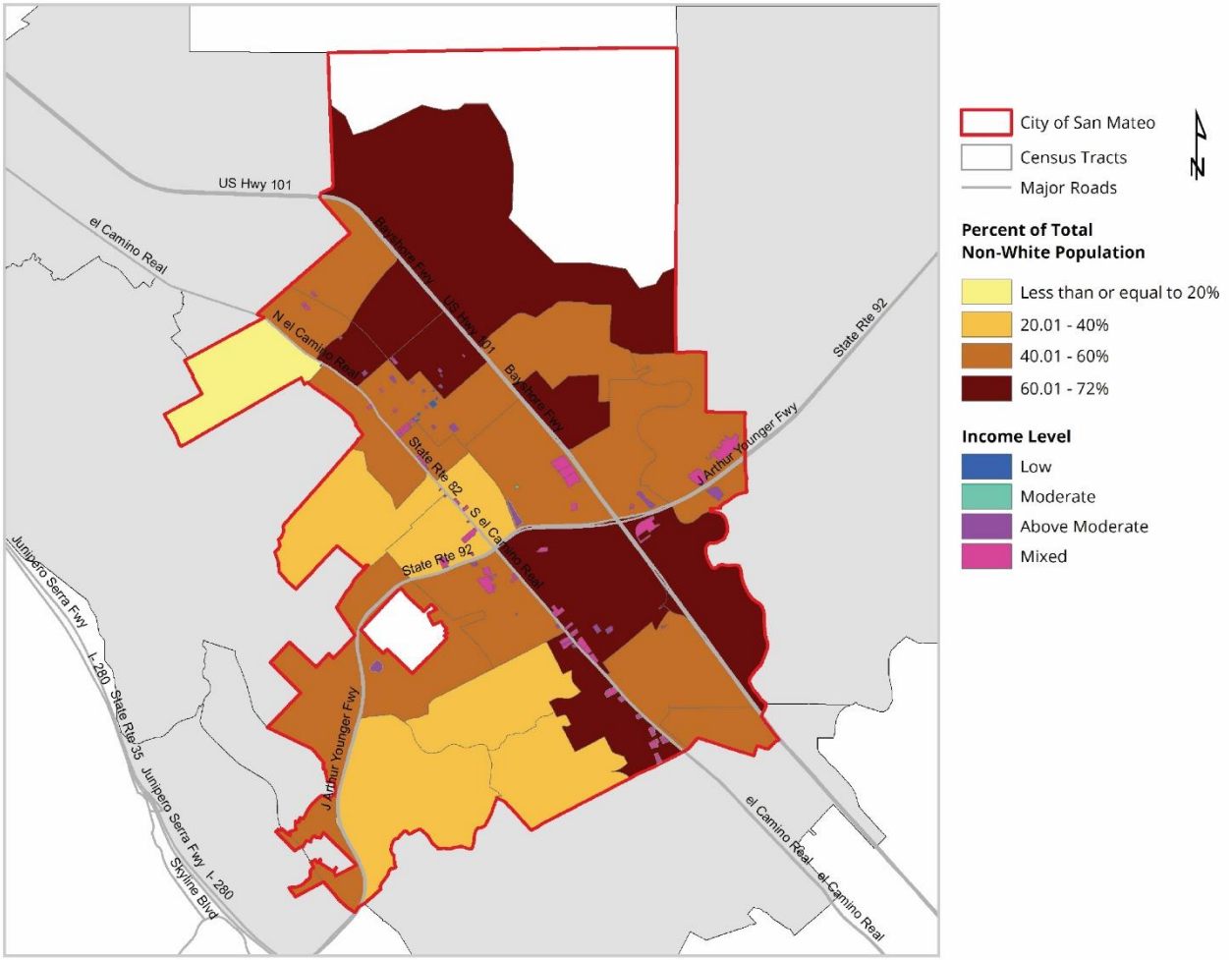


Figure 33: Proposed RHNA Sites by Percent of Non-White Population and Census Tract, 2021

Source: 2021 5-year ACS and Root Policy Research

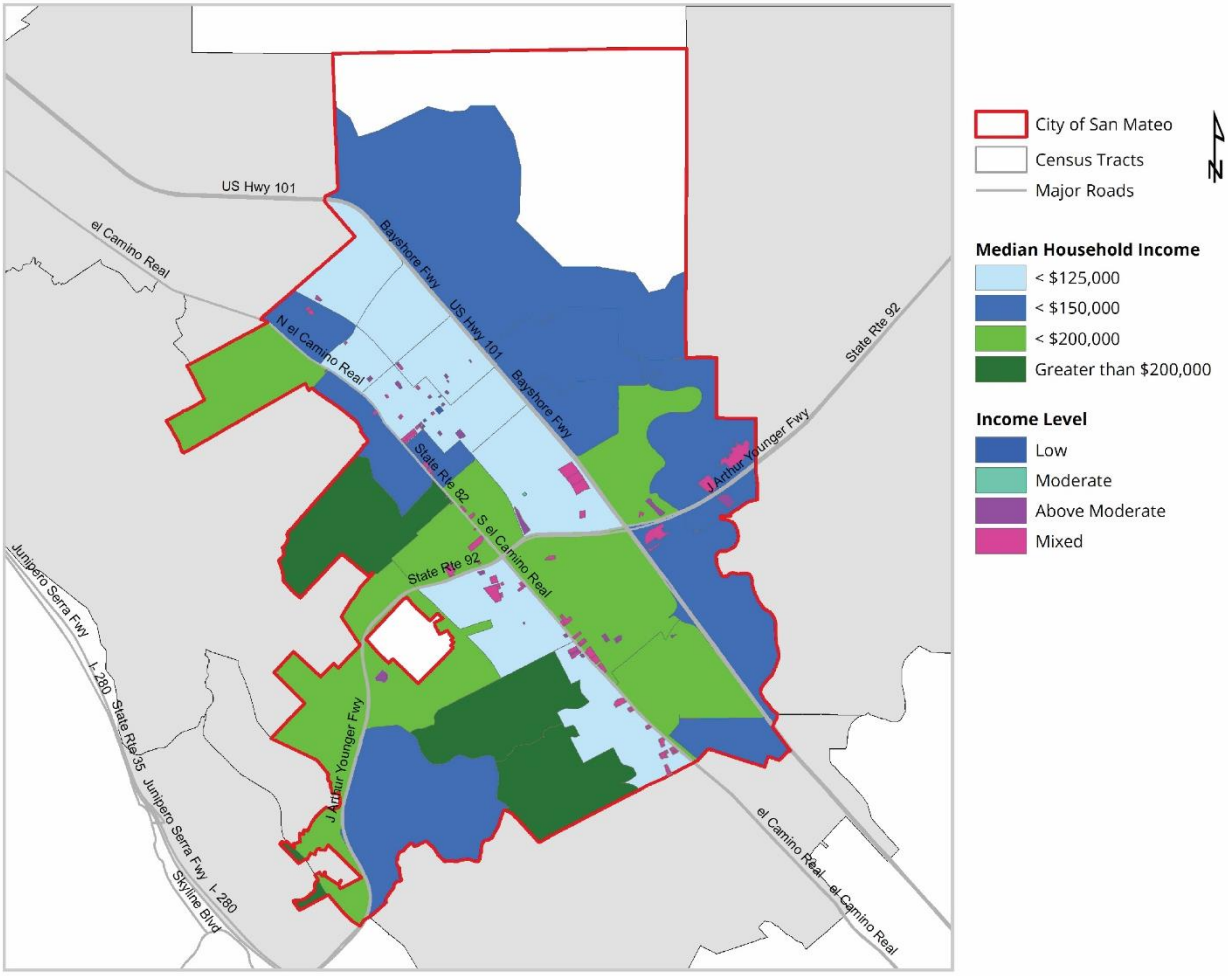


Figure 34: Proposed RHNA Sites by Median Household Income and Census Tract, 2021

Source: 2021 5-year ACS and Root Policy Research.

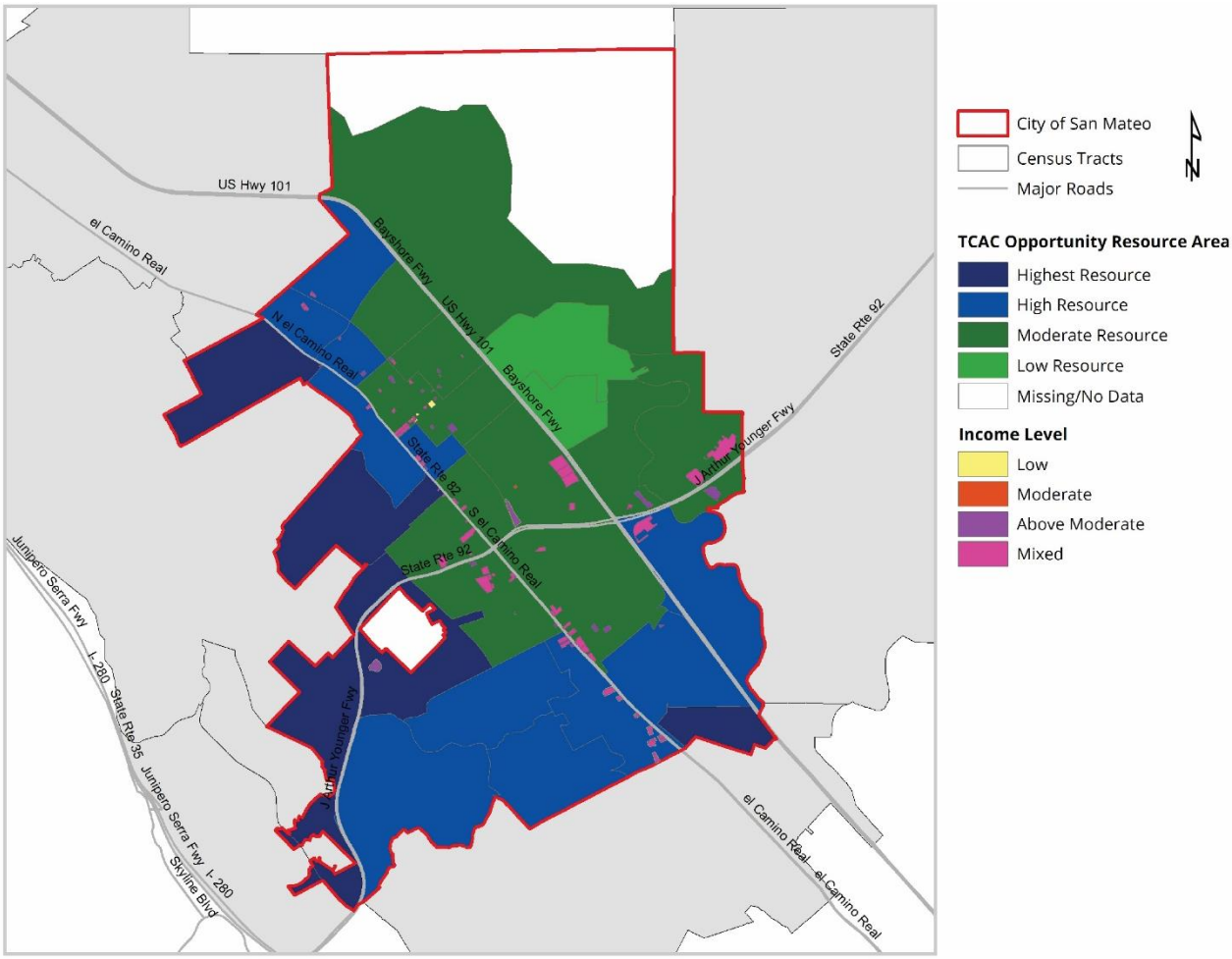


Figure 35: Proposed RHNA Sites by TCAC Opportunity Resource Area Designation and Census Tract, 2022

Source: HCD AFFH Data Viewer (California's Tax Credit Allocation Committee) and Root Policy Research.

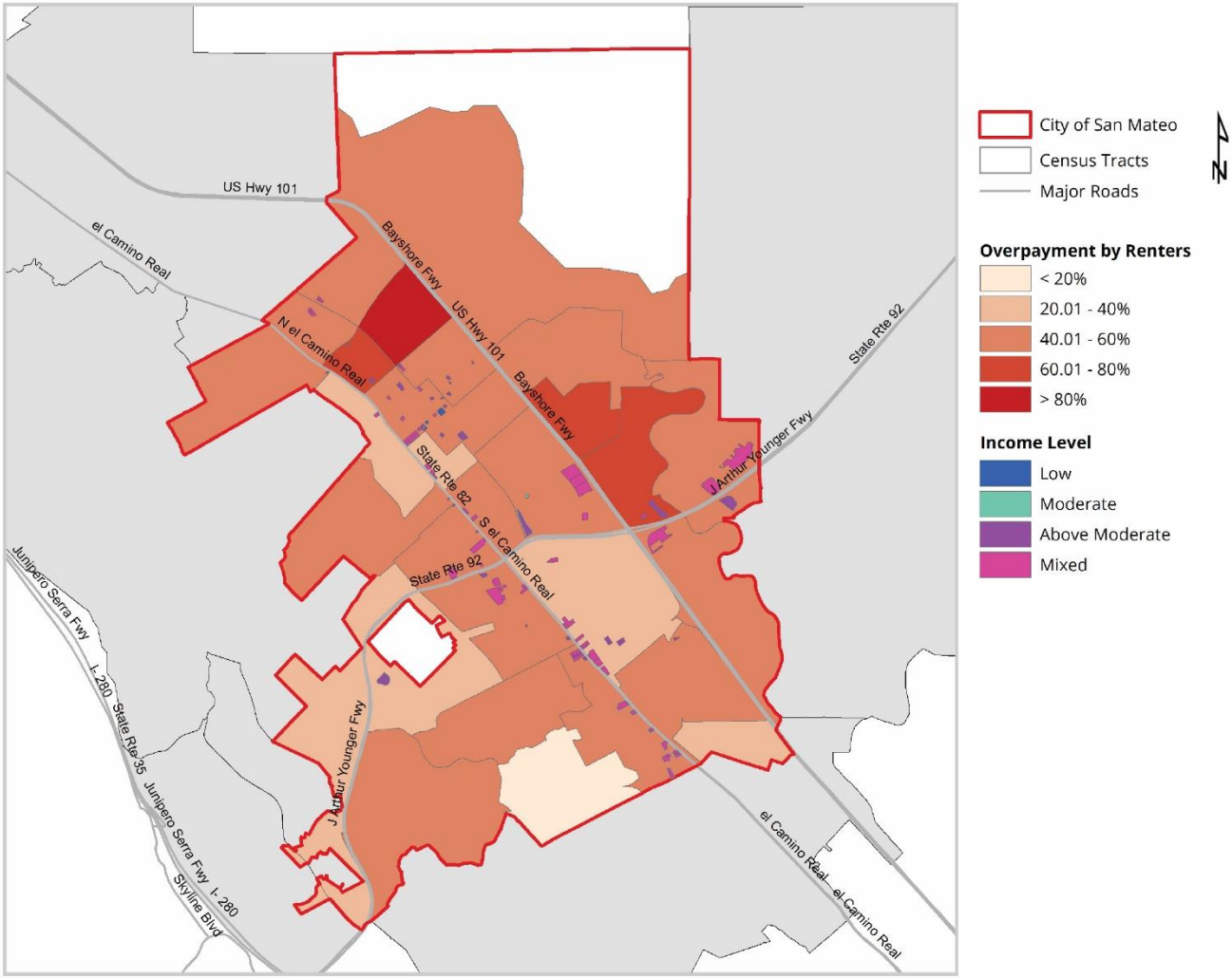


Figure 36: Proposed RHNA Sites by Percent of Renter Overpayment (Cost Burden) and Census Tract, 2021

Source:

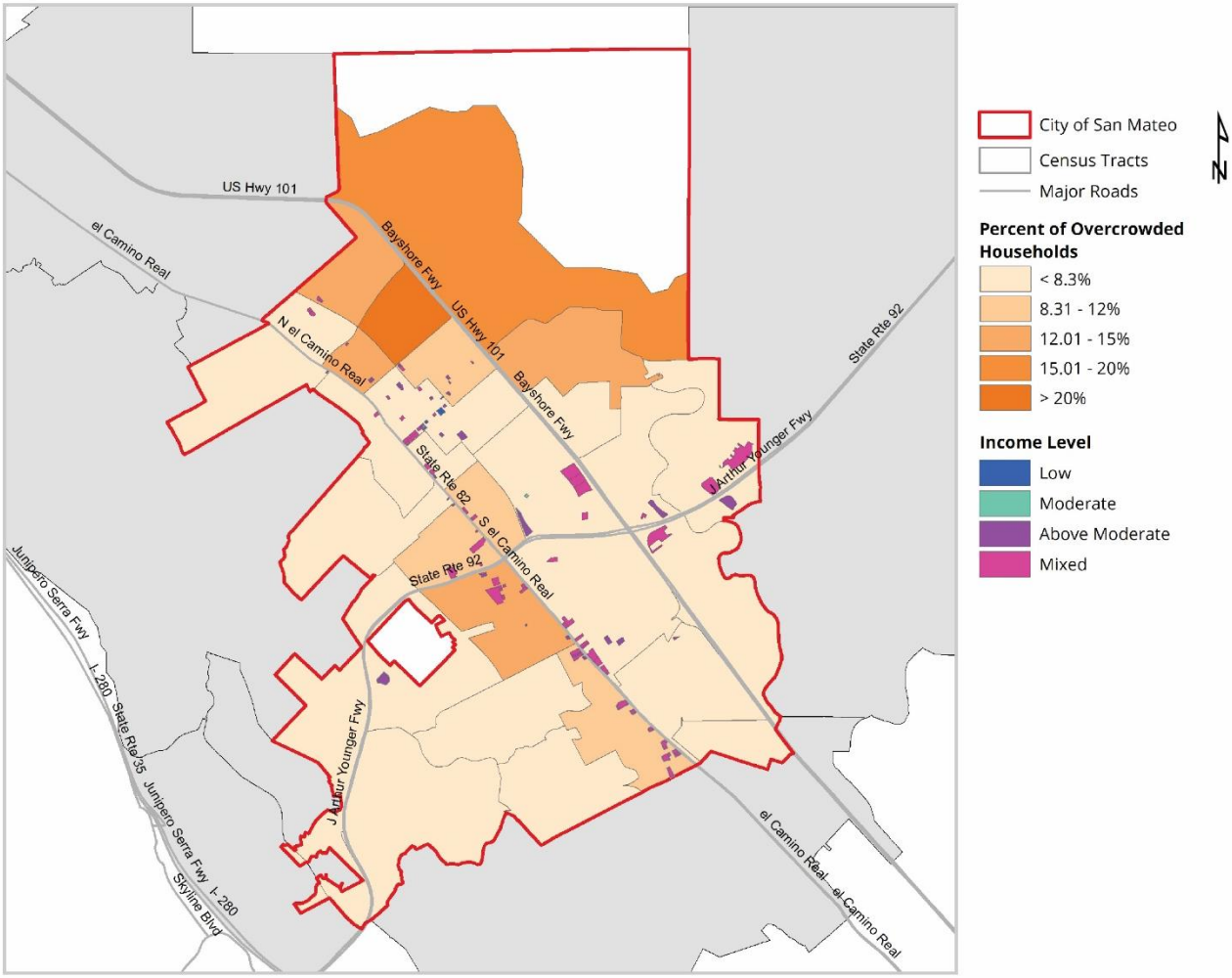


Figure 37: Proposed RHNA Sites by Percent of Overcrowded Households and Census Tract, 2021

2021 5-year ACS and Root Policy Research.

Source: 2021 5-year ACS and Root Policy Research.

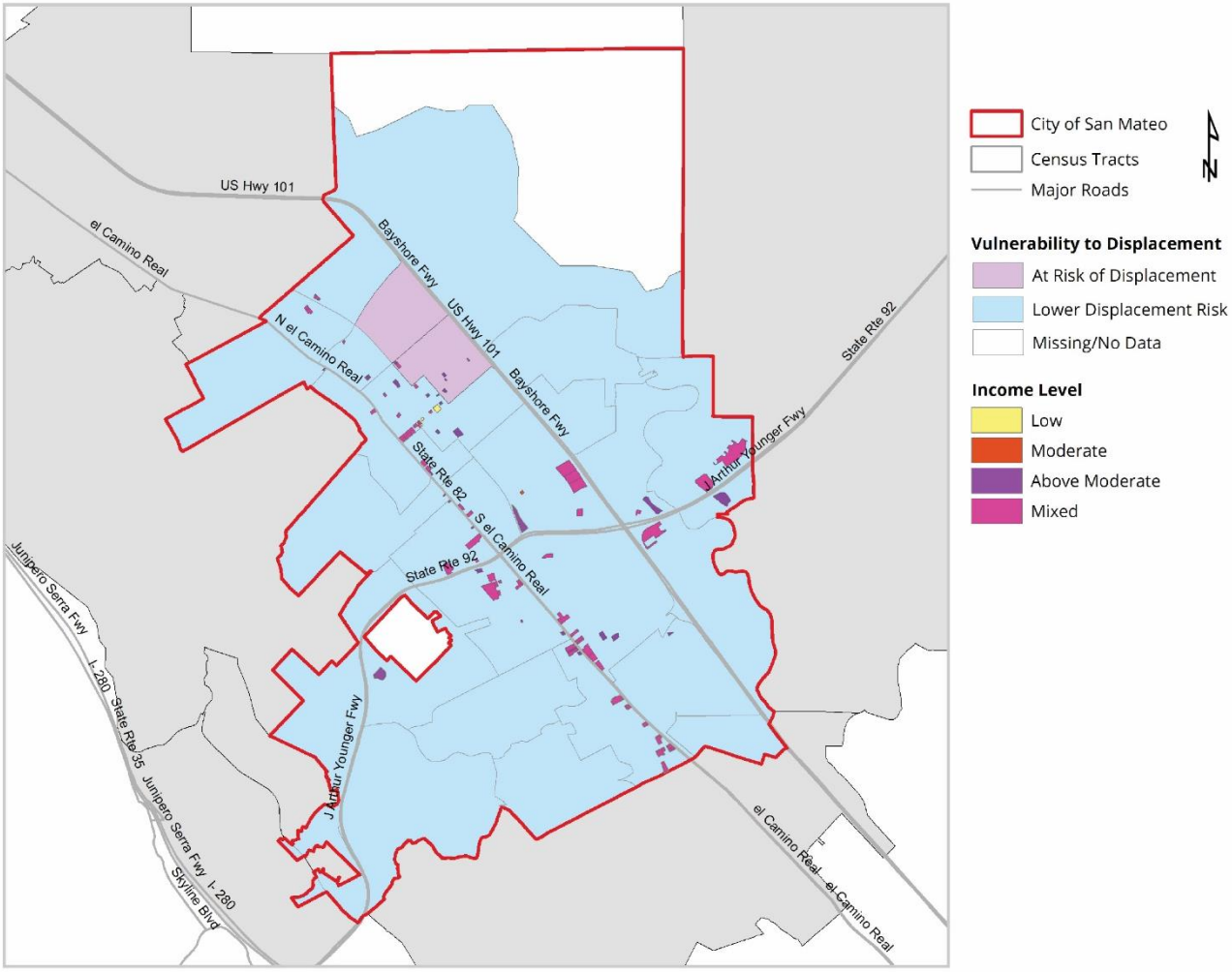


Figure 38: Proposed RHNA Sites by Vulnerability to Displacement and Census Tract, 2022

Source: HCD AFFH Data Viewer (Sensitive Communities UCB, Urban Displacement Project) and Root Policy Research

9. CONTRIBUTING FACTORS AND FAIR HOUSING ACTION PLAN

Based on the research and analysis above, Attachment 1 – Fair Housing Action Plan contains the specific actions the City will take to address AFFH concerns throughout the community.

It should be noted that, in addition to the programs and policies specifically in response to the AFFH analysis, many of the general goals and policies of the Housing Element will also have positive impacts in addressing disparate housing needs, mobility concerns, housing choice, place-based strategies, and safeguards against displacement. The following includes, but is not limited to, those general policies with a beneficial impact on AFFH concerns:

Policy H 1.2 - Utilize Public Funding and Properties for New Affordable Housing: provides funding for a variety of housing types, addressing the needs of lower-income households, including on sites owned by the City.

Policy H 1.3 – Increase Affordable Housing Production: adopting an updated Density Bonus/Community Benefits program that provides additional incentives and/or streamlining options for housing projects that provide additional affordable units or the most needed unit types (including those with special needs) beyond minimum state requirements.

Policy H 1.4 – Incentivize Accessory Dwelling Unit Development: expands the resources available for homeowners to add ADUs, which provide an important source of affordable housing. Recent analysis of ADUs permitted indicates these are being developed in highest or high resource areas, providing additional mobility options within in San Mateo:

# of ADU/JADUs with Permits Issued 1/1/2017 to 12/31/2021

TCAC Area (2021)	# of Units	Percent
Highest Resource	30	15.7%
High Resource	83	43.5%
Moderate Resource*	78	40.8%
TOTAL	**191**	**100.0%**

**Includes Rapidly Changing*

Policy H 1.5 – Encourage Family Housing: prioritizes creation of housing that addresses the needs of large families, providing greater housing choice.

Policy H 1.7 – Update Zoning Code Development Standards: includes an action to create an affordable housing overlay to support the development of affordable housing on religious or educational institutions'

sites, thereby increasing mobility into lower-density areas.

Policy H 1.20 – Adopt San Mateo General Plan 2040: upon adoption, the plan would increase the capacity of additional housing of at least 10,000 units, creating substantial new opportunities for housing, including that which is affordable, throughout the City in locations that are near transit, goods, and services.

Policy H 2.1 – Fund Housing Rehabilitation Efforts: providing funding to lower income households for rehabilitation and accessibility improvements helps prevent displacement because of poor housing conditions.

Policy H 2.4 – Implement Capital Improvements in Lower-Resourced Neighborhoods: The City will continue to invest CDBG and other funding into lower resource neighborhoods, which include households shown to have disparate housing needs. This will include proactive outreach to the affected communities to ensure the most critical needs are addressed. See also excerpts from the Environmental Justice efforts, located below.

Policy H 2.5 – Promote Housing Resilience: this specifically addresses climate change-related environmental issues in disadvantaged neighborhoods impacted by flooding in the North Shoreview neighborhood.

Policy H 2.6 – Require Replacement Units: this would extend replacement requirements beyond the Housing Crisis Act sunset date of 2034, thereby helping to prevent potential displacement in the future.

Policy H 3.2 – Investigate Fair Housing Cases: continue to fund fair housing service providers to address potential households facing displacement and/or fair housing challenges, who often have disparate needs in lower-income, poorly resourced areas.

Policy H 3.4 – Expand Tenant Protections: this action would extend the measures found in AB1482 by requiring relocation payments to tenancy of less than one year, requiring right to return policies for tenants displaced by substantial renovations, and strengthening the enforcement penalty structure to further protect tenants.

Policy H 3.5 – Study the Creation of Below Market Rate Set Asides: conduct a best practices review to determine the feasibility of prioritizing groups with special needs, including large families, single female heads of households, and others with disparate housing needs and implement as directed by City Council.

Policy H 4.1 – Update the Housing Webpage: this would improve the City's webpage with comprehensive housing-related materials in multiple languages, with a specific effort to ensure that households with disproportionate housing needs are targeted with this information.

Policy H 4.3 – Expand Community Education and Outreach: The City plans a robust and adaptive community engagement program with targeting to underrepresented groups, including those with special needs, disparate housing needs, and others.

Policy H 4.4 – Enable Affirmative Marketing: This would require developers of affordable housing to create a Marketing Plan during the final phase of construction on a project-by-project basis, focusing on outreach to special needs individuals and those least likely to apply based on racial make-up of neighborhood, including those with disparate housing needs.

9.1 Related Environmental Justice Activities

As noted previously, Policy H 2.4 – Implement Capital Improvements in Lower-Resourced Neighborhoods directs substantial activities targeted to North Central and North Shoreview. The General Plan Update further articulates the City's commitment to environmental justice in these areas, and proposes a number of actions to improve conditions that address additional AFFH concerns in the Land Use Element, including, but not limited to:

Action LU 8.8 -- Streetscape and Safety Improvements. Work with residents in equity priority communities to identify sidewalk, lighting, landscaping, and roadway improvements needed to improve routes to parks, schools, recreation facilities, and other destinations within the community. Prioritize investments to address health disparities in equity priority communities in the annual Capital Improvement Program.

Action LU 8.9 -- Equity Priority Community Mapping. Regularly update the map identifying equity priority communities with data from CalEnviroScreen or other sources, including information from community members.

Action LU 8.10 -- Equity Priority Communities Plan. Prepare a plan for the equity priority communities that addresses the needs of each community, including health, safety, and improved circulation with community input. The plan shall seek to ensure the streets in each community are measurably safe, include ADA accessibility, and have adequate on-street parking. Changes included in the plan shall be developed and enacted with the express purposes of improving health, safety, and welfare for the members of each community.

Action LU 8.11 -- City Services. Work with residents in equity priority communities to identify services that the City or other partners could provide to improve safety, sanitation, and security in these neighborhoods.

Action LU 8.12 -- Neighborhood Beautification. Support and promote neighborhood clean-up and beautification initiatives in equity priority communities, including in partnership with neighborhood organizations.

Attachment 1 – Fair Housing Action Plan

Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Action	Type of Action	Responsible Party	Objectives	Quantified Objectives	Timeline
Action Area 1. Enhancing housing mobility strategies: consist of removing barriers to housing in areas of opportunity and strategically enhancing access.									
Action 1.1: Adjust the city's Below Market Rate (inclusionary) program to provide larger density bonuses, and/or increased city support in exchange for affordable units in high resource areas or in areas of affluence that address the needs of residents with disproportionate housing needs (e.g., accessible/visitable units for persons with disabilities, child-friendly developments with day care on site for single parents, and 3-4 bedroom units for larger families).	Hispanic and single female parent households are concentrated in low opportunity census tracts. Persons with disabilities face a shortage of accessible, affordable housing.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units	Disparities in access to opportunities	Provide incentives to developers of affordable housing for low income households and households with special needs	Land use resources	City of San Mateo	Expand the variety of housing units produced under the inclusionary housing program. Currently developments of 11 or more units require 15% affordable to moderate income families for ownership and 15% for low income families for renters.	a) Perform a feasibility analysis to redesign the program to allow a menu of options, including targeting of units for ELI households. b) Ensure analysis includes review of housing for households with disproportionate housing needs, along with income levels. This item is connected to Policy H 1.3, Policy H 1.5., Policy H 1.14, and Policy H 1.15. Geographic Targeting: Citywide Metrics: Increase affordable housing in high-resource areas or areas of affluence by 15%	a) Complete feasibility analysis by Fall 2023; b) Implement redesigned program by Spring 2024.
Action 1.2: Participate in a regional downpayment assistance program with affirmative marketing to households with disproportionate housing needs including persons with disabilities, single parents, and Hispanic households (e.g., Spanish and English, targeted to northeast neighborhoods).	Hispanic households, single female parent households and persons with disabilities have disproportionate housing needs.	Historic discrimination and continued mortgage denials; Concentration in low opportunity census tracts; High housing costs and low wages	Disparities in access to opportunities	Promote equal housing opportunity	Financial resources	Regional Partnership with HEART (San Mateo County has program with them)	Improve accessibility to home mortgage loans for Hispanic households who have the highest loan denial rates, as well as single female parent households, ELI households, and people with disabilities. Provide wealth building through homeownership for moderate income households.	a) Affirmatively market down payment assistance to 1,000 households with disproportionate housing needs, including persons with disabilities, single parents and Hispanic households; b) Provide down payment assistance to 30 total households; c)Provide homebuyer education to 200 households. d) Assist households in proportion to the demographic profile of the City In addition, the City will work with other jurisdictions to conduct outreach and education. Ensure that programs target/affirmatively market to households in impacted neighborhoods, including North Central and North Shoreview, among others. This item is connected to Policy H 4.4. Geographic Targeting: North Central and North Shoreview Neighborhoods	a) Meet quantified objectives by the end of the Housing Element period from 2023-2031; b) Conduct homebuyer/outreach and education quarterly in partnership with HEART
Action 1.3: Explore the potential to implement a loan program for ADU construction If a City-funded ADU loan program is determined to be infeasible. the City will support the design a regional forgivable loan program for homeowners to construct an ADU that is held affordable for extremely low income households for 15 years.	Hispanic and single female parent households are concentrated in low opportunity census tracts. Persons with disabilities face a shortage of accessible, affordable housing.	Lack of affordable housing in high opportunity areas/areas of affluence; Lack of accessible affordable units	Disparities in access to opportunities	Incentivize accessory dwelling units (ADUs)	Land use and financial resources	21 Elements/HEART	Increase opportunities for lower-income households to find housing that is affordable.	Explore the potential for a city ADU loan program. Work with 21 Elements collaborative to design a regional loan forgiveness program. Ensure that programs target/affirmatively market to households in impacted neighborhoods, including North Central and North Shoreview, among others. To enhance mobility in high resource/areas of affluence, additionally target to areas outside lower resource areas. Target those with disproportionate housing needs, with a goal to reach 5 households annually.	Explore City loan program Summer 2024. If joining regional collaborative, begin design in Summer 2025 and complete by winter 2026.

								Provide support to 21 Elements in the development of a countywide ADU forgivable loan program. Promote the use of Housing Choice Vouchers (HCVs) for ADUs to allow lower income households the opportunity to live in lower density neighborhoods. The goal is to reach 20% of households with HCVs annually. Provide targeted outreach to ELI households. This item is connected to Policy H1.4. Geographic Targeting: Impacted neighborhoods, including North Central and North Shoreview.	
ADDITIONAL MOBILITY ACTIONS FROM THE GENERAL GOALS, POLICIES AND PROGRAMS Policy H1.4 – Support Increased Accessory Dwelling Unit Development: expands the resources available for homeowners to add ADUs, which provide an important source of affordable housing. Policy H1.7 - Update Zoning Code Development Standards: includes an action to create an affordable housing overlay to support the development of affordable housing on religious or educational institutions' sites, thereby increasing mobility into lower-density areas.									
Action Area 2. Encouraging new housing choices and affordability in high resource areas and areas of affluence: promoting housing supply, choices and affordability in areas of high opportunity and outside of areas of concentrated poverty.									
Action 2.1: Add more city supported housing with affordability restrictions in moderate and high/highest resource areas and areas of affluence. Affirmatively market the housing to households with disproportionate housing needs including persons with disabilities, farmworkers, single parents, and Hispanic households (e.g., Spanish and English, targeted to northeast neighborhoods).	Hispanic and single female parent households are concentrated in low opportunity census tracts. Persons with disabilities face a shortage of accessible, affordable housing.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units; Concentration of NOAH in low opportunity census tracts.	Disproportionate housing need for low income households and protected classes	Provide additional resources to facilitate the development of housing for low income households and households with special needs in higher opportunity/areas of affluence.	Financial resources	City of San Mateo	Affirmatively market the housing to households with disproportionate housing needs including persons with disabilities, single parents, and Hispanic households (e.g., Spanish and English, targeted identified neighborhoods).	Require developers to affirmatively market approximately 1,000 units to those with disproportionate housing needs over the eight-year period (approximately 125 annually) by preparing and submitting and affirmative marketing plan to the City for review. The affirmative marketing plan shall include items, such as advertising (print, social media) and targeting community organizations that serve households with disproportionate housing needs Ensure that programs target/affirmatively market to households with disproportionate housing needs. Of the 1,000 affordable units, approximately 15% will benefit special needs and/or ELI households. Continue to update the housing inventory and provide on the City's website so that developers can target housing in moderate and high opportunity areas, as well as areas of affluence. This item is connected to Policy H1.2. and Policy H4.4. Geographic Targeting: Areas of higher opportunities and affluence.	2031 (Annually); as development projects come in for approvals/financing
Action 2.2: Incentivize developers through direct subsidies, fee waivers, and/or density bonuses, to increase accessibility requirements beyond the federal requirement of 5% for subsidized developments.	Persons with disabilities and persons of color have disproportionate housing needs.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts.	Disproportionate housing need for low income households and protected classes	Promote equal housing opportunity	Financial resources	City of San Mateo	Increase development of accessible units beyond minimum requirements	a. Update development agreements for projects with City subsidies to include additional accessible units. b. Update the City's Inclusionary Housing Policy to require projects that receive City subsidies to increase the percentage of units that meet accessibility requirements. This item is connected to Policy H1.3 c. The City will proactively outreach to developers throughout the planning	a. 2023 - 2031 (ongoing) as development opportunities come available. b. 2026 Update Inclusionary Housing Policy c. Every two years, beginning in 2024

								period every two years, beginning in 2024. Geographic Targeting: Citywide Metrics: Approximately 10% of units within projects with City subsidies will be accessible.	
Action 2.3: Prioritize city funding proposals for city funded affordable housing that are committed to serving hard to serve residents (e.g., extremely low income, special needs, on site services)	Persons with disabilities and persons of color have disproportionate housing needs.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts.	Disparities in access to opportunity	Promote equal housing opportunity	Financial resources	City of San Mateo	Create more housing for hard to serve households.	Conduct a best practices review and develop a program to prioritize City funding for housing projects. This item is connected to Policy H1.5, Policy H1.14, and Policy H1.15. Geographic Targeting: Citywide, but will target impacted neighborhoods, including North Central and North Shoreview. Metrics: A minimum of 15% of City-funded affordable housing units will be committed to serving hard to serve residents.	2028 Conduct a review of best practices and develop a program for City Council adoption
Policy H5.2.4: In conjunction with San Mateo County, develop a housing mobility program that provides support to tenants seeking to move to high opportunity areas in the region.	Hispanic and single female parent households are concentrated in low opportunity census tracts.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts.	Disparities in access to opportunity	Promote equal housing opportunity	Financial resources	City of San Mateo and San Mateo County	Increase the number of households with housing vouchers living in areas of high opportunity throughout the region.	**Policy H5.2.4:** In conjunction with San Mateo County, develop a housing mobility program that provides support to tenants seeking to move to high opportunity areas in the region.	Hispanic and single female parent households are concentrated in low opportunity census tracts.
Action Area 3. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing: involves approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty. In addition to those described below, see Policy H Policy H2.4 – Implement Capital Improvements in Lower-Resourced Areas above, as well as excerpts from the General Plan Update's actions towards environmental justice, following this section.									
Action 3.1: As part of the General Plan, conduct an area plan for the North Shoreview and North Central neighborhoods and prioritize land use and design around Highway 101 to improve access and reduce the division of the urban form produced by the highway.	Hispanic and single female parent households are concentrated in low opportunity census tracts.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units; Concentration of NOAH in low opportunity census tracts.	Segregation/ integration patterns; disparities in access to opportunities	Conserve and improve the existing affordable housing stock	Land use resources	City of San Mateo	Reduce overcrowding, improve health and safety, and improve mobility and access to services in impacted neighborhoods.	Prepare an area plan for North Shoreview and North Central neighborhoods. Geographic Targeting: North Shoreview and North Central neighborhoods. Metrics: Increase housing capacity in North Shoreview and North Central by a minimum of 15%.	2029 Create plan through the General Plan Update implementation process
Action 3.2: Continue to fund minor home repairs, infrastructure improvements and public services, implementing a preference for projects in low opportunity census tracts identified in the analysis.	Hispanic and single female parent households are concentrated in low opportunity census tracts. Persons with disabilities lack accessible, affordable housing.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units	Disparities in access to opportunity	Conserve and improve the existing affordable housing stock	Financial resources	City of San Mateo	Fund minor home repairs and accessibility improvements in order to help people with disabilities and elderly residents remain in their homes. Provide opportunity for home rehabilitation loans for low-income residents. Continue funding for service providers reaching households with disproportionate housing needs, Make additional infrastructure improvements in low resource areas.	Complete annual goals of 10 minor home repairs and 14 accessibility modifications through grants for low-income residents. Provide home rehabilitation loans for low-income homeowners and landlords making accessibility modifications. Fund service providers that target households with disproportionate housing needs, including services for seniors, ELI households, youth, and fair housing. Affirmatively market to Hispanic and single female heads of household biannually; ensure that programs target/affirmatively market to households in impacted neighborhoods, including North Central and North Shoreview, among others.	2023-2031 (Fund annually; consistent with Policy H2.1; outreach biannually in target neighborhoods)

								Bi-annually apply for funding through the CIP or other actions to address infrastructure needs. This item is connected to Policy H2.1 and Policy H2.3. Geographic Targeting: Citywide, but will target impacted neighborhoods, including North Central and North Shoreview.	
Action 3.3: Monitor affordable housing projects that are at risk of conversion to market rate. Support regional and local efforts to examine displacement of affordable housing and lower income households. Assist with the retention of special needs housing that is at risk of expiring affordability requirements. Facilitate ownership transfer to nonprofit organizations.	Hispanic households, single parent households and persons with disabilities have disproportionate housing needs.	Historic discrimination and continued mortgage denials; Concentration in low opportunity census tracts; High housing costs and low wages	Outreach capacity and enforcement	Conserve and improve the existing affordable housing stock	Human resources	City of San Mateo	Monitor affordable units whose subsidies are set to expire within the planning period develop a plan for preservation of the units to keep them affordable long term.	Bridgepointe Condominiums affordability requirements for 59 affordable units expire in 2027, out of which 24 are very low- income units (35 are at 120% AMI). Belmont Building affordability requirements for 6 units expire in 2032. The rental property is owned by a for-profit entity, potential for loss of units is high. Proactively coordinate with owners to preserve the 24 very low- income units as affordable, including identifying potential funding sources, advertise conversion units to non-profits, provide conduct tenant outreach and education, add a displacement preference for new affordable housing for people displaced, including those displaced as a result of conversion. Provide noticing to tenants and affected public entities in accordance with Gov. Code, § 65863.10, 65863.11, and 65863.13 Outreach and negotiate with owners for affordability extensions beginning at least two years prior to the affordability expiration date. This item is connected to Policy H2.2 Geographic Targeting: N/A, Bridgepoint Condominiums and Belmont Building.	a) 2027 (Bridgepointe Condominiums) b) 2032 (Belmont Building); Consistent with Policy H2.2
Action Area 4. Protecting existing residents from displacement: strategies that protects residents in areas of lower or moderate opportunity and concentrated poverty and preserves housing choices and affordability.									
Action 4.1: Establish tenant protections in local ordinance to extend measures of AB1482 related to relocation, documentation, and right to return policy in eviction cases.	Persons with disabilities and persons of color have disproportionate housing needs.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts; Historic discrimination and continued mortgage denials; High housing costs and low wages	Disparities in access to opportunity	Address governmental and non-governmental constraints	Human resources	City of San Mateo	Increase tenant protections to prevent displacement of those with disproportionate housing needs.	a) Extend AB1482 provisions to require tenant relocation payments for No Fault evictions for those with tenure less than one year. b) Make recommendations to the City Council for establishing tenant protection policies that include the requirement of documentation from landlords who use the substantial remodel exemption to evict tenants and a Right to Return policy for tenants displaced from homes due to demolition or substantial remodels. c) Amend the Code to strengthen enforcement penalty structure to aid in protecting tenants from unsafe or substandard units. This item is connected to Policy H 3.4. Geographic Targeting: Citywide.	a) 2024 b 2026 c) 2024; consistent with general Policy H 3.4

Action 4.2: Partner with Project Sentinel to perform fair housing training for landlords and tenants. Focus enforcement efforts on race-based discrimination and reasonable accommodations and source of income discrimination.	Persons with disabilities and persons of color have disproportionate housing needs.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts; Lack of understanding of reasonable accommodation requirements by landlords and property owners.	Outreach capacity and enforcement	Promote equal housing opportunity	Human resources	Project Sentinel	Increase awareness of fair housing laws and tenants' rights to reduce unlawful discrimination and displacement.	Provide annual funding to Project Sentinel to provide training every two years in the Spring, targeting 200 landlords each training. Geographic Targeting: Citywide.	Annually as part of CDBG allocation in the spring (Annually by July 1)
Action 4.3: Create a webpage specific to fair housing including resources for residents who feel they have experienced discrimination, information about filing fair housing complaints with HCD or HUD, and information about protected classes under the Fair Housing Act. The webpage will have accessibility features and a Spanish language version.	Persons with disabilities and persons of color have disproportionate housing needs.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts; Lack of understanding of reasonable accommodation requirements by landlords and property owners.	Outreach capacity and enforcement	Promote equal housing opportunity	Human resources	City of San Mateo	Increase awareness of fair housing laws and tenants' rights to reduce unlawful discrimination and displacement.	Provide information on the City's website about housing discrimination, laws, and protections. Fair Housing resources will also be advertised on the City's eNewsletter, social media channels and various email listservs. Update the webpage every two years, along with other transparency updates. Geographic Targeting: Citywide Metrics will be used to focus outreach: Advertise Fair Housing resources to the community every six months. See H4.4 regarding partnering with community intermediaries to conduct outreach activities fair housing resources in priority communities. This item is connected to Policy H4.1. and H4.4	2024 and bi-annually thereafter; consistent with Policy H3.4
Action 4.4: Ensure that all multifamily residential developments contain signage in both English and Spanish to explain the right to request reasonable accommodations for persons with disabilities. Make this information available and clearly transparent on the city's website and fund landlord training and outreach on reasonable accommodations.	Persons with disabilities and persons of color have disproportionate housing needs.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts; Lack of understanding of reasonable accommodation requirements by landlords and property owners.	Outreach capacity and enforcement	Promote equal housing opportunity	Human resources	City of San Mateo	Increase awareness of fair housing laws and tenants' rights to reduce unlawful discrimination and displacement.	Initially, create ongoing condition of approval to ensure both BMR and all-affordable developments contain this information. Explore options for recording against the property and/or including in the affordable housing agreement. Geographic Targeting: Citywide.	Create ongoing conditions of approval by fall 2024; conduct best practices review on options to record reasonable accommodation language by January 2025, and implement a program by January 2026
Action 4.5: Ensure that future improvements in disadvantaged communities will not produce a net loss of affordable housing or the displacement of residents and seek to increase the amount of affordable housing in disadvantaged communities.	Persons with disabilities and persons of color have disproportionate housing needs	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts; Lack of investment in older housing stock.	Disparities in access to opportunity	Promote equal housing opportunity	Human resources	City of San Mateo	Ensure that lower-income and protected class households are not displaced because of community improvements	In conjunction with Policies 5.3.1, and 5.3.2, when improvements are planned to be made to disadvantaged communities, conduct a review of existing housing units that may be impacted by such improvements. Consistent with H2.6, ensure units that may be lost are replaced. Geographic Targeting: Citywide., with a focus on disadvantaged community such as North Central and North Shoreview.	To be completed as part of the larger General Plan Update, with the expected date of completion by 2027. The development of a no-net loss of affordable housing policy will be completed by 2027.

APPENDIX D | Attachment 2 – AFFH Maps and Data

SECTION I. Fair Housing Enforcement and Outreach Capacity

Name	Service Area	Address	Phone	Website
Project Sentinel	Northern California	1490 El Camino Real, Santa Clara, CA 95050	(800) 339-6043	https://www.housing.org/
Legal Aid Society of San Mateo County	San Mateo County	330 Twin Dolphin Drive, Suite 123, Redwood City, CA 94065	(650) 558-0915	https://www.legalaidsmc.org/housing-resources
Community Legal Services of East Palo Alto	East Palo Alto, Menlo Park, Burlingame, Mountain View, Redwood City, and San Francisco	1861 Bay Road, East Palo Alto, CA 94303	(650)-326-6440	https://clsepa.org/services/#housing

Figure I-1: Fair Housing Assistance Organizations, San Mateo County

Source: Organization Websites

	2017	2018	2019	2020	2021	2017-2021 Total	
						Cases	% of Total
Disability	8	9	3	9	3	32	56%
Race	3	5	2	1		11	19%
Familial Status	4	3			1	8	14%
National Origin	2				1	3	5%
Religion		1		1		2	4%
Sex					1	1	2%
Total cases	17	18	5	11	6	57	100%

Figure I-2: Fair Housing Complaints Filed with HUD by Basis, San Mateo County, 2017-2021

Source: HUD

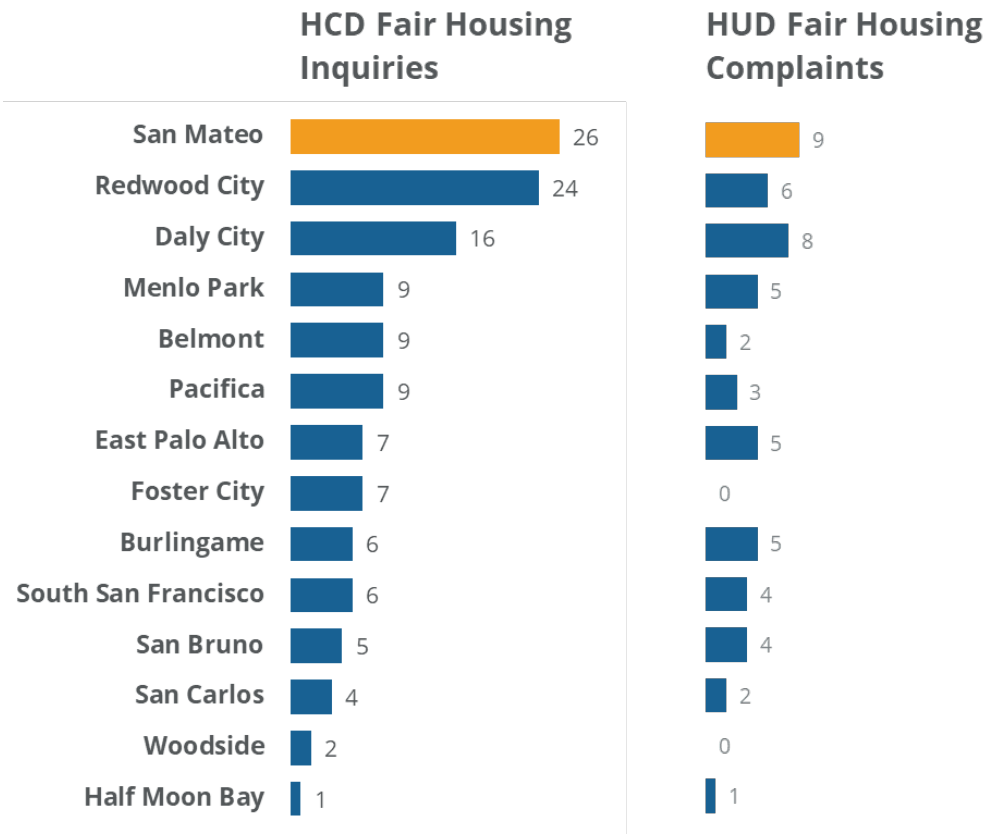


Figure I-3: HCD Fair Housing Inquiries (2013- 2021) and HUD Fair Housing Complaints (2017- 2021)

Source: Organization Websites

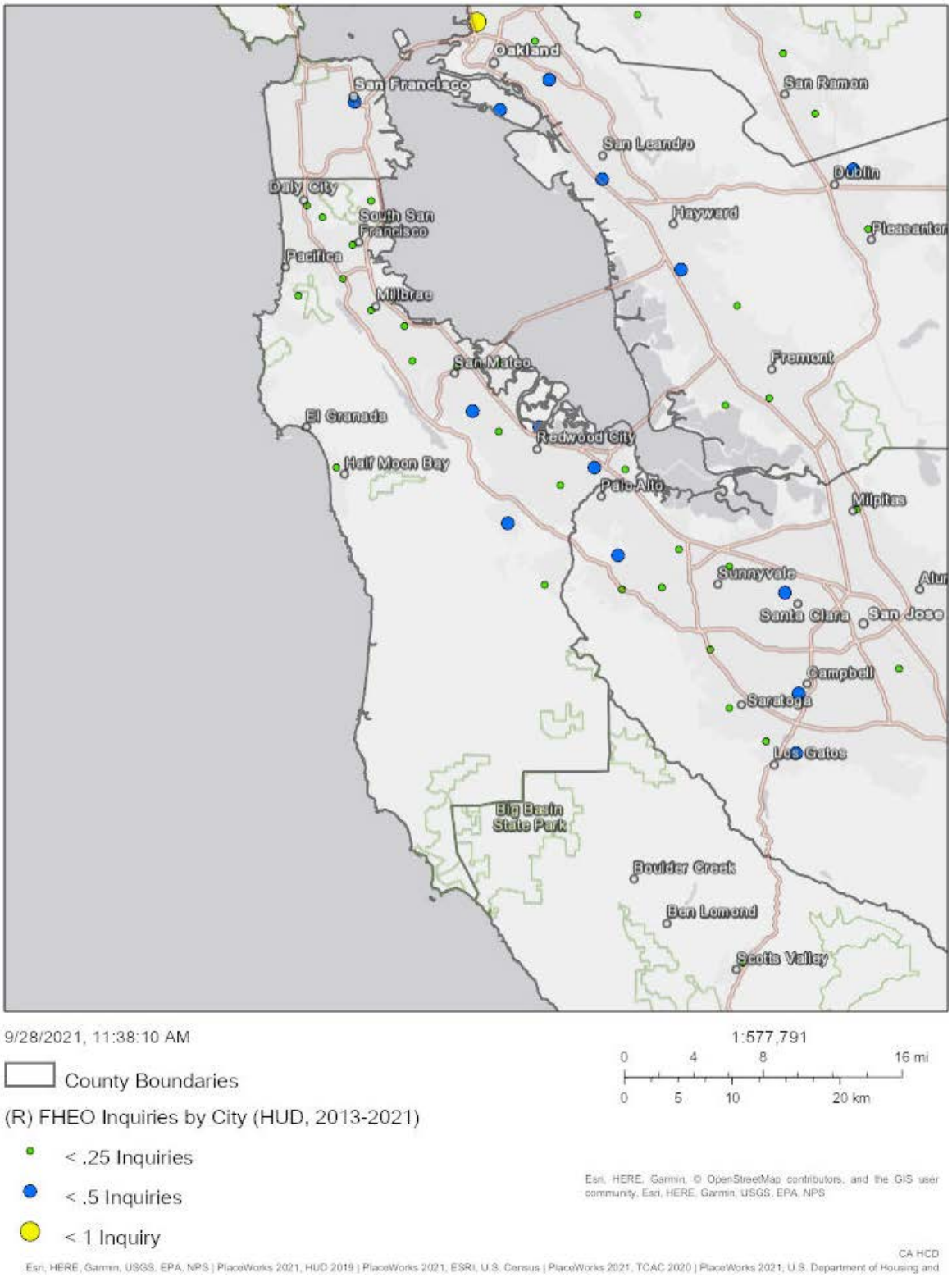


Figure I-4: FHEO Inquiries by City to HCD, San Mateo County, 2013-2021

Source: California Department of Housing and Community Development AFFH Data Viewer

Jurisdiction	Disability	Race	Familial Status	National Origin	Religion	Sex	Color	None Cited	Total
Atherton	0	0	0	0	0	0	0	0	0
Belmont	2	0	1	0	0	0	0	6	9
Brisbane	0	0	0	0	0	0	0	0	0
Burlingame	3	0	2	0	0	0	0	1	6
Colma	0	0	0	0	0	0	0	0	0
Daly City	1	2	1	3	0	0	0	9	16
East Palo Alto	1	1	0	0	0	0	0	5	7
Foster City	4	0	0	0	0	0	0	3	7
Half Moon Bay	0	0	0	0	0	0	0	1	1
Hillsborough	0	0	0	0	0	0	0	0	0
Menlo Park	3	0	0	0	0	1	0	5	9
Millbrae	0	0	0	0	0	0	0	0	0
Pacifica	3	0	0	1	0	1	0	4	9
Portola Valley	0	0	0	0	0	0	0	0	0
Redwood City	5	1	1	1	0	1	0	15	24
San Bruno	0	0	0	0	0	0	0	5	5
San Carlos	1	0	1	0	0	0	0	2	4
San Mateo	4	2	2	2	0	0	0	16	26
South San Francisco	0	0	0	1	0	0	0	5	6
Woodside	0	0	0	0	0	0	0	2	2

Figure I-5: HCD Fair Housing Inquiries by Bias, January 2013-March 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

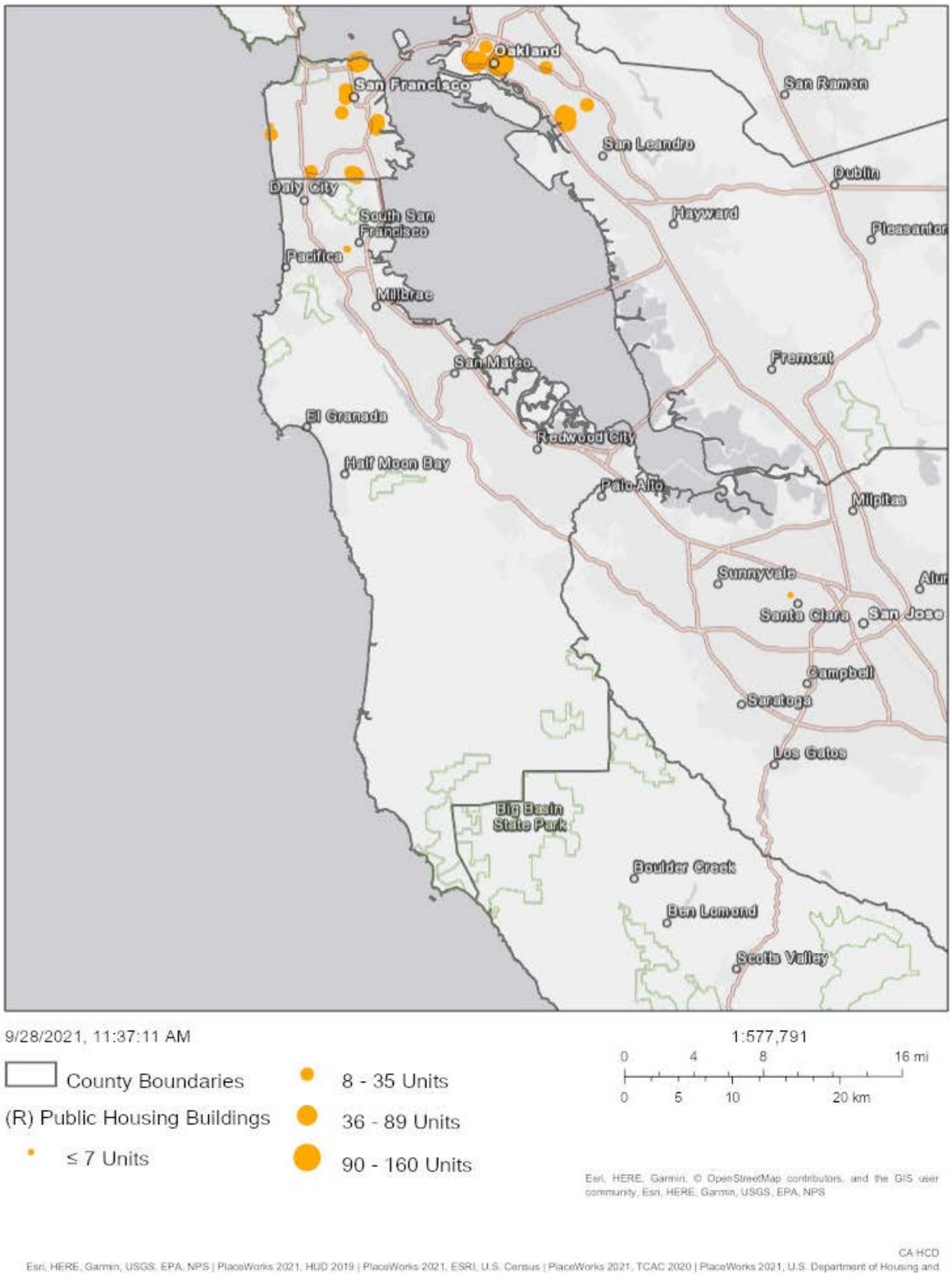


Figure I-6: Public Housing Buildings, San Mateo County

Source: California Department of Housing and Community Development AFFH Data Viewer

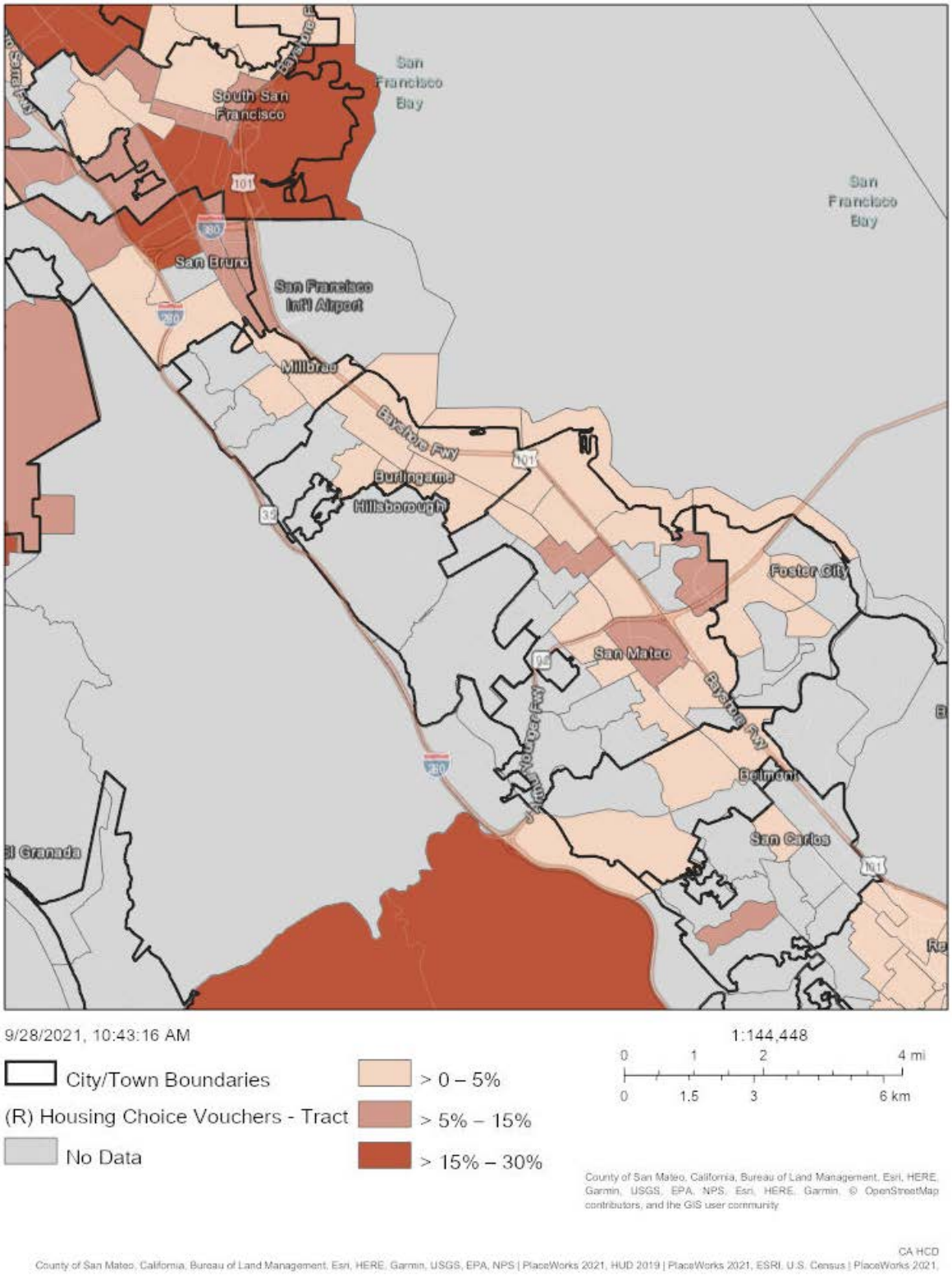


Figure I-7: Housing Choice Vouchers by Census Tract

Source: California Department of Housing and Community Development AFFH Data Viewer

SECTION II. Integration and Segregation

Race and ethnicity.

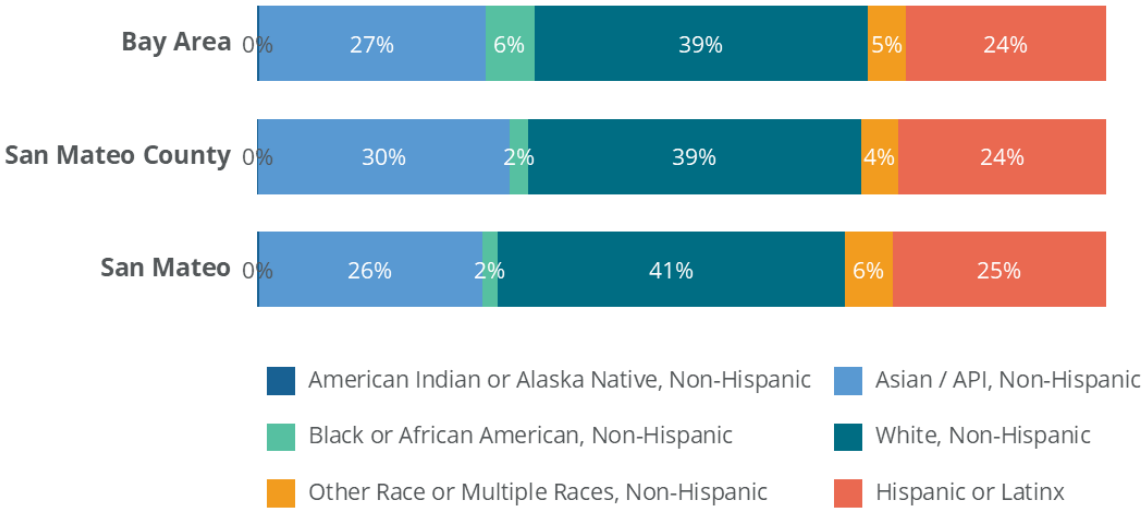


Figure II-1: Population by Race and Ethnicity, 2019

Source: ABAG Housing Needs Data Workbook

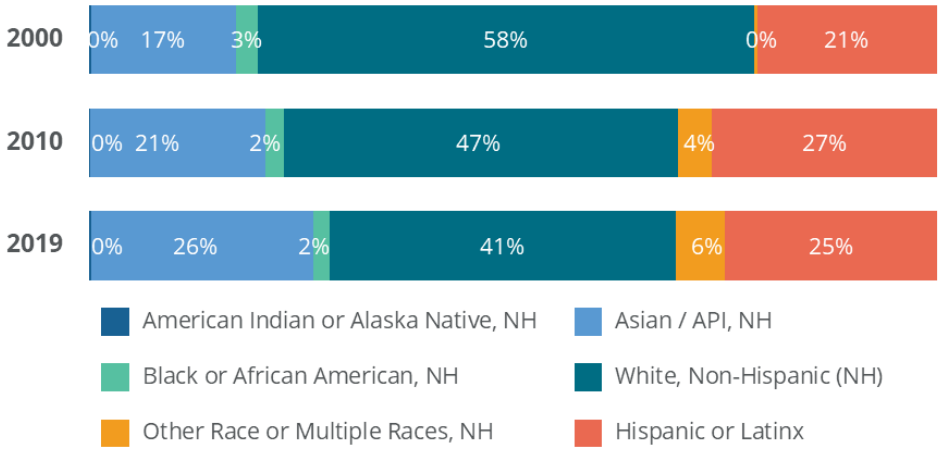


Figure II-2: Population by Race and Ethnicity, City of San Mateo, 2000-2019

Source: ABAG Housing Needs Data Workbook

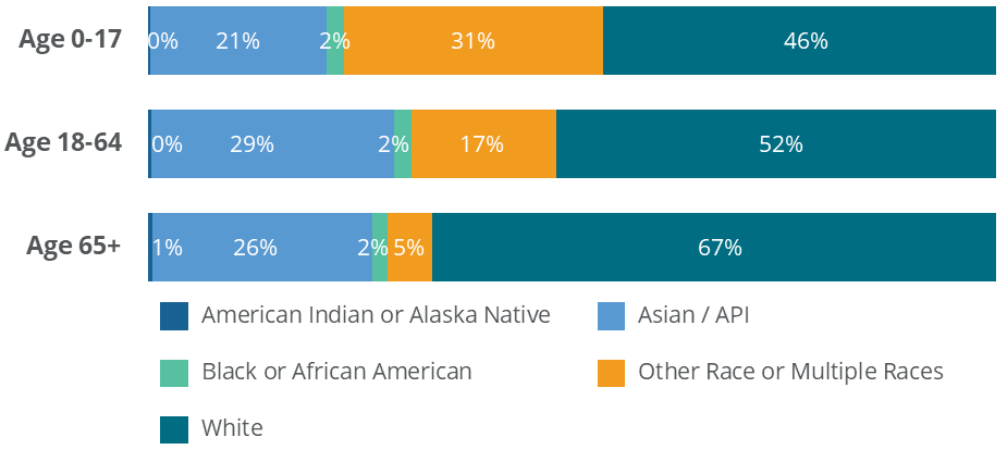


Figure II-3: Senior and Youth Population by Race, City of San Mateo, 2000-2019

Source: ABAG Housing Needs Data Workbook

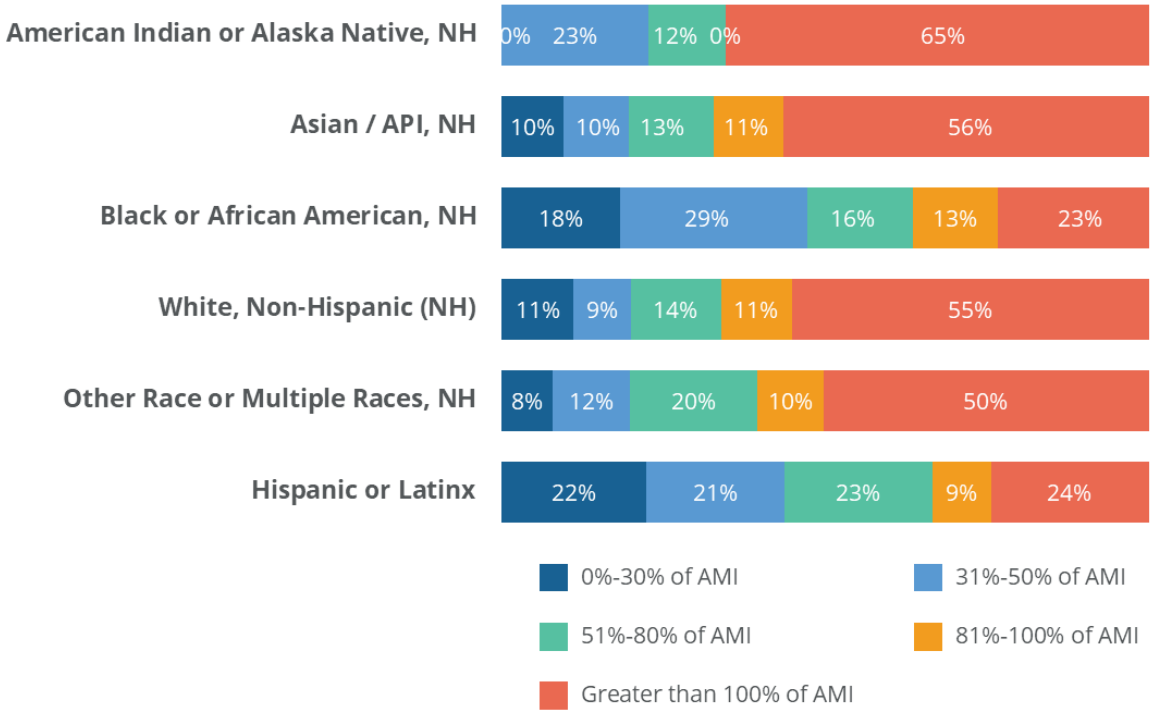


Figure II-4: Area Median Income by Race and Ethnicity, City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

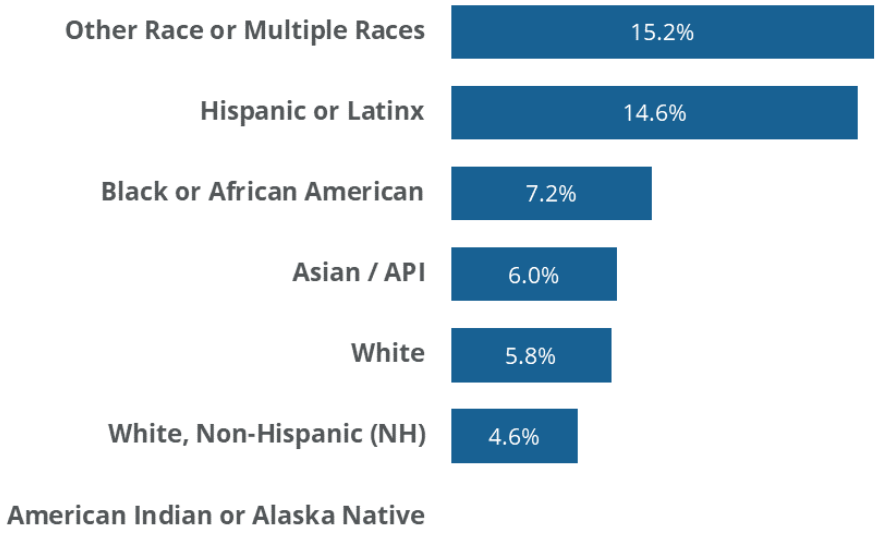


Figure II-5: Poverty Rate by Race and Ethnicity, City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

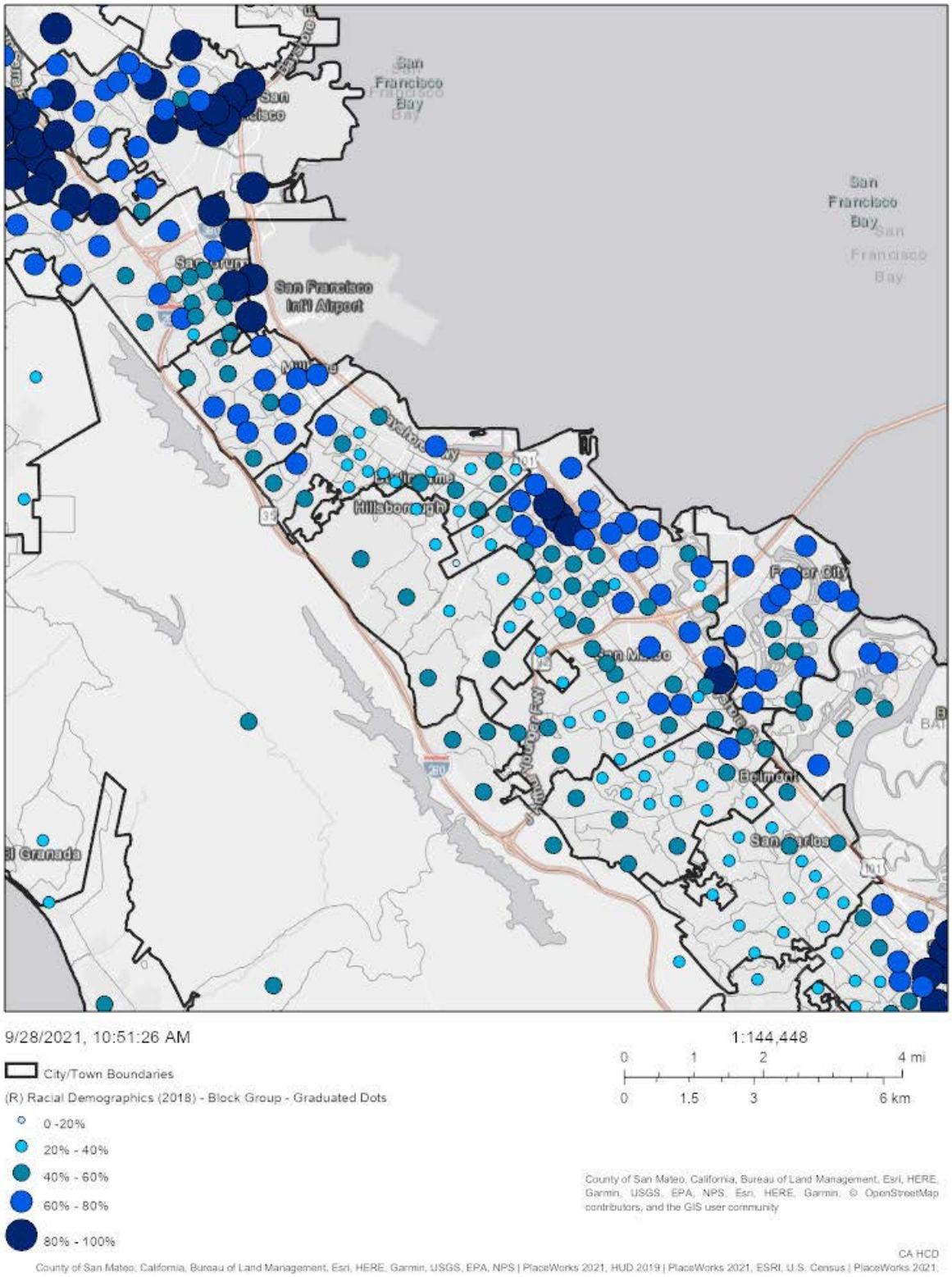


Figure II-6: % Non-White Population by Census Block Groups, 2018

Source: California Department of Housing and Community Development AFFH Data Viewer

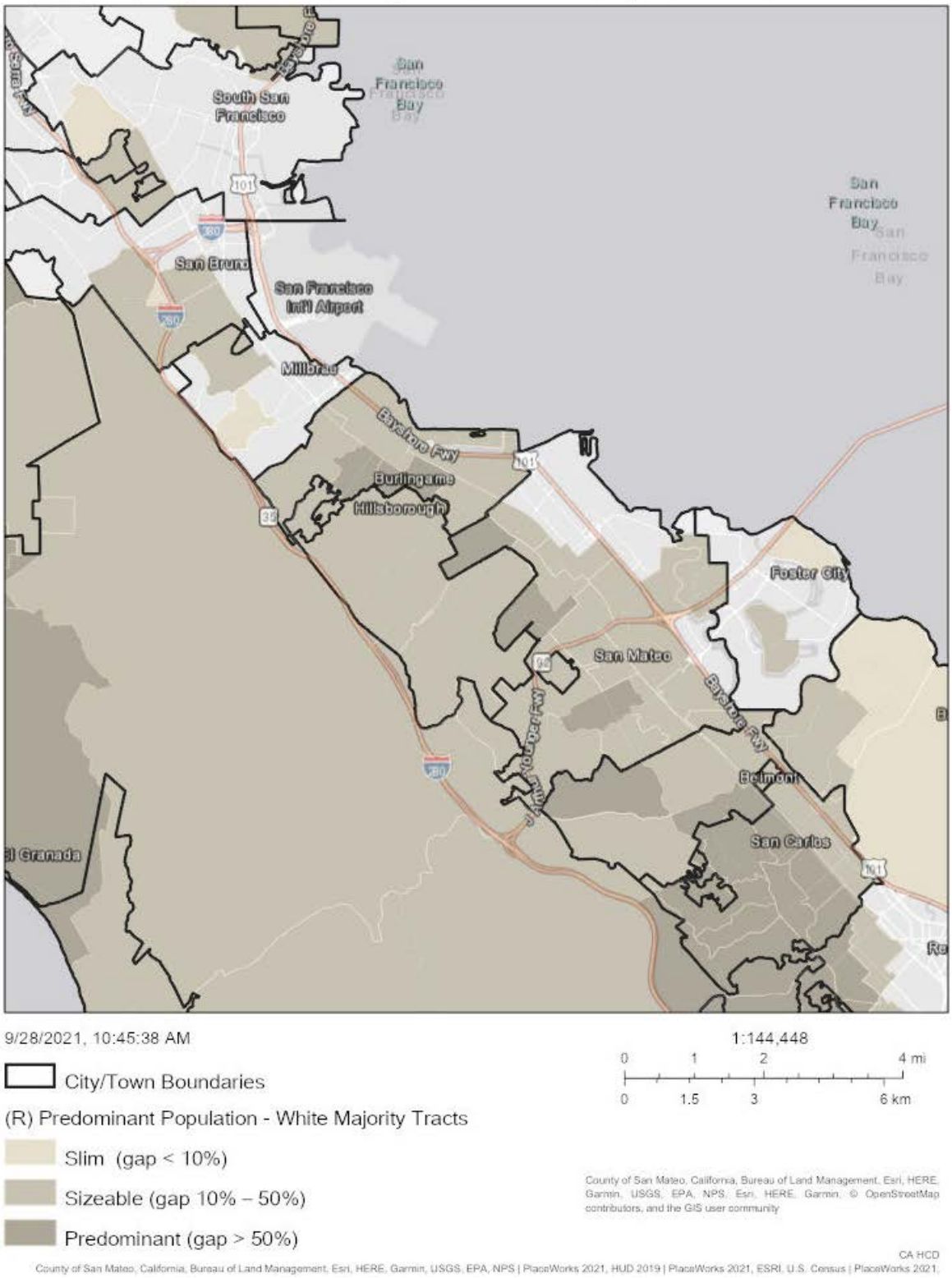


Figure II-7:White Majority Census Tracts

Source: California Department of Housing and Community Development AFFH Data Viewer

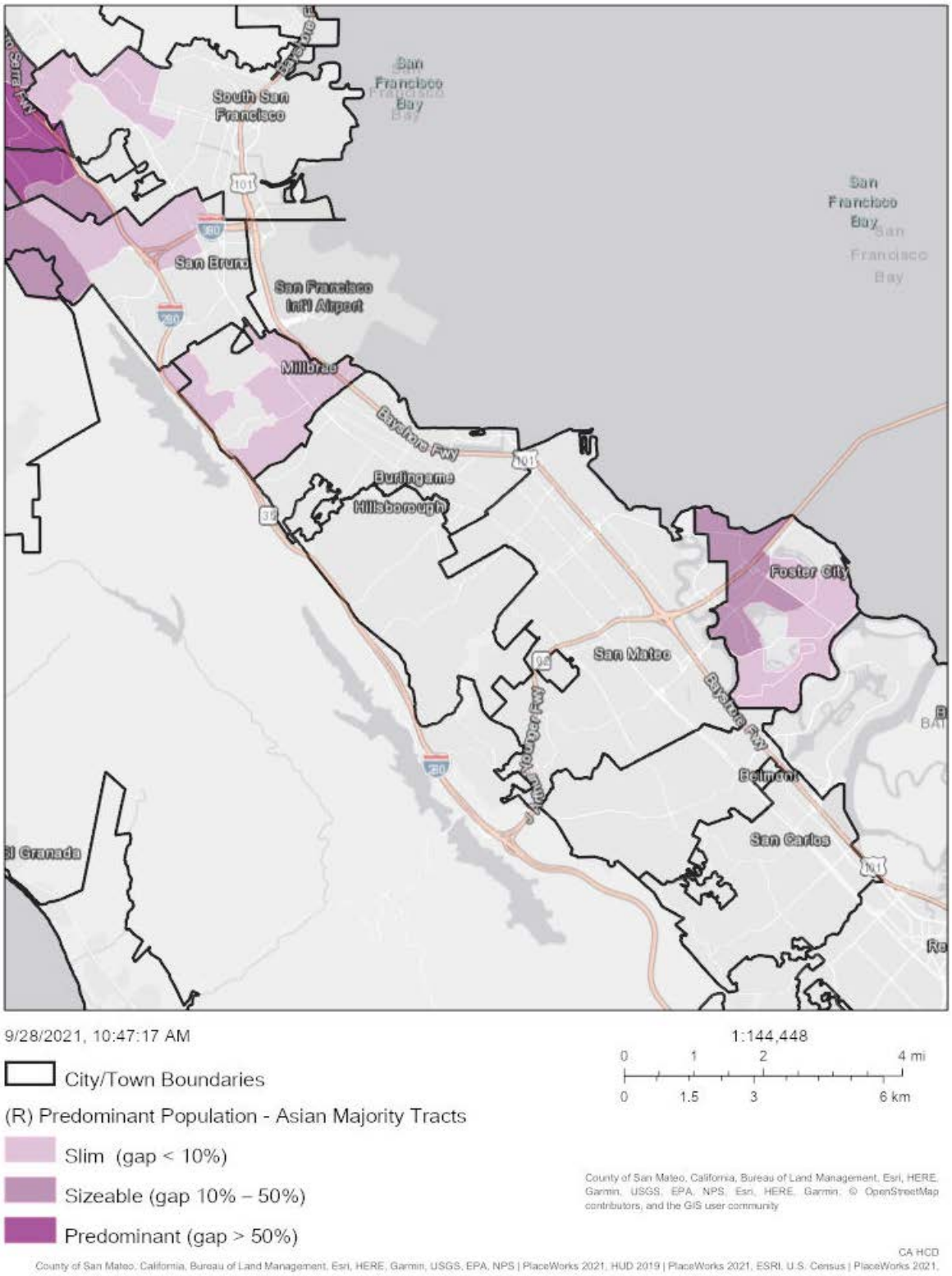


Figure II-8: Asian Majority Census Tracts

Source: California Department of Housing and Community Development AFFH Data Viewer

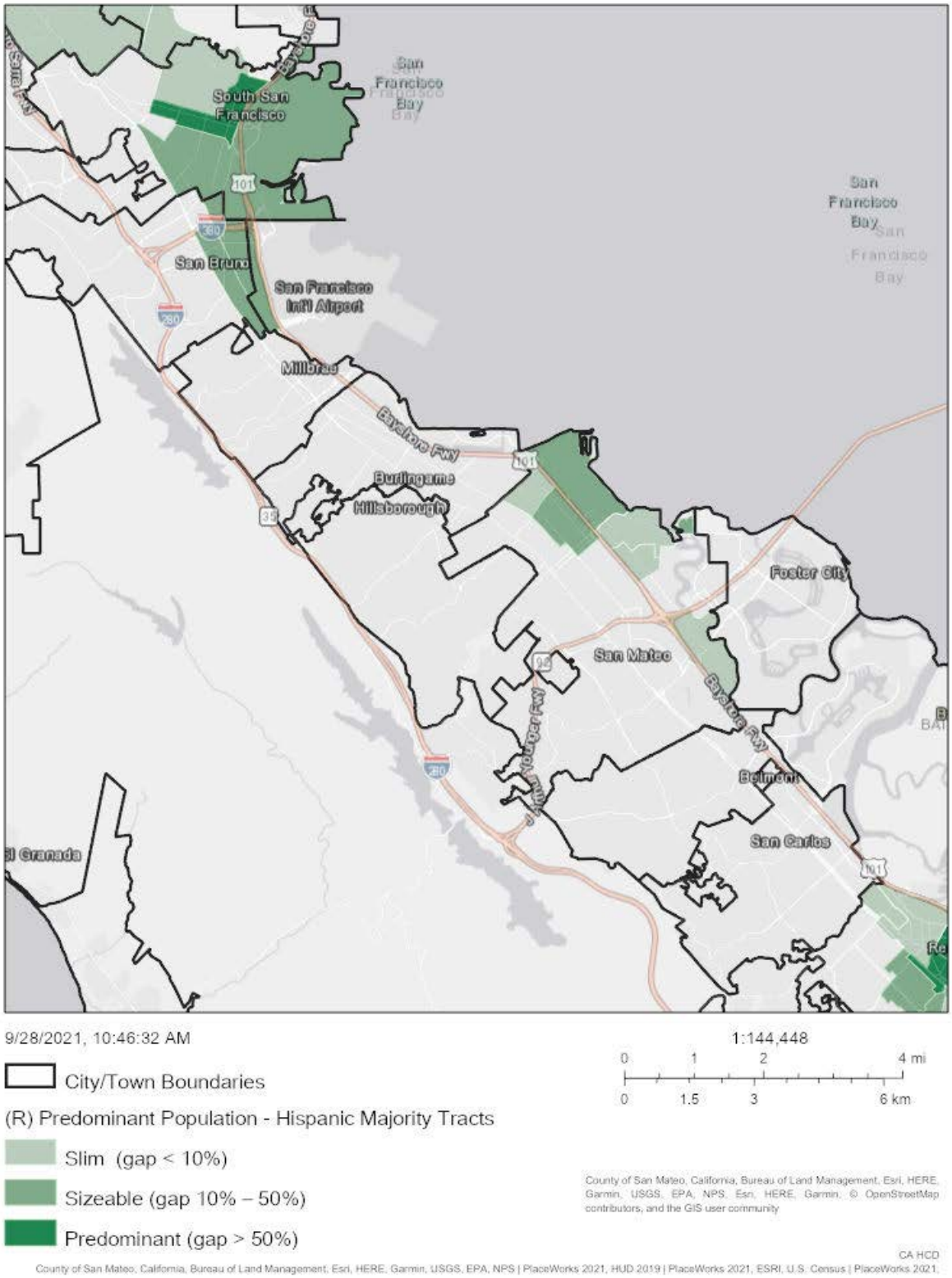


Figure II-9: Hispanic Majority Census Tracts

Source: California Department of Housing and Community Development AFFH Data Viewer

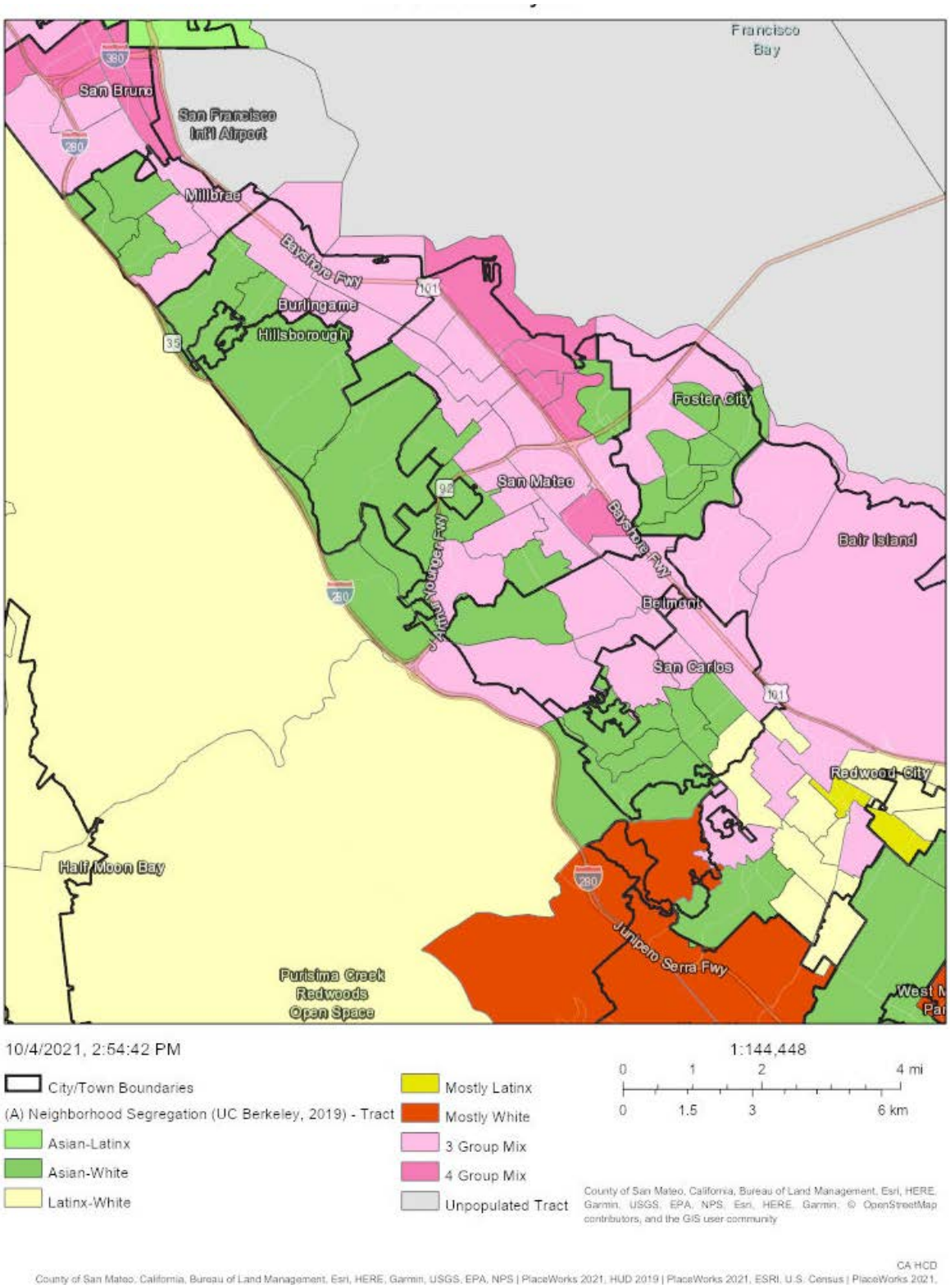


Figure II-10: Neighborhood Segregation by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

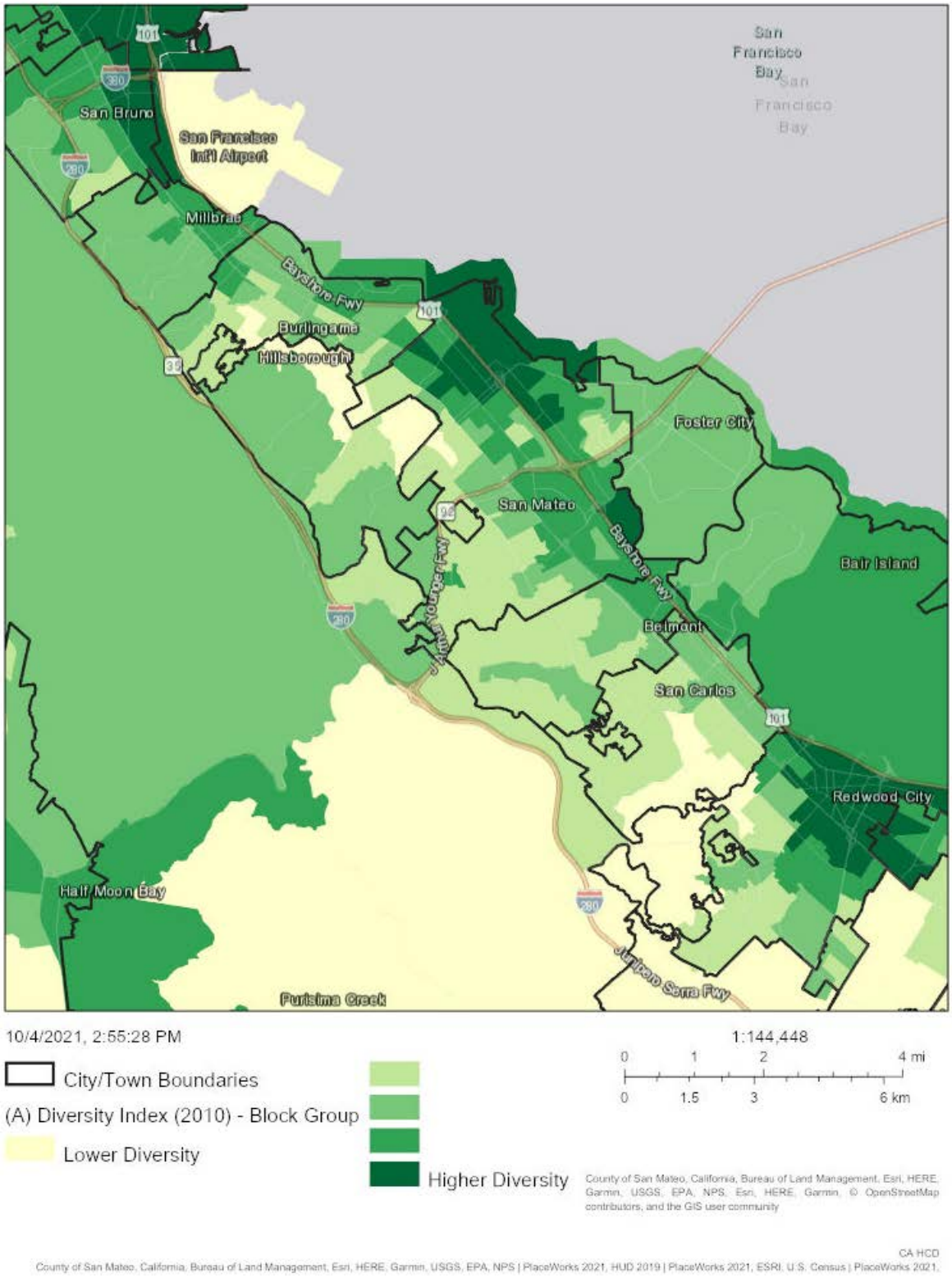


Figure II-11: Diversity Index by Block Group, 2010

Source: California Department of Housing and Community Development AFFH Data Viewer

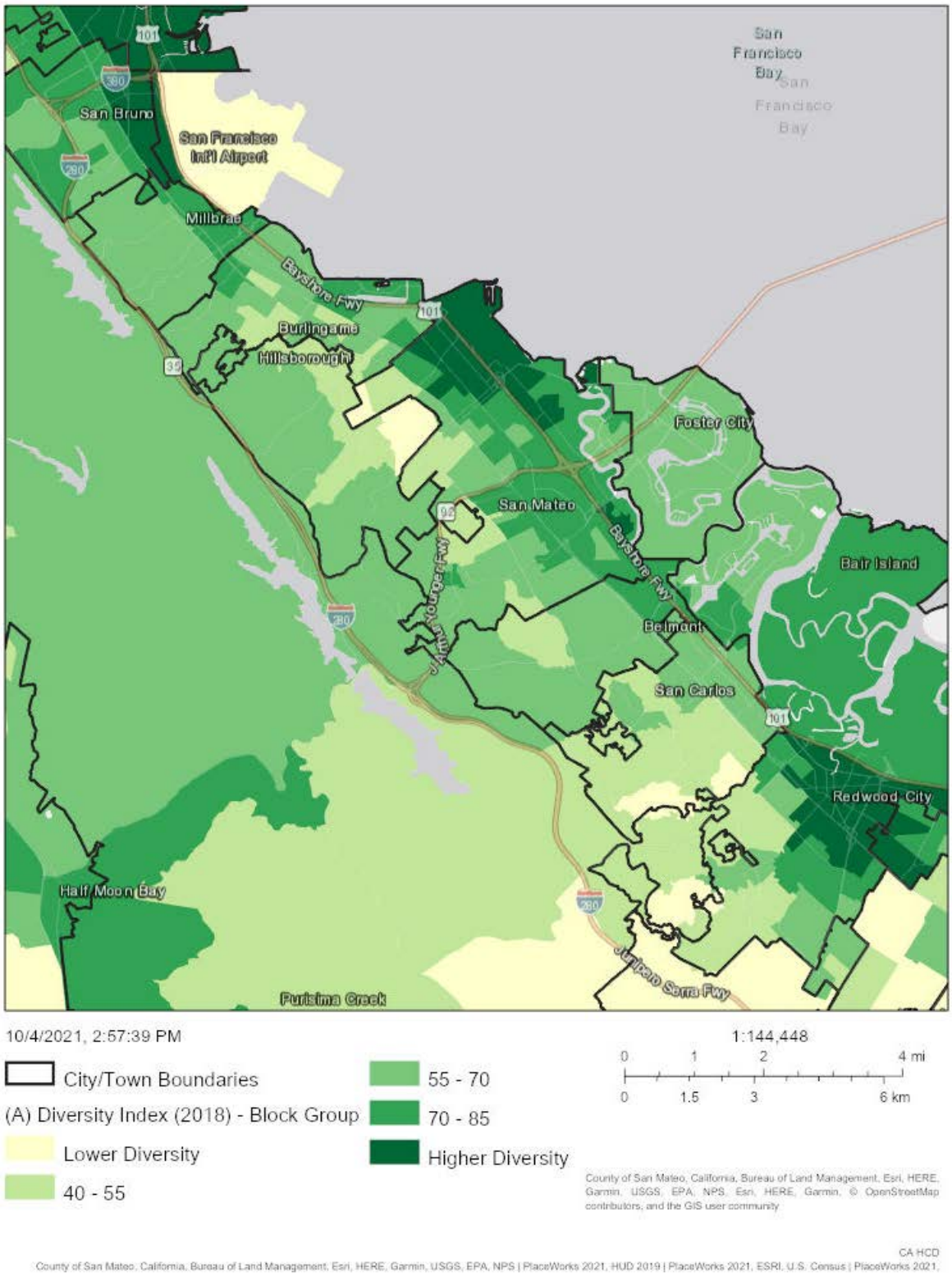


Figure II-12: Diversity Index by Block Group, 2018

Source: California Department of Housing and Community Development AFFH Data Viewer

Disability status.

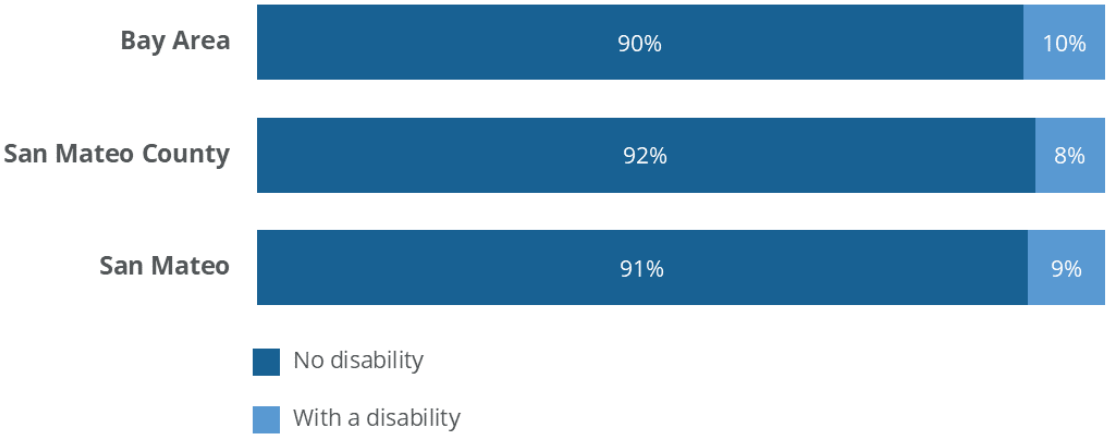


Figure II-13: Share of Population by Disability Status, 2019

Source: ABAG Housing Needs Data Workbook

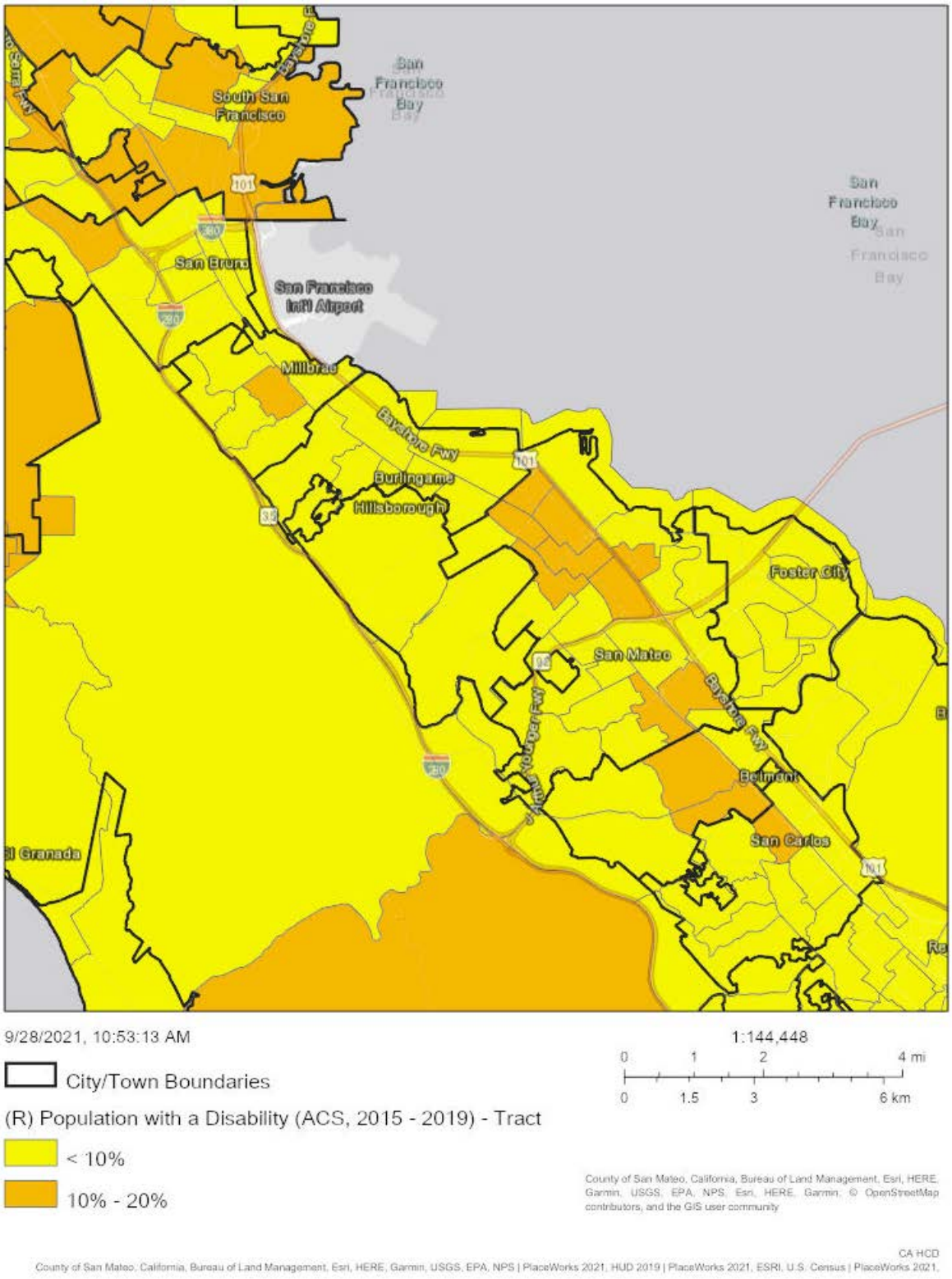


Figure II-14: % of Population with a Disability by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

Familial status.

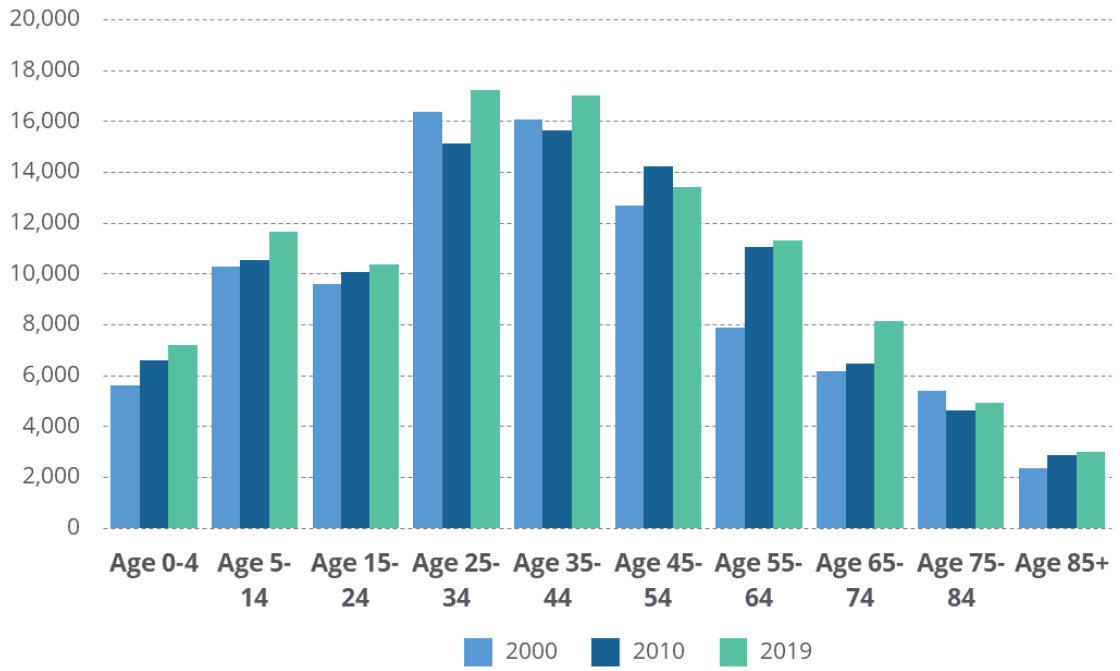


Figure II-15: Age Distribution, City of San Mateo, 2000-2019

Source: ABAG Housing Needs Data Workbook

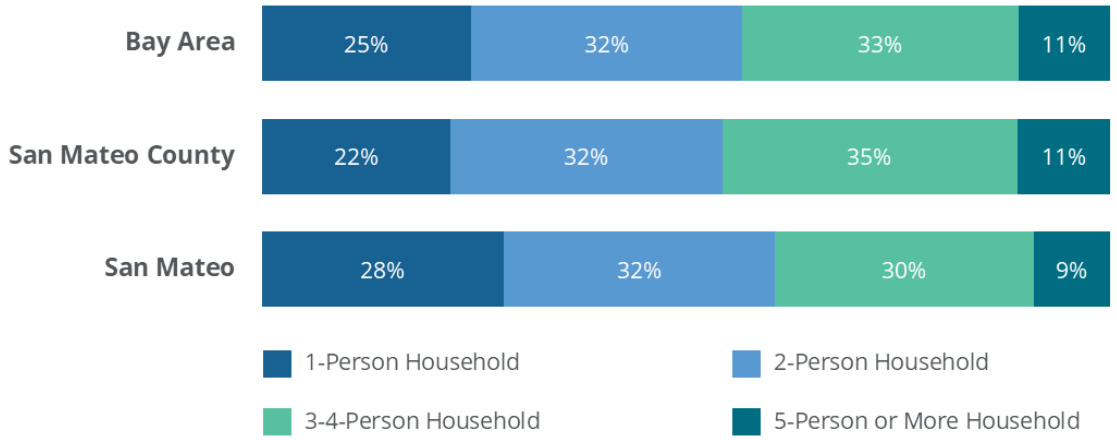


Figure II-16: Share of Households by Size, 2019

Source: ABAG Housing Needs Data Workbook

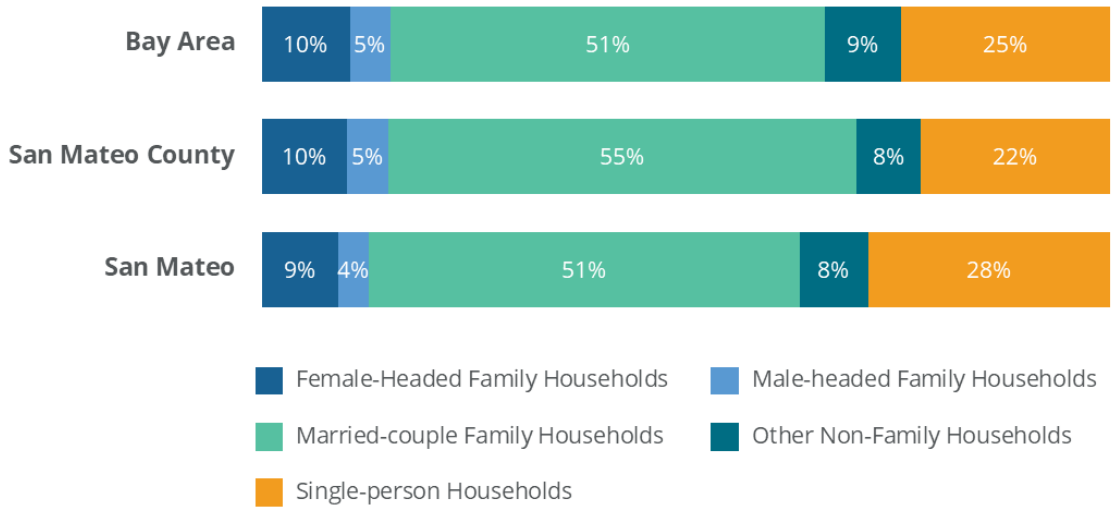


Figure II-17: Share of Households by Type, 2019

Source: ABAG Housing Needs Data Workbook

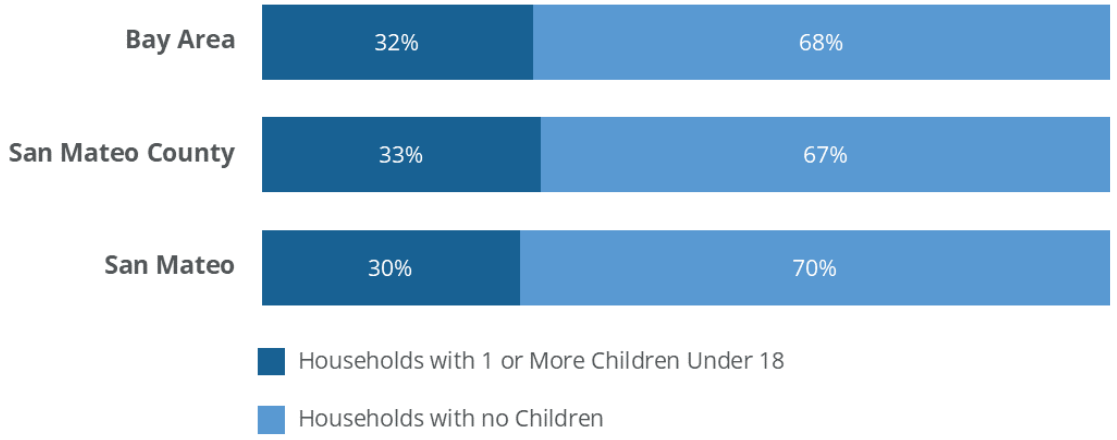


Figure II-18: Share of Households by Presence of Children (Less than 18 years old), 2019

Source: ABAG Housing Needs Data Workbook

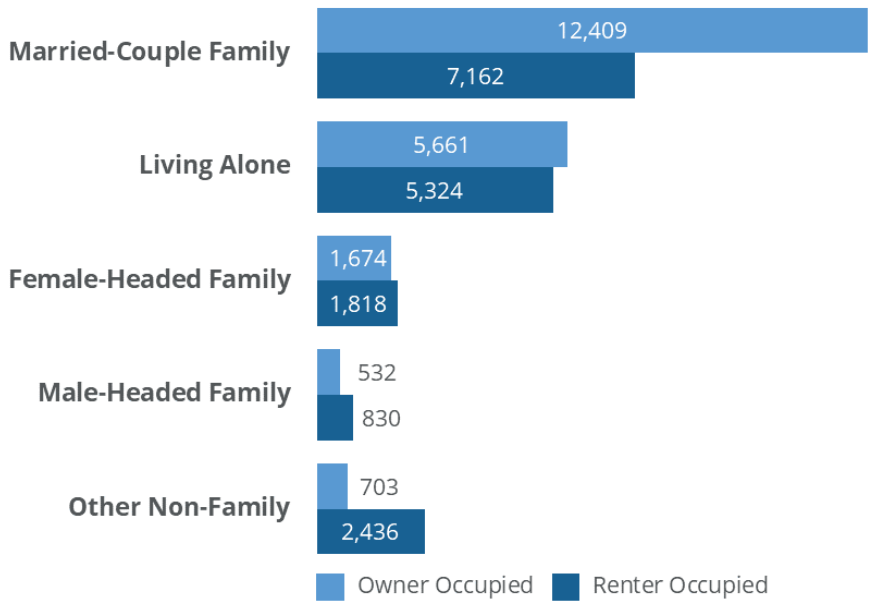


Figure II-19: Housing Type by Tenure, City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

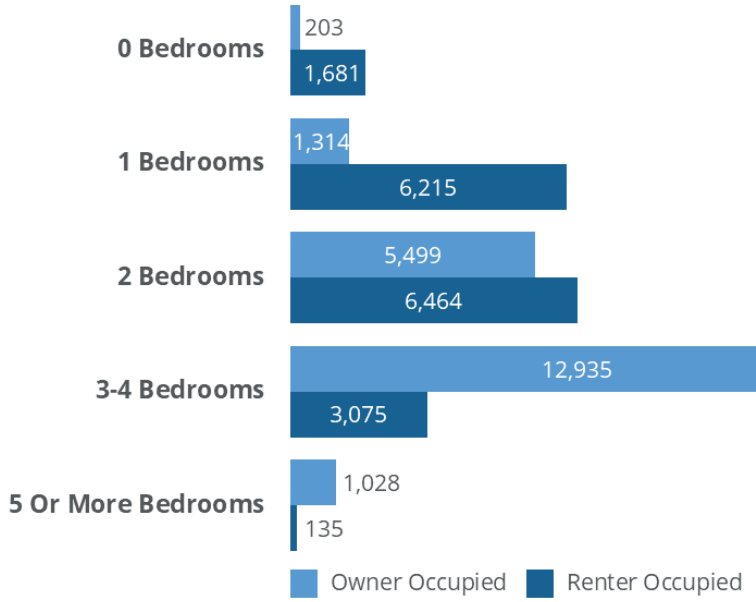


Figure II-20: Housing Units by Number of Bedrooms and Tenure, City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

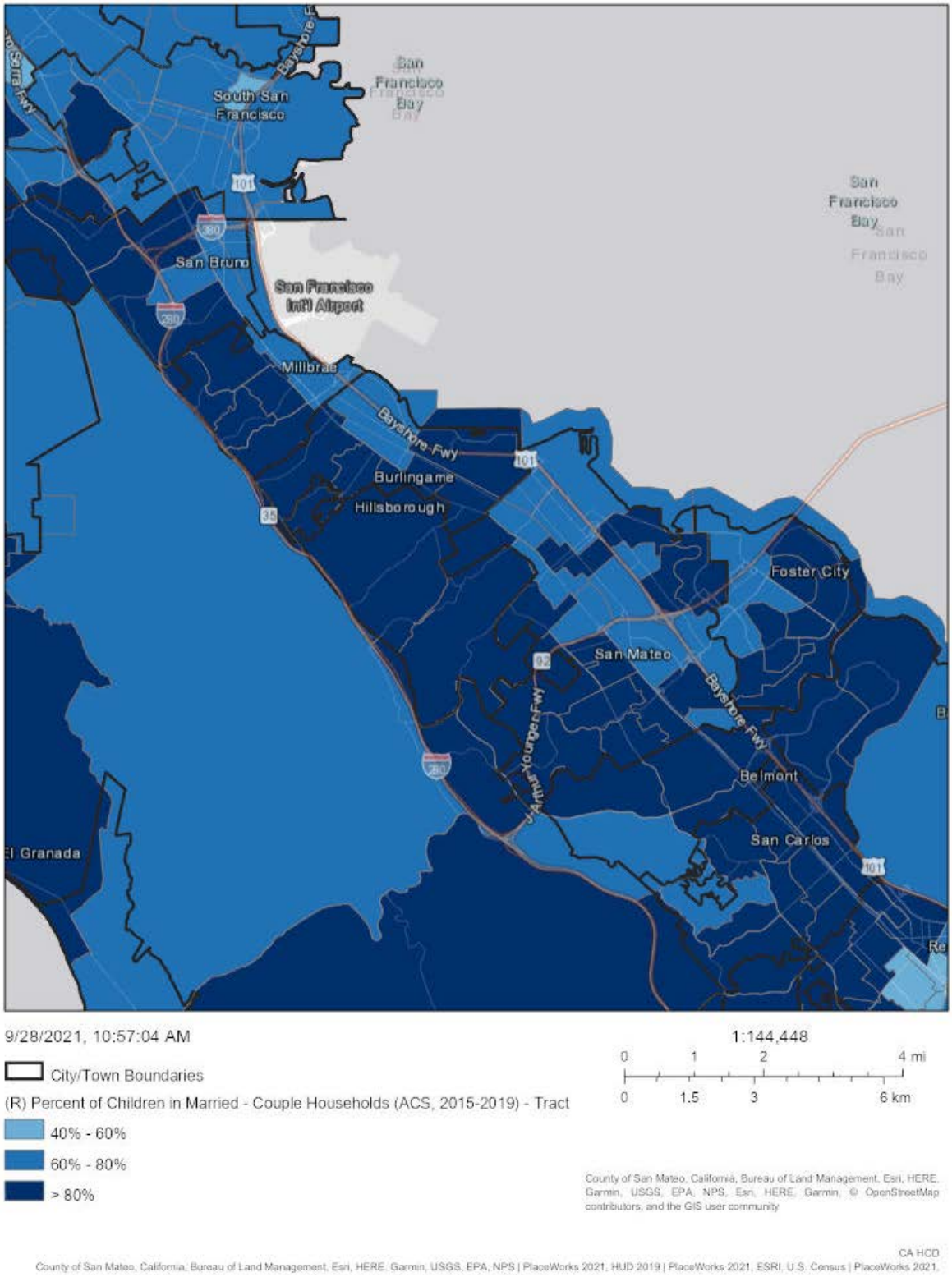


Figure II-21: % of Children in Married Couple Households by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

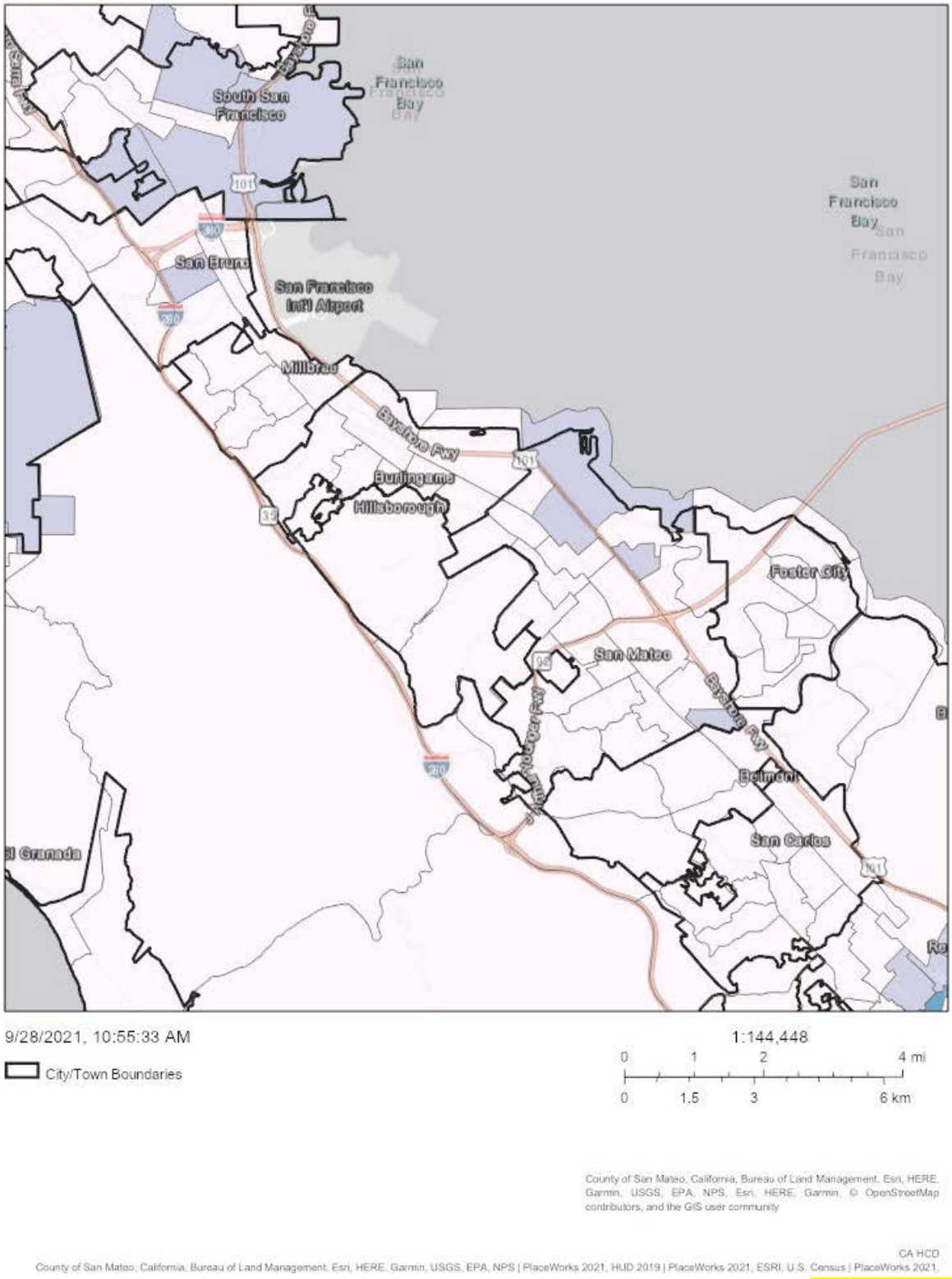


Figure II-22: % Households with Single Female with Children by Census Tract, 2019 [legend missing in HCD provided map]

Source: California Department of Housing and Community Development AFFH Data Viewer

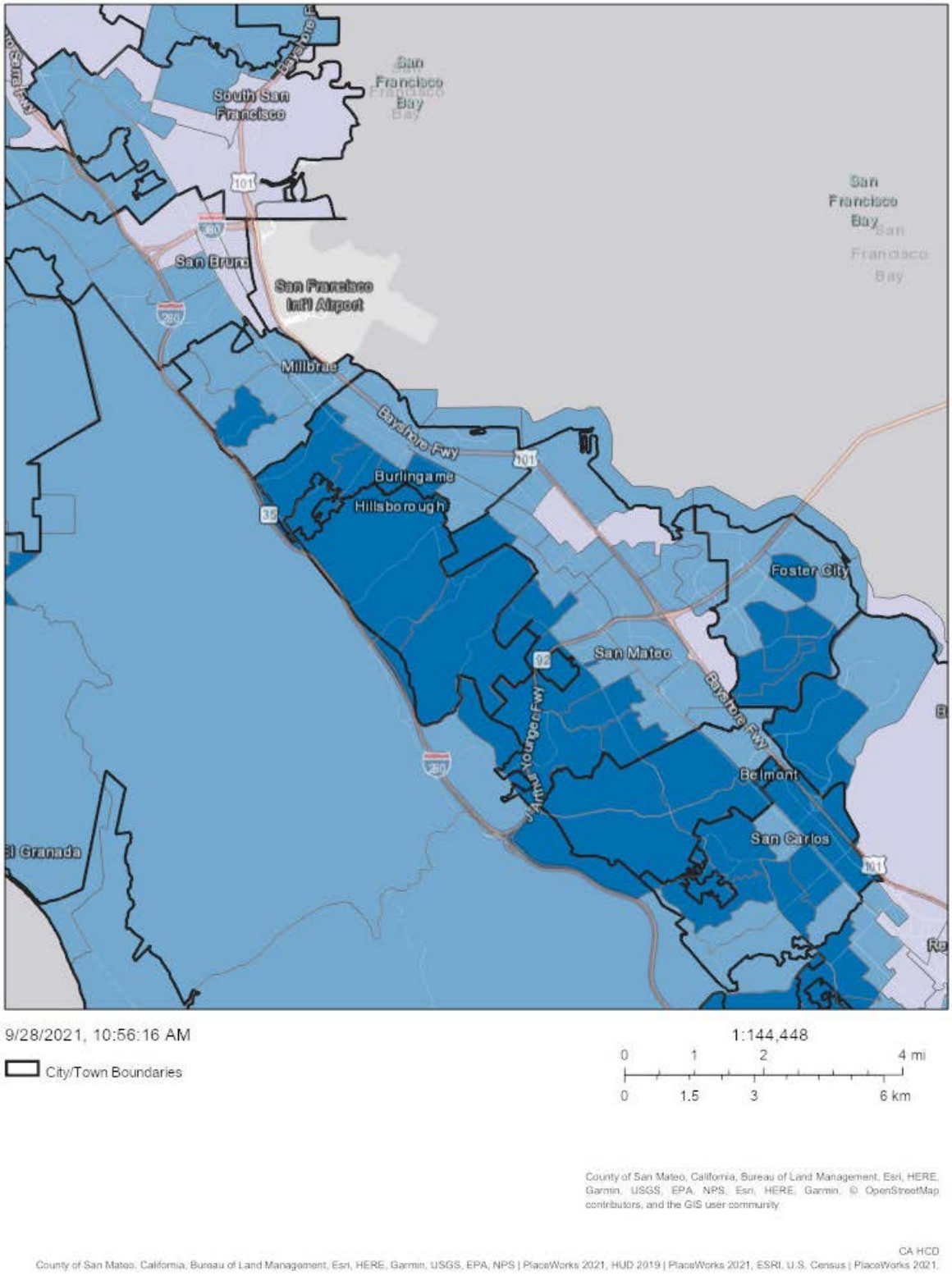


Figure II-23.: % of Married Couple Households by Census Tract, 2019 [legend missing in HCD provided map]

Source: California Department of Housing and Community Development AFFH Data Viewer

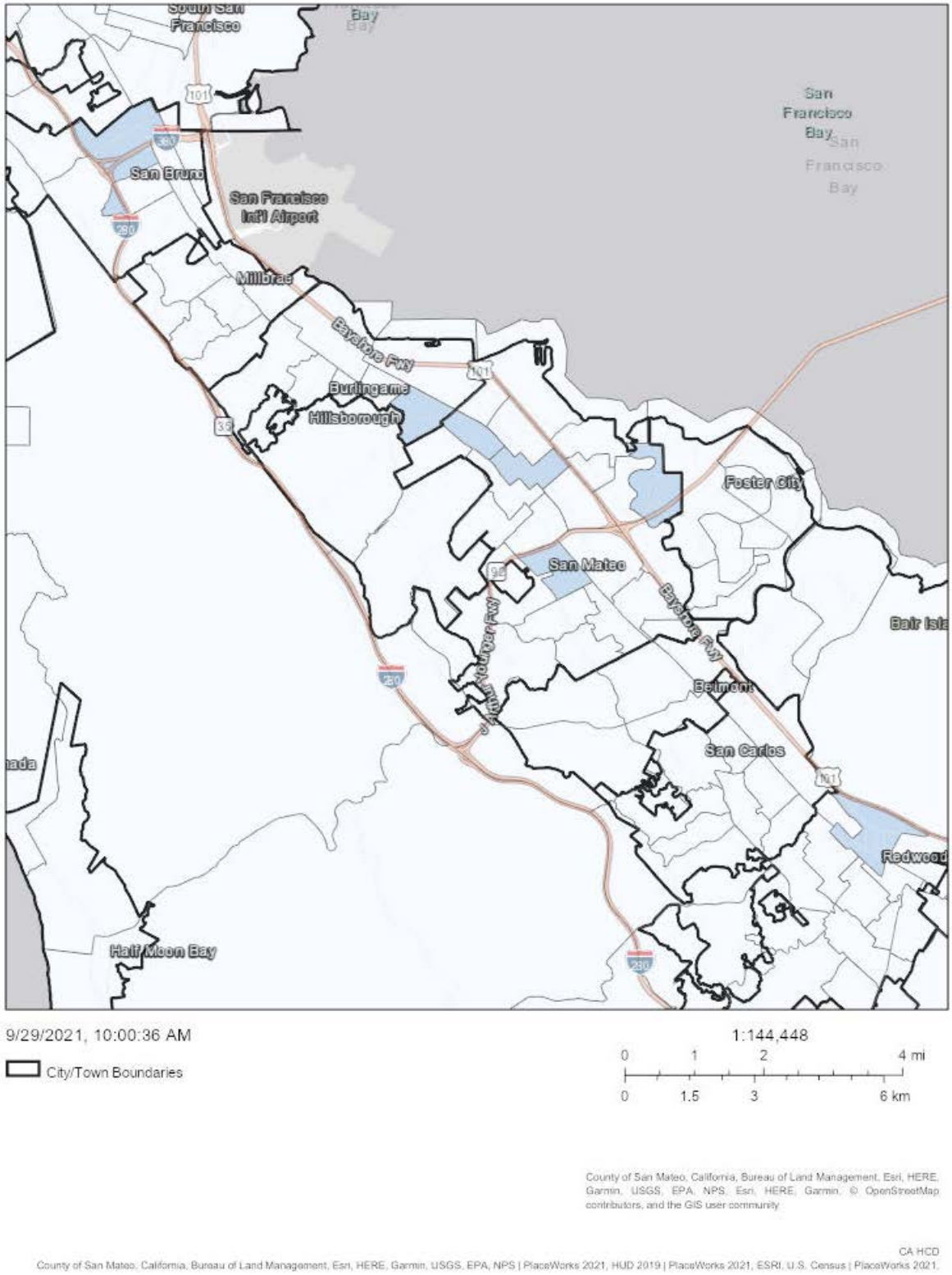


Figure II-24: % of Adults Living Alone by Census Tract, 2019 [legend missing in HCD provided map]

Source: California Department of Housing and Community Development AFFH Data Viewer

Household income.

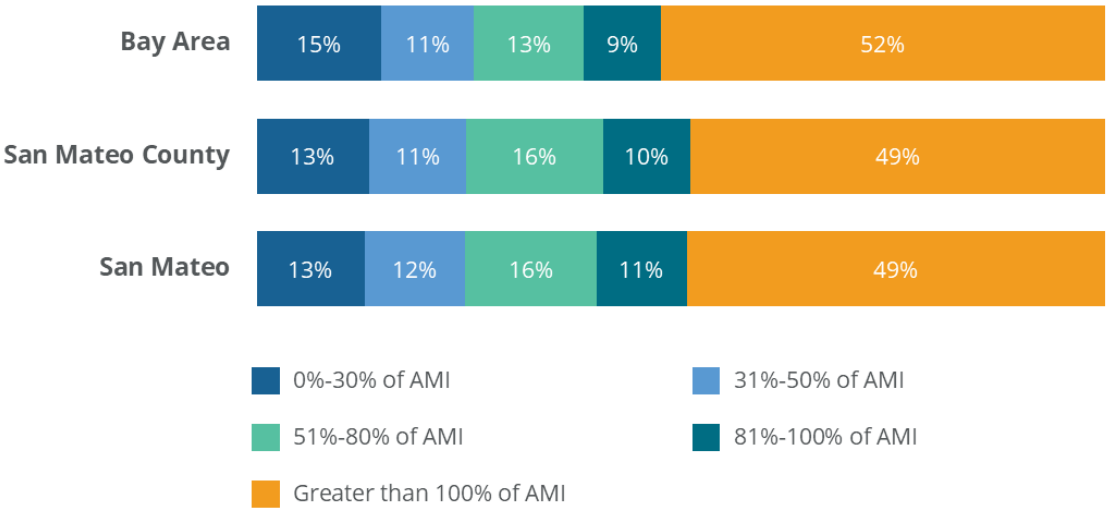


Figure II-25: Share of Households by Area Median Income (AMI), 2019

Source: ABAG Housing Needs Data Workbook

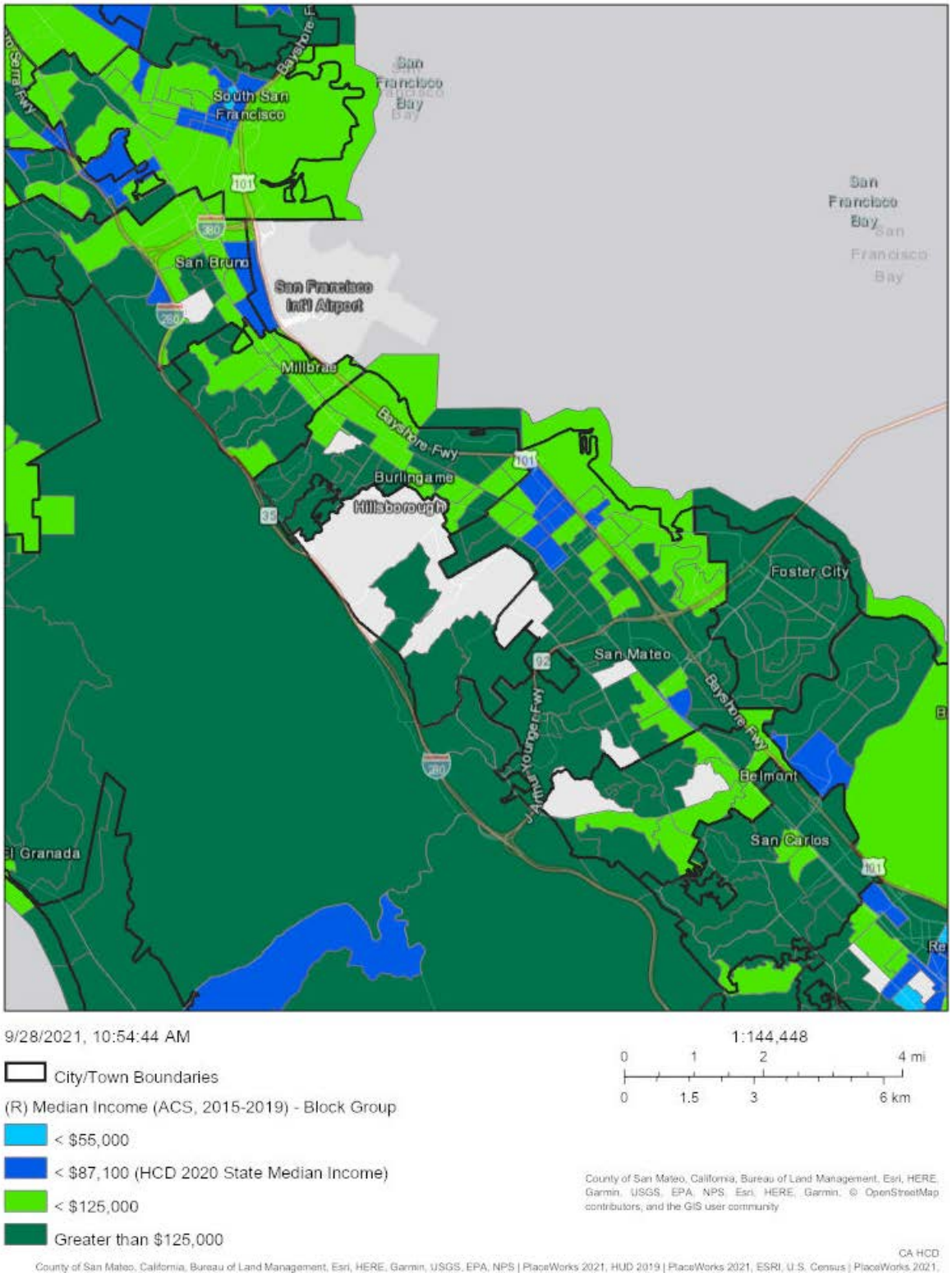


Figure II-26: Median Household Income by Block Group, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

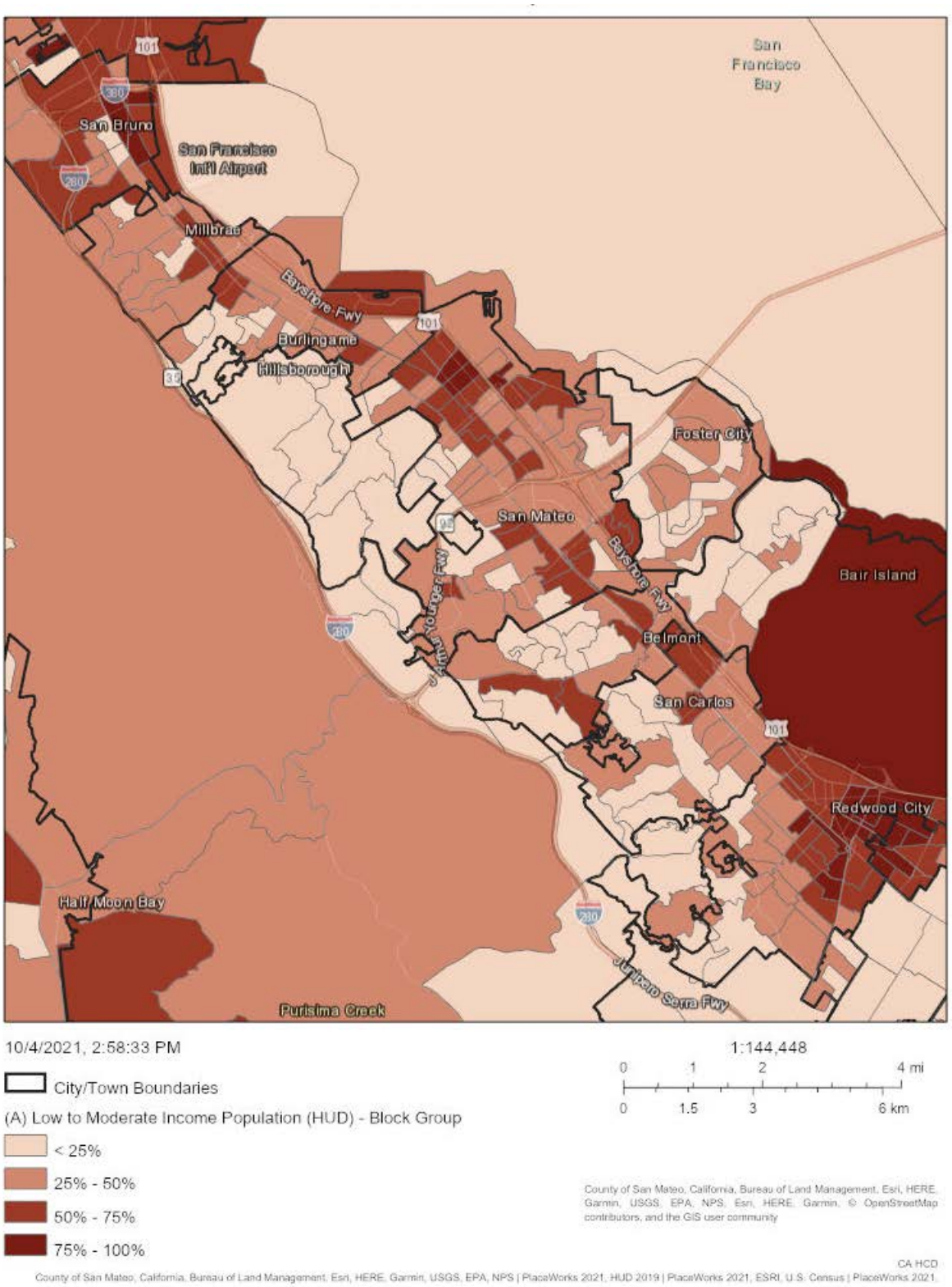


Figure II-27: Low to Moderate Income Population by Block Group

Source: California Department of Housing and Community Development AFFH Data Viewer

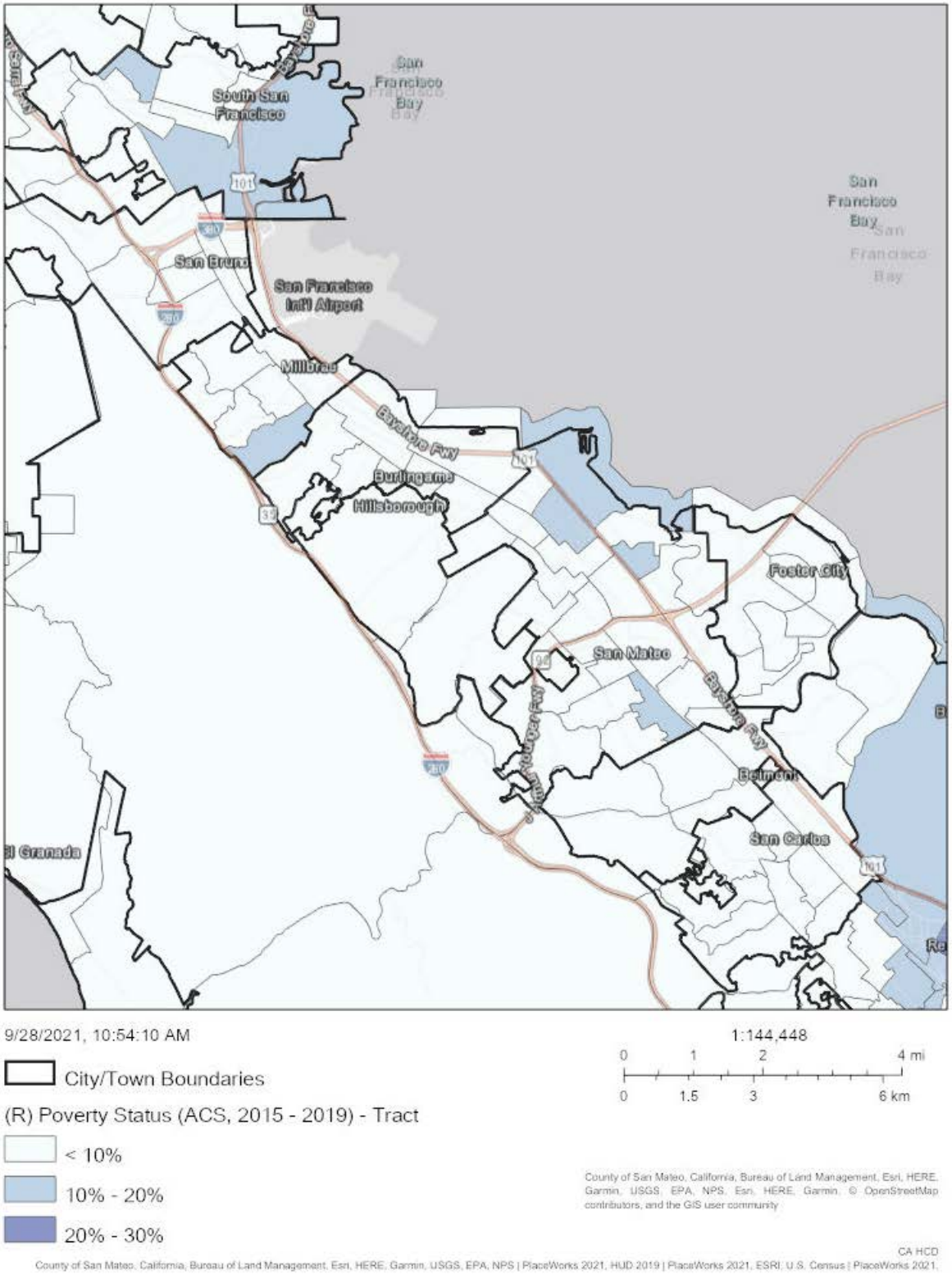


Figure II-28: Poverty Status by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-29: R/ECAPs, 2010

Source: 2010 and 2019 5-year ACS and Root Policy Research

Note: R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County (19.4% in 2010).

Figure II-30: R/ECAPs, 2019

Source: 2010 and 2019 5-year ACS and Root Policy Research

Note: R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County (19.1% in 2010).

SECTION III. Access to Opportunity

Education

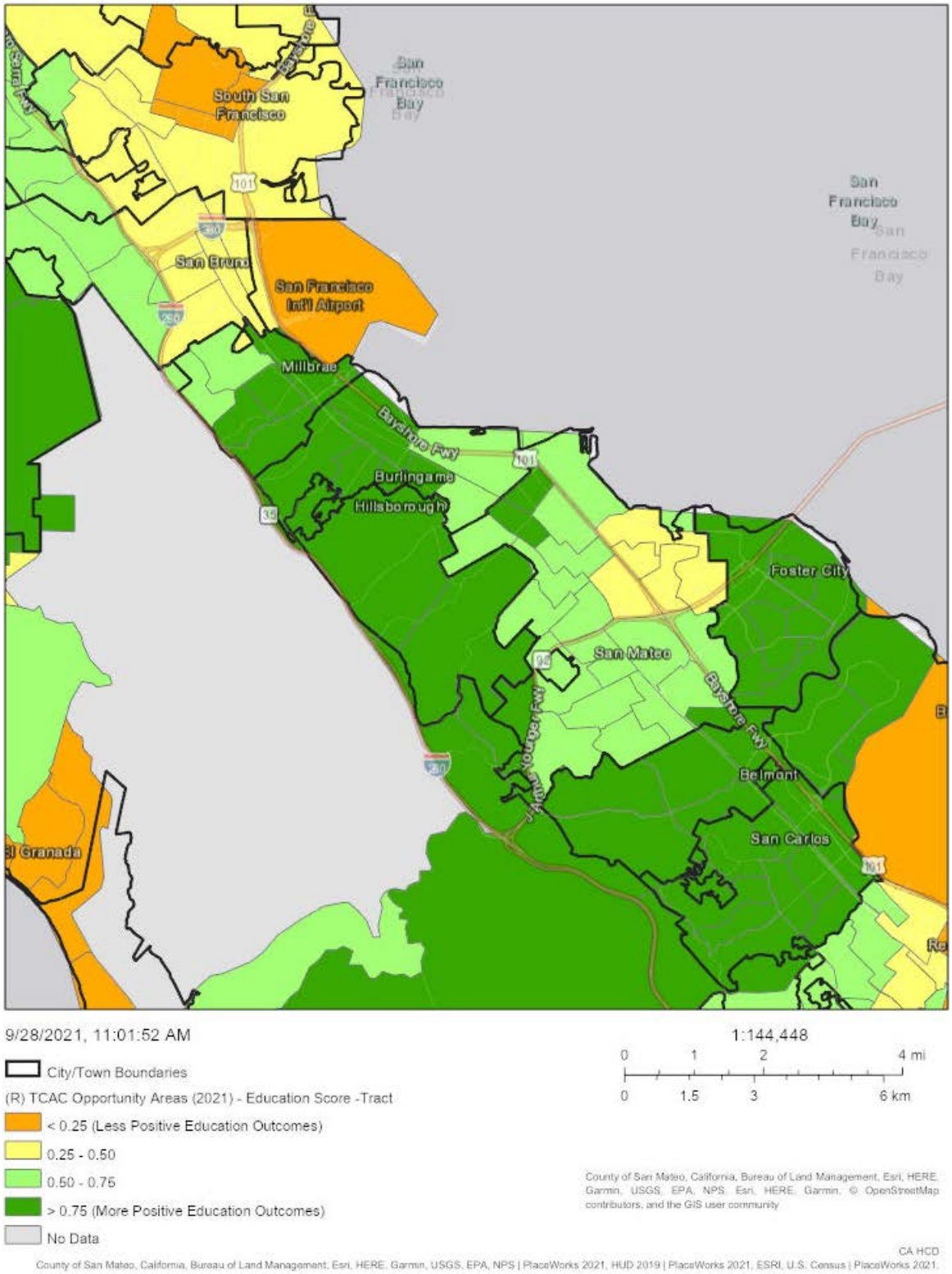


Figure III-1: TCAC Opportunity Areas Education Score by Census Tract, 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

Employment

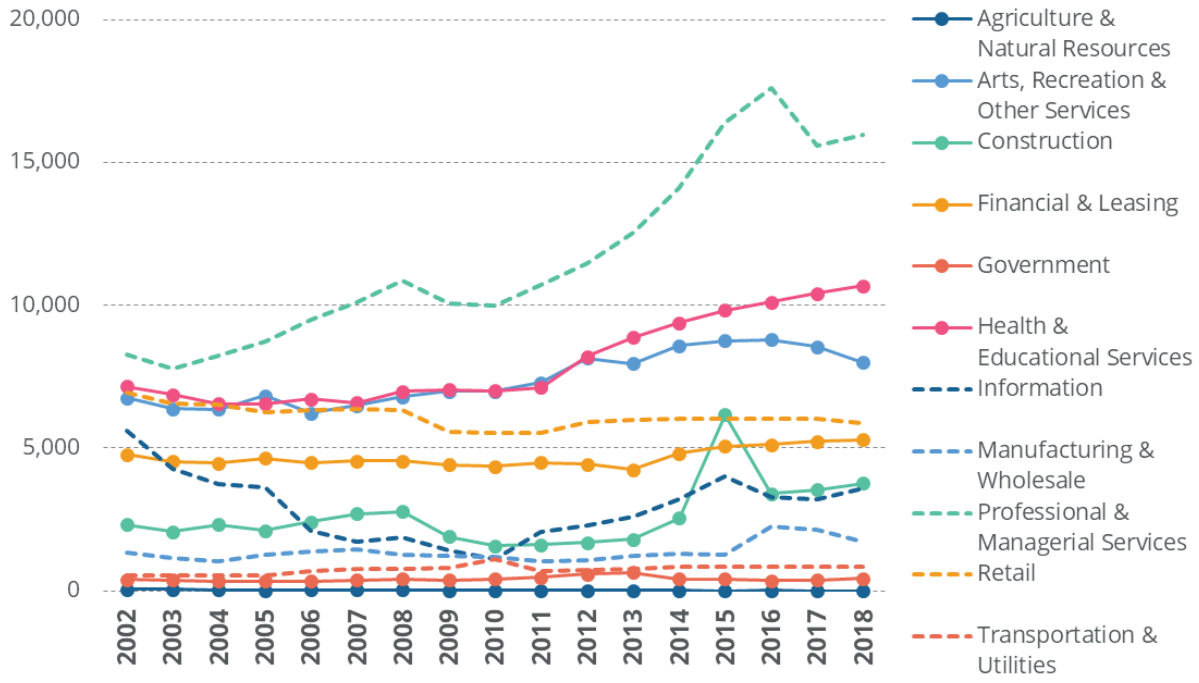


Figure III-2: Jobs by Industry, City of San Mateo, 2002-2018

Source: ABAG Housing Needs Data Workbook

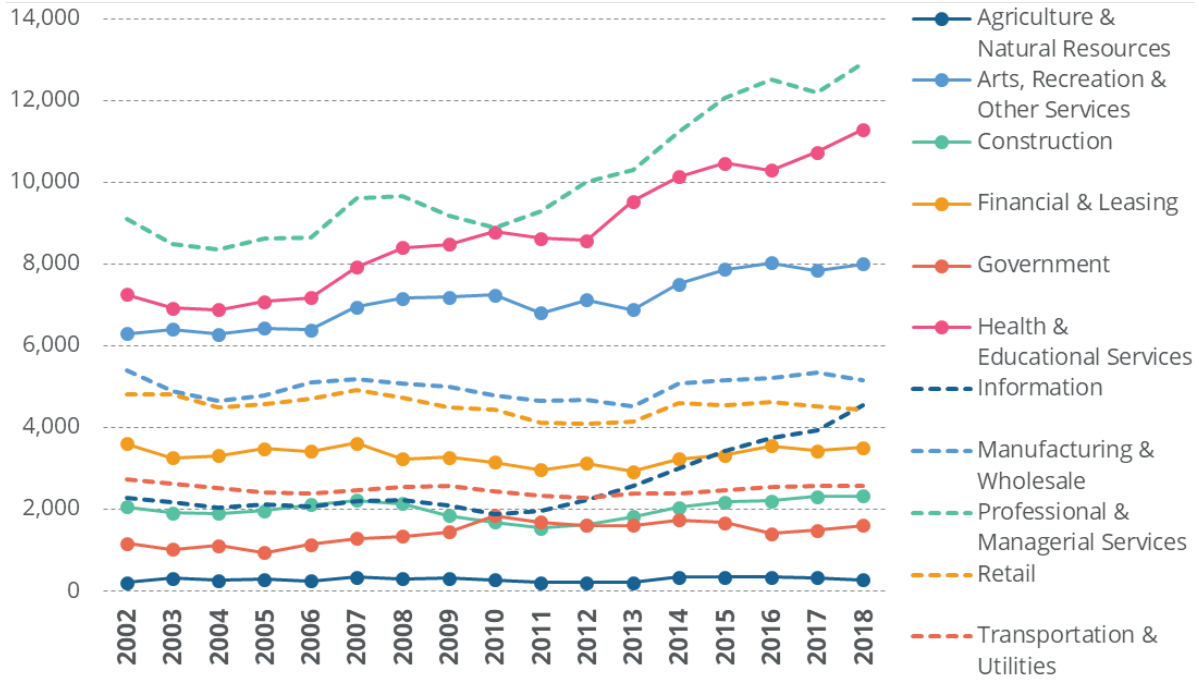


Figure III-3: Job Holders by Industry, City of San Mateo, 2002-2018

Source: ABAG Housing Needs Data Workbook

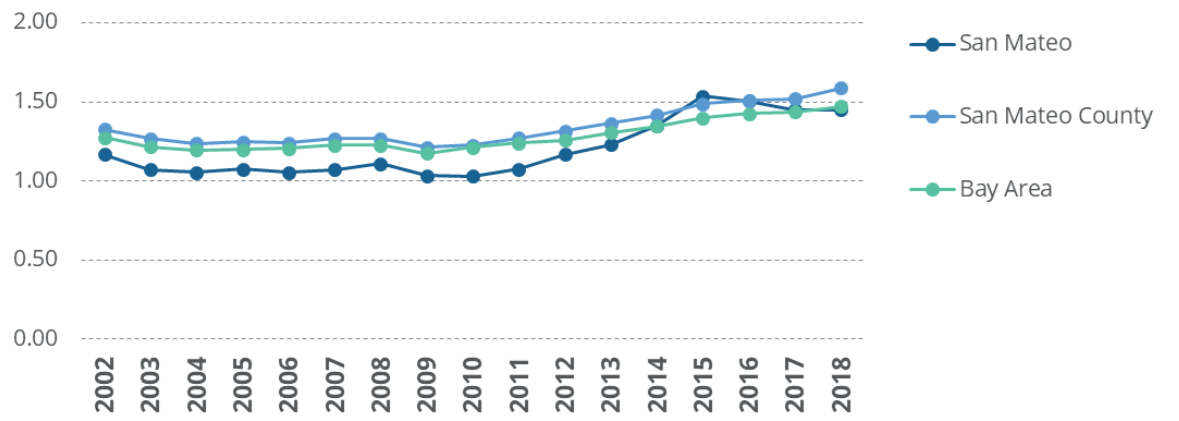


Figure III-4: Jobs to Household Ratio, City of San Mateo, 2002-2018

Source: ABAG Housing Needs Data Workbook

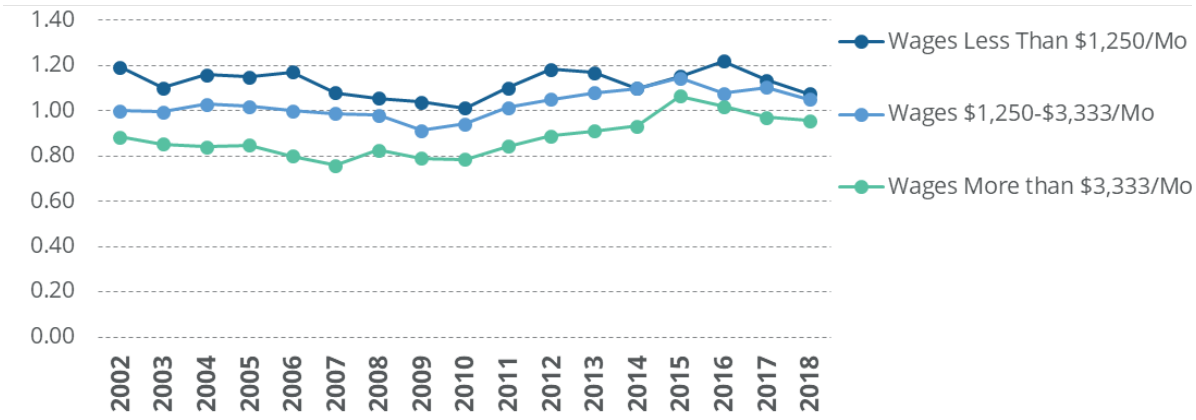


Figure III-5: Jobs to Worker Ratio by Wage, City of San Mateo, 2002-2018

Source: ABAG Housing Needs Data Workbook

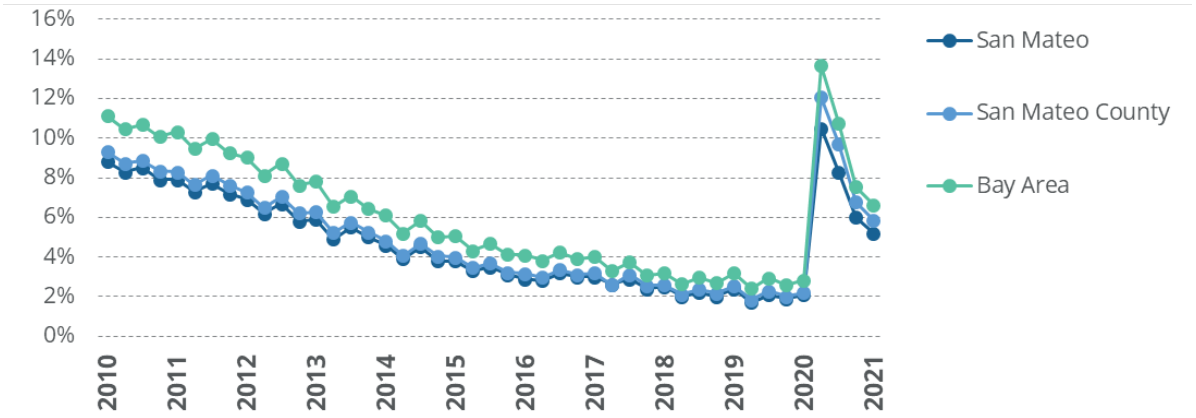


Figure III-6: Unemployment Rate, 2010-2021

Source: ABAG Housing Needs Data Workbook

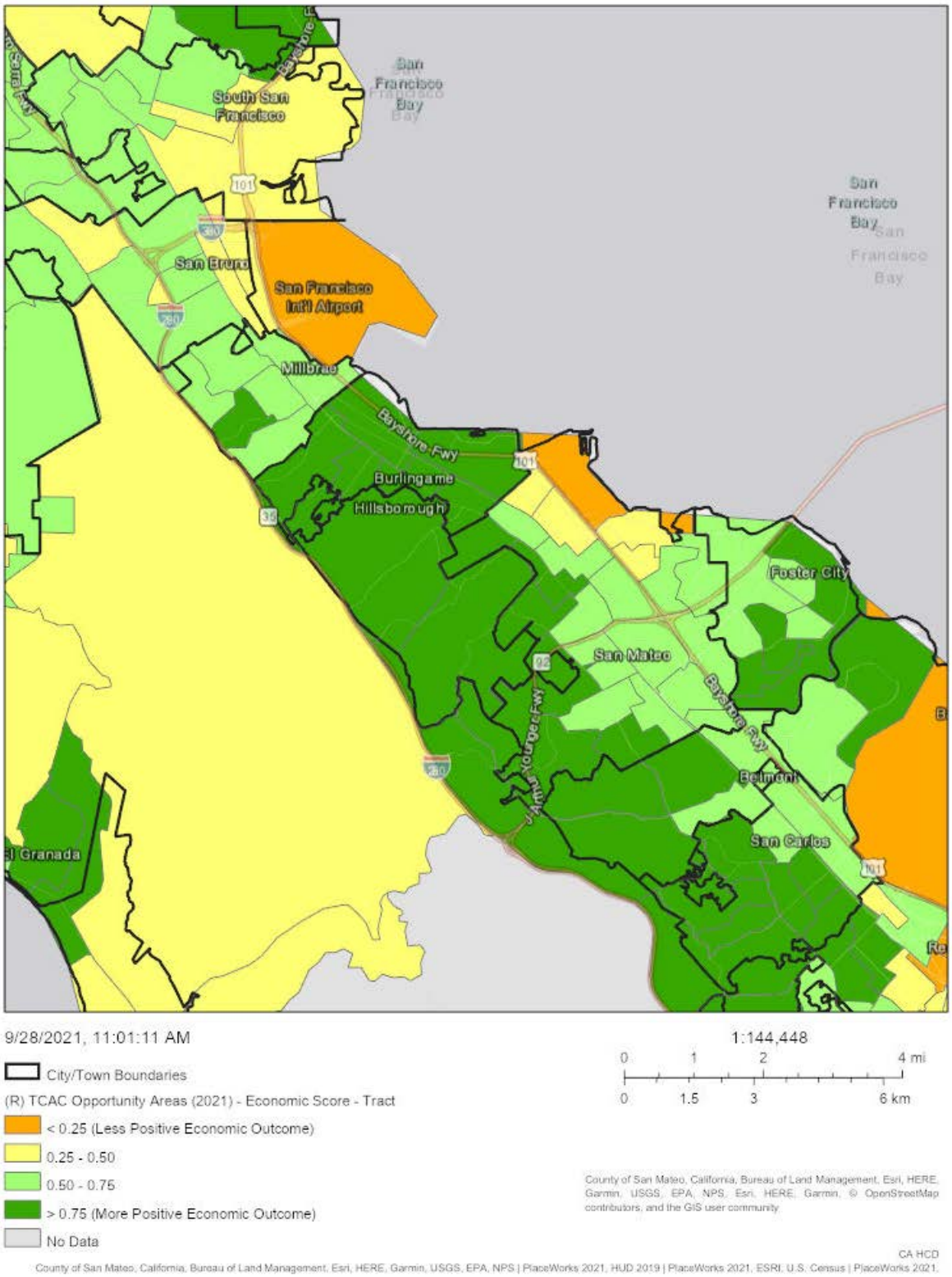


Figure III-7: TCAC Opportunity Areas Economic Score by Census Tract, 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

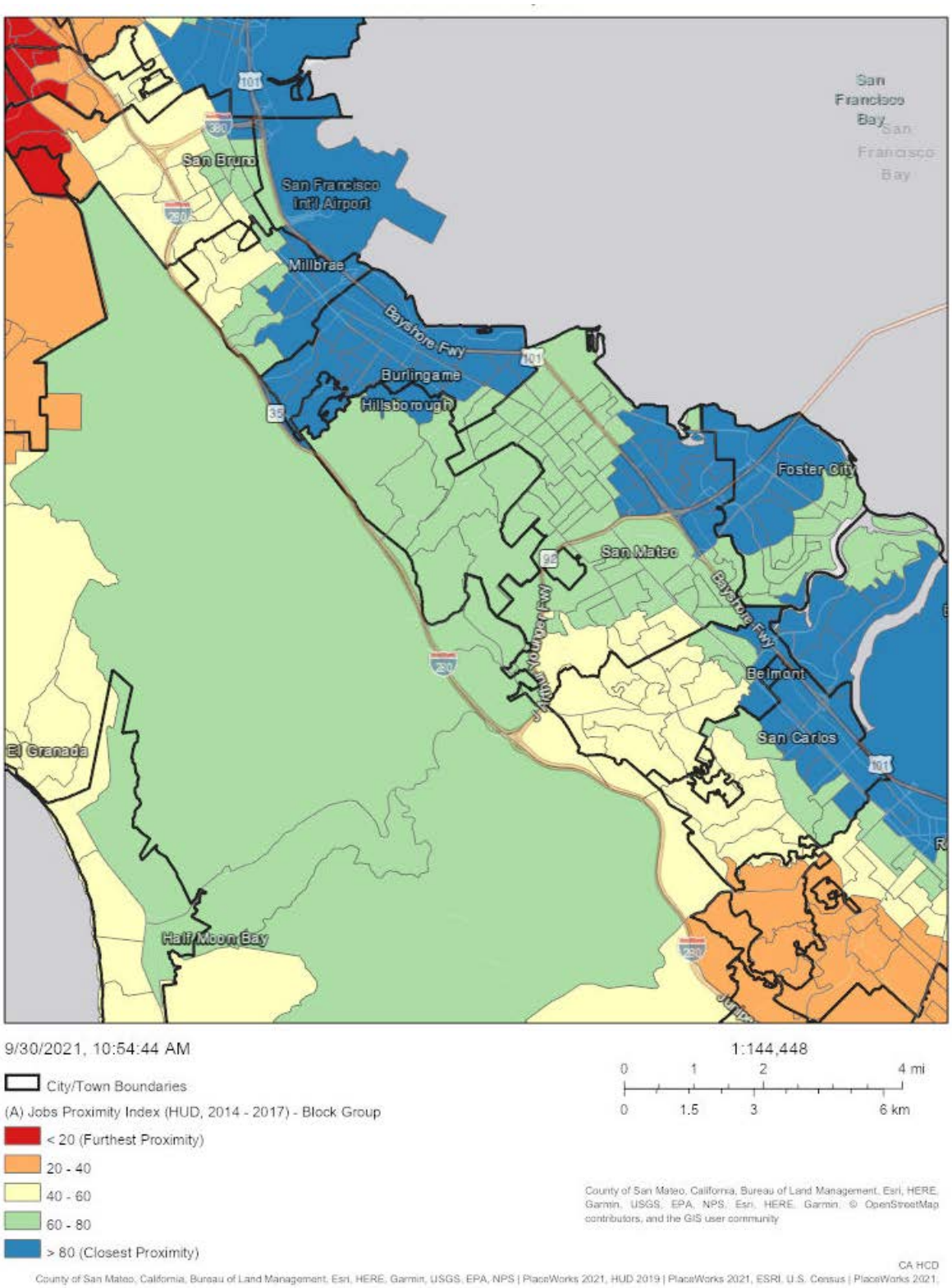


Figure III-8: Jobs Proximity Index by Block Group, 2017

Source: California Department of Housing and Community Development AFFH Data Viewer

Transportation

[TCAC's transportation opportunity score and maps were not available at the time of this report]

Environment

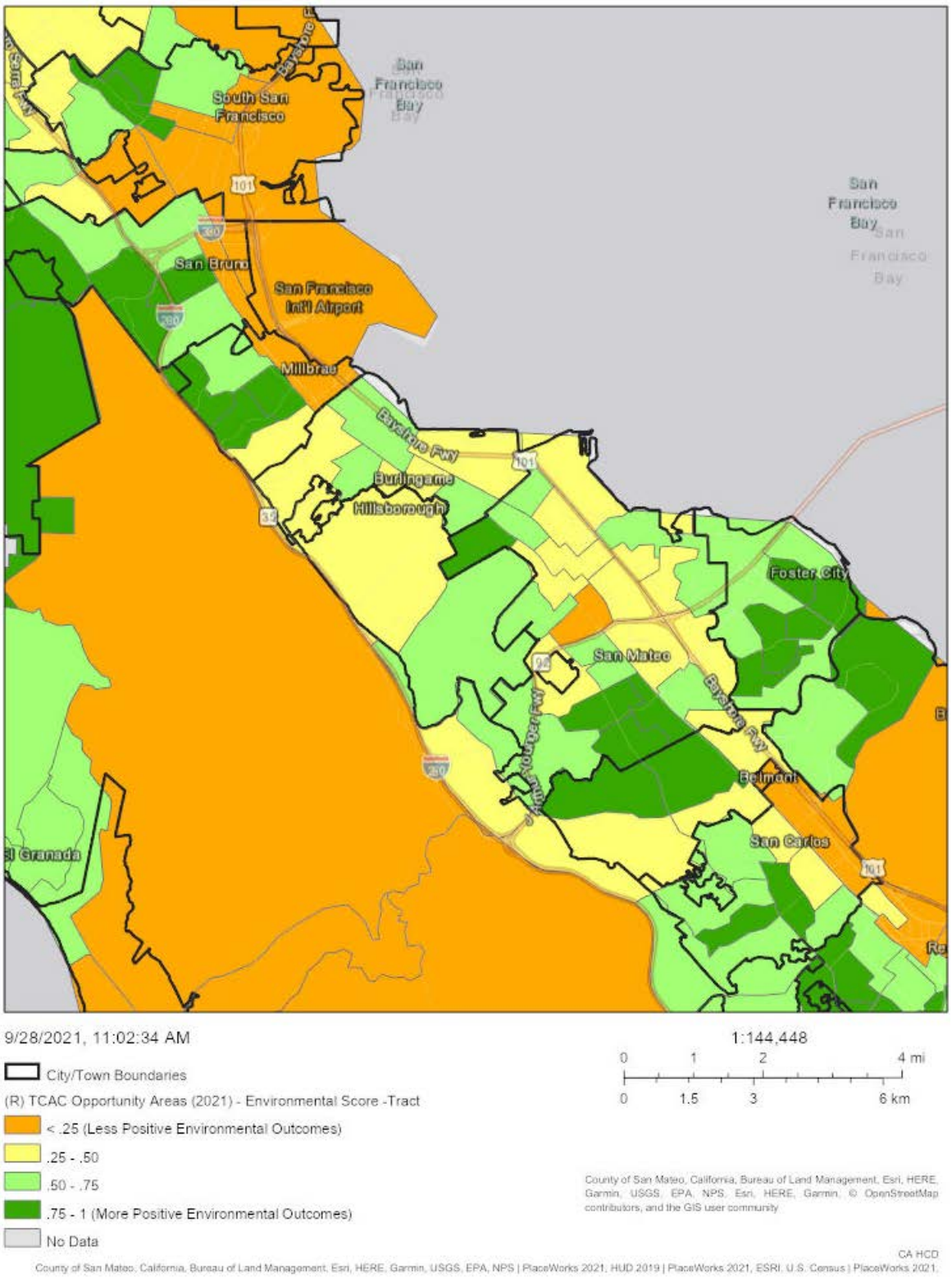


Figure III-9: TCAC Opportunity Areas Environmental Score by Census Tract, 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

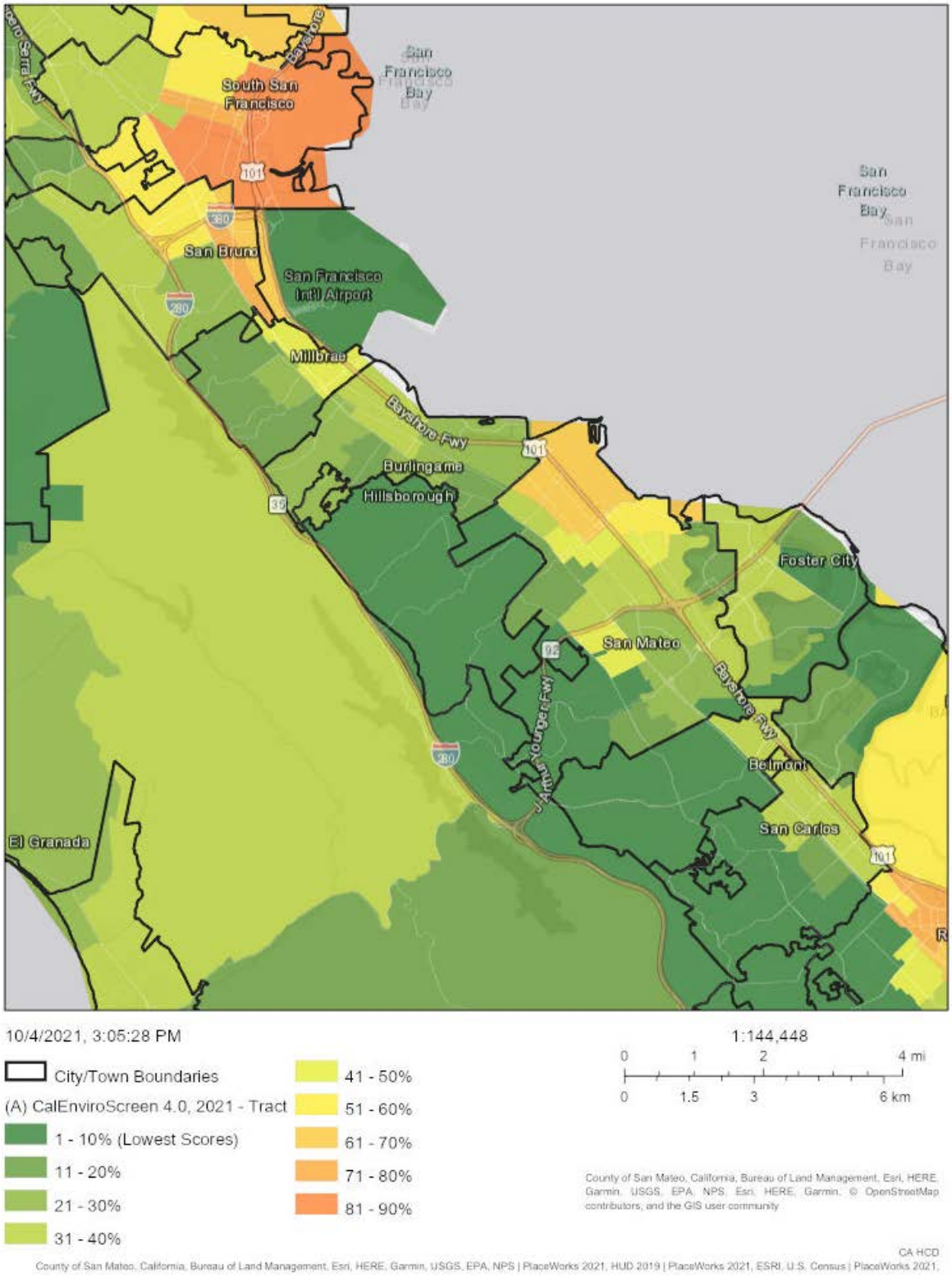


Figure III-10: CalEnviroScreen by Census Tract, 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

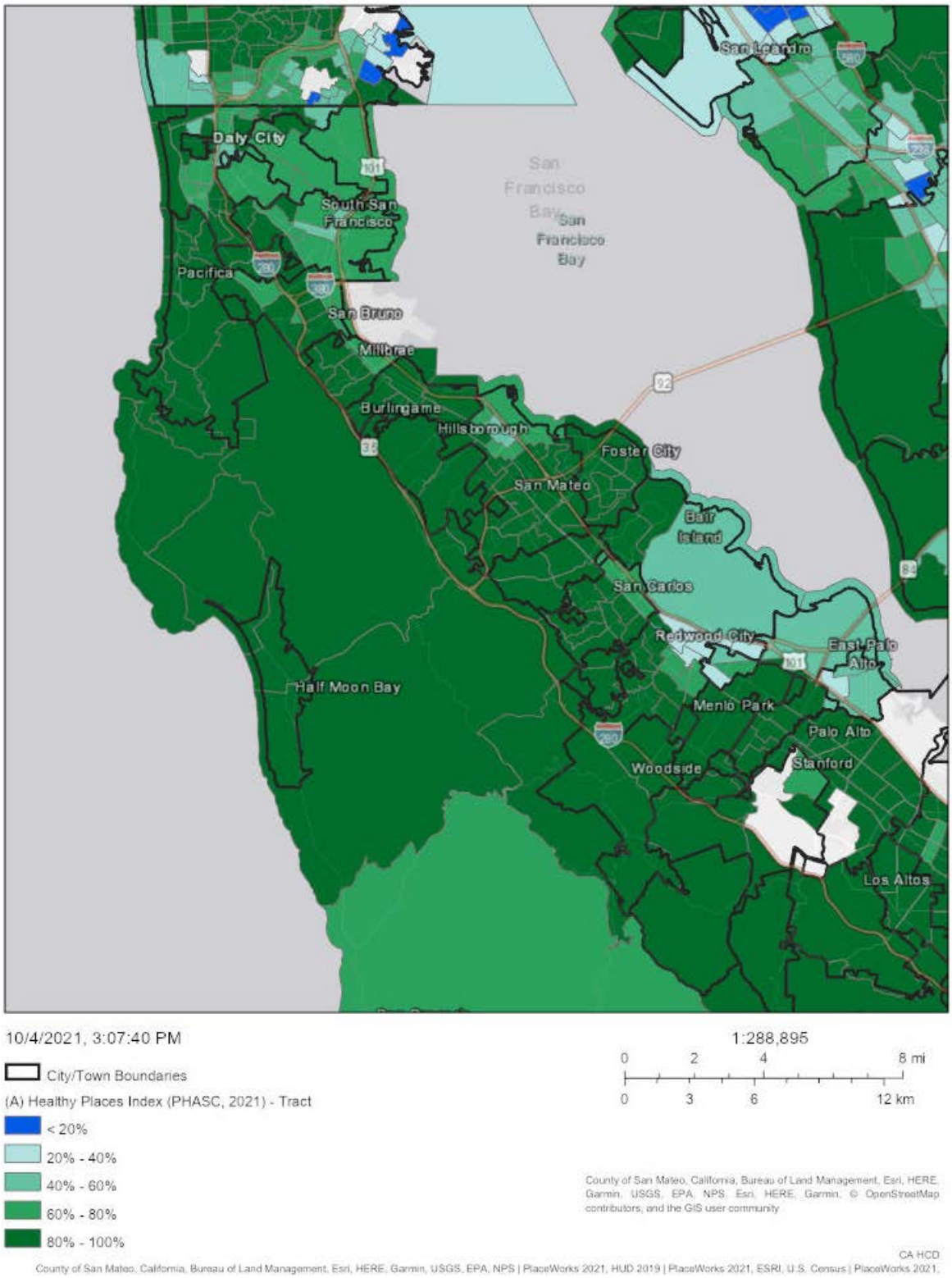


Figure III-11: Healthy Places Index by Census Tract, 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

Patterns in disparities in access to opportunity.

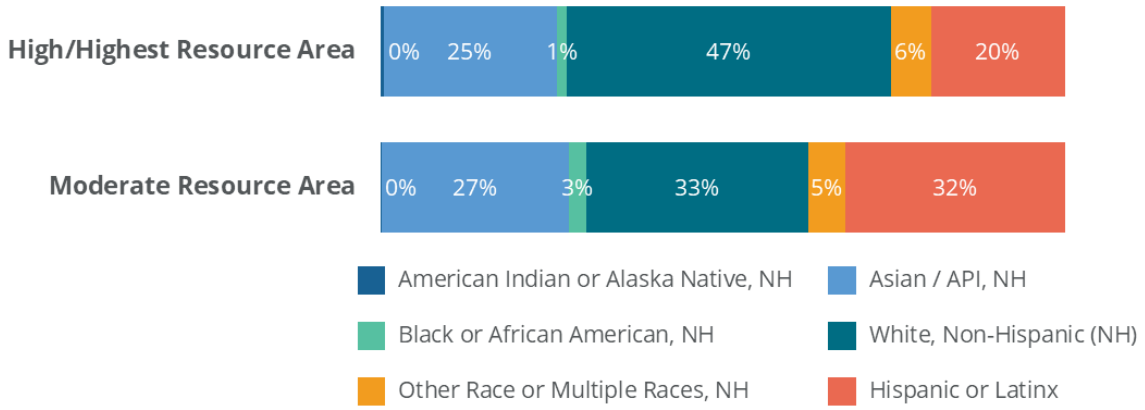


Figure III-12: Population Living in Moderate and High Resource Ares by Race and Ethnicity, City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

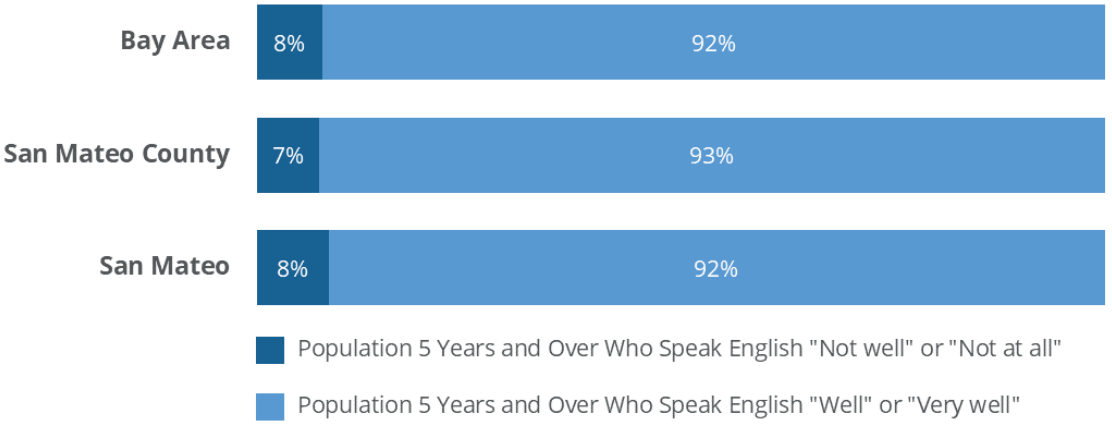


Figure III-13: Population with Limited English Proficiency, City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

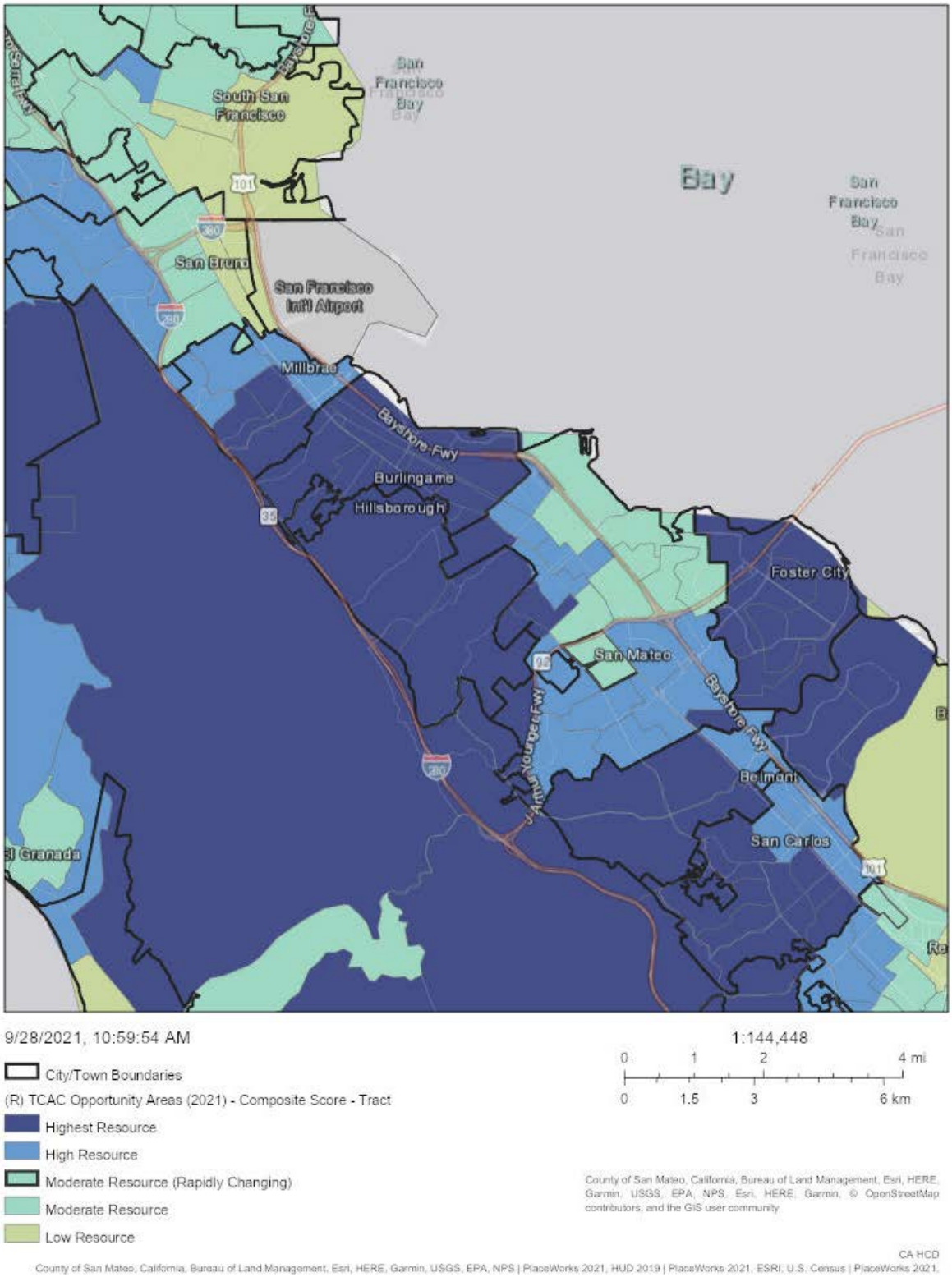


Figure III-14: TCAC Opportunity Areas Composite Score by Census Tract, 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

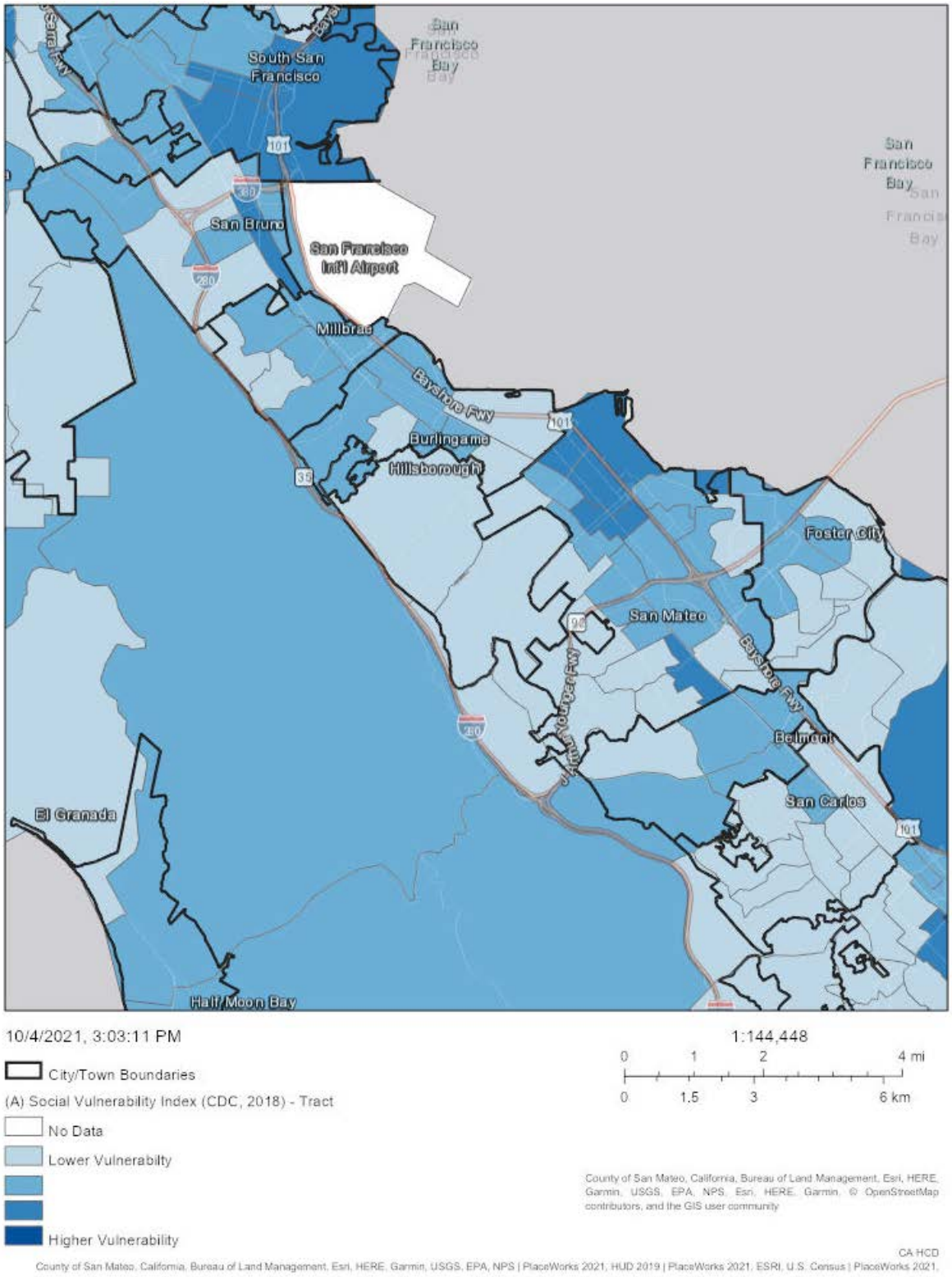


Figure III-15: Social Vulnerability Index by Census Tract, 2018

Source: California Department of Housing and Community Development AFFH Data Viewer

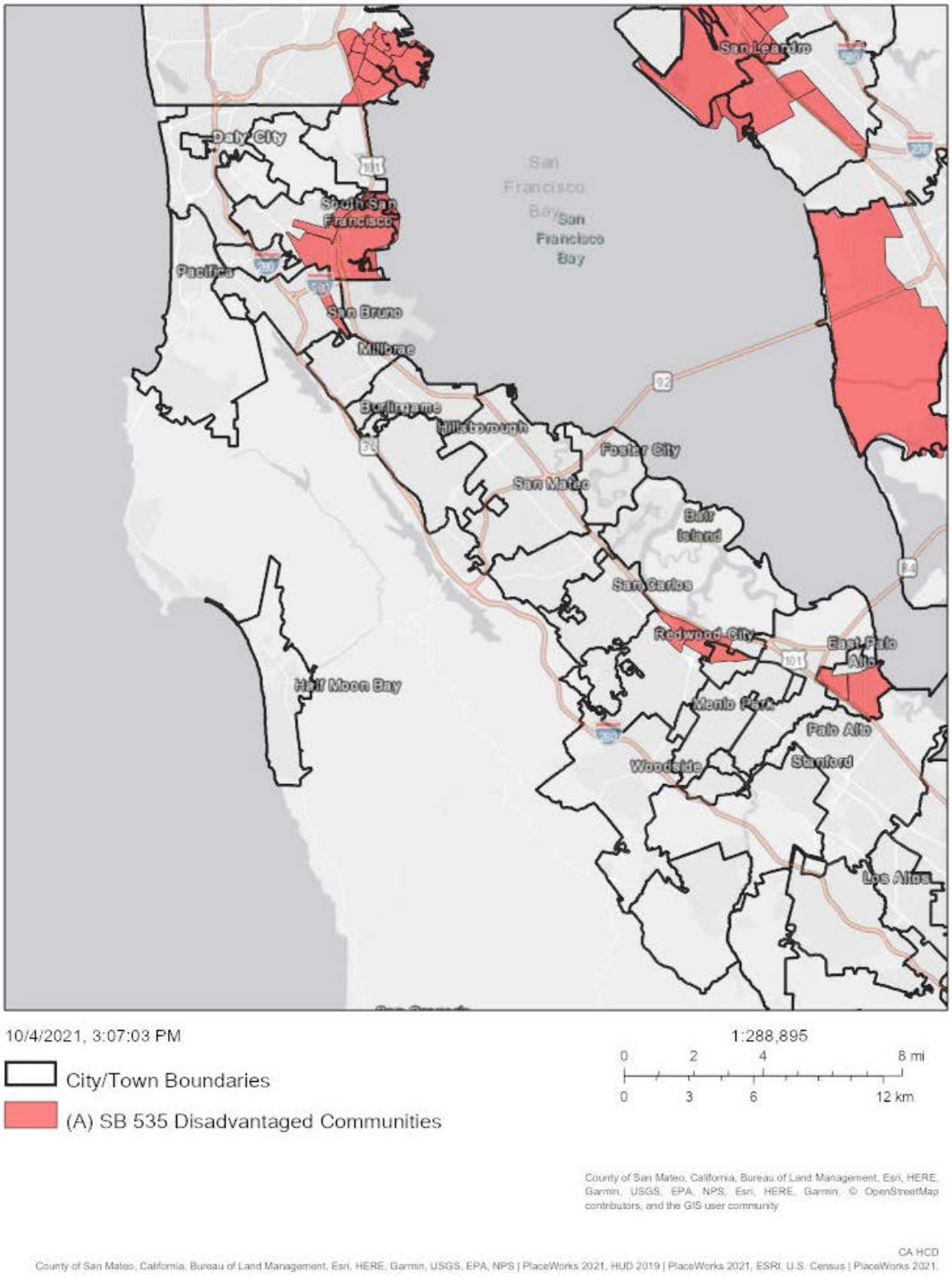


Figure III-16: SB 535 Disadvantaged Communities

Source: California Department of Housing and Community Development AFFH Data Viewer

Disparities in access to opportunity for persons with disabilities.

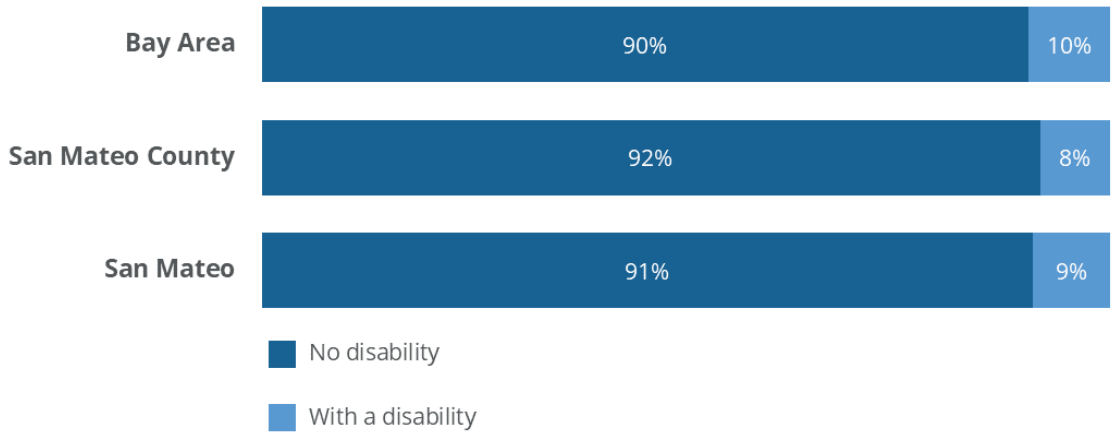


Figure III-17: Population by Disability Status, City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

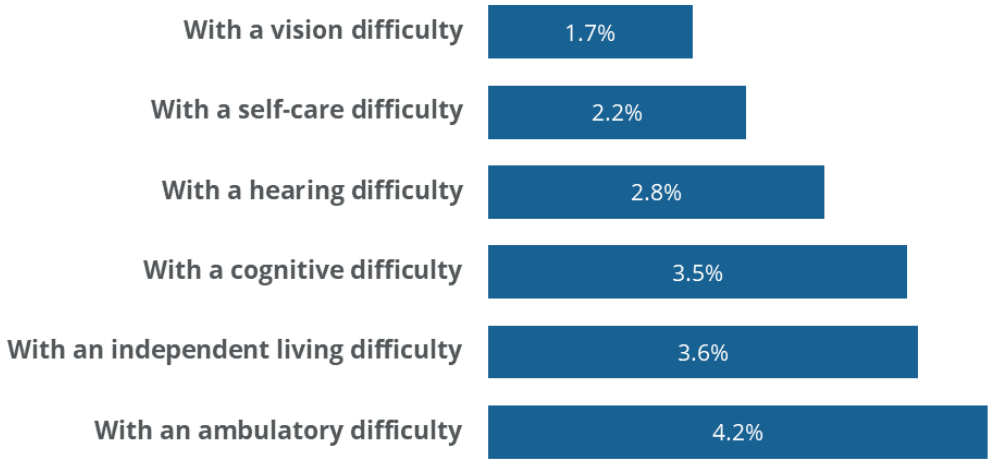


Figure III-18: Disability by Type for the Non-Institutionalized Population 18 Years and Over, City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

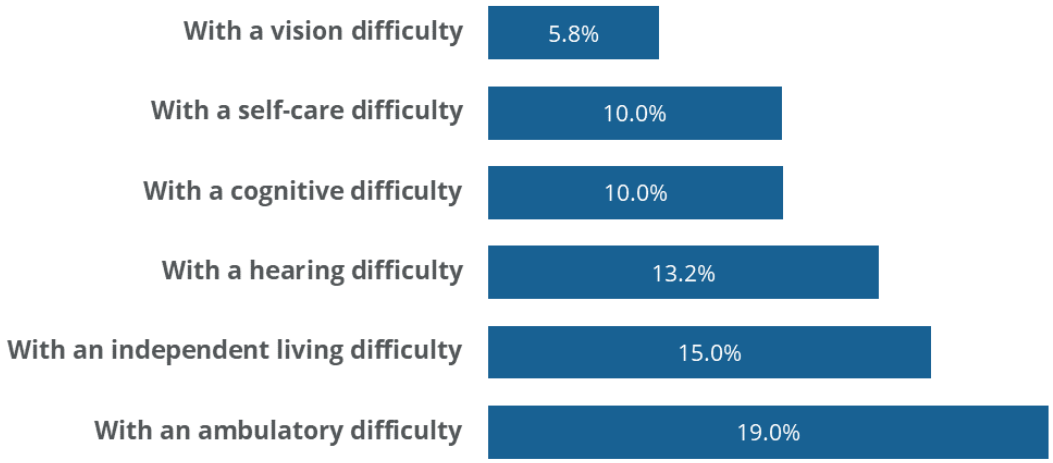


Figure III-19: Disability by Type for Seniors (65 years and over), City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

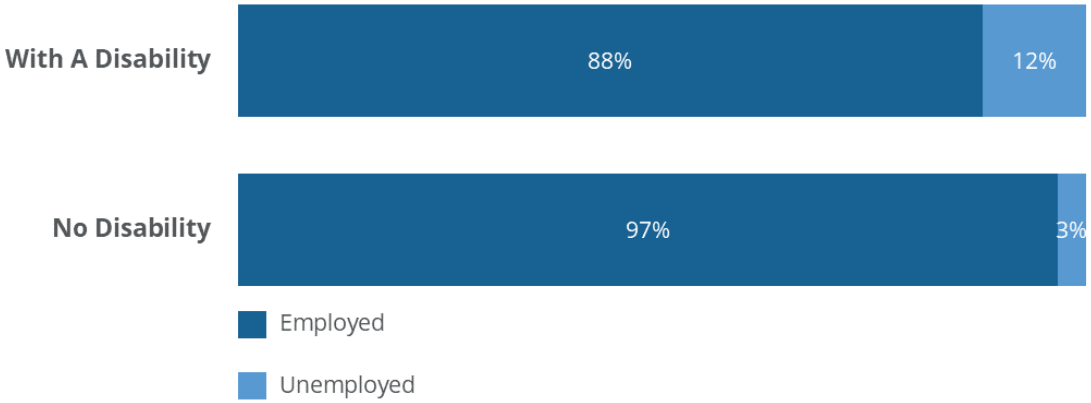


Figure III-20: Employment by Disability Status, City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

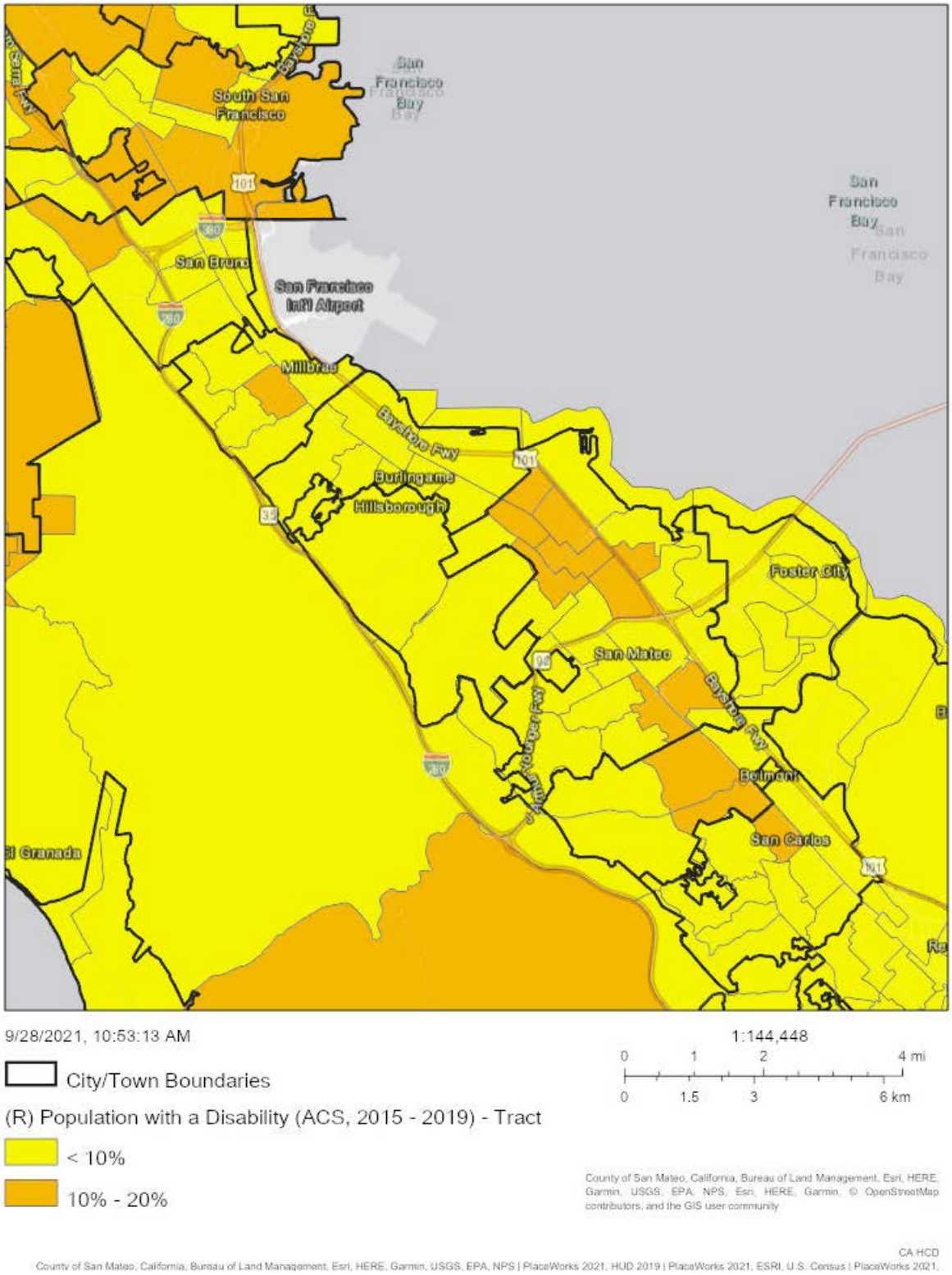


Figure III-21: Share of Population with a Disability by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

San Mateo County Housing Policies and Programs

Compiled by the Association of Bay Area Governments, February 2016 update; revised July 2016 by San Mateo County staff with updates from 21 Elements

Affordable Housing Policies and Programs	Atherton	Belmont	Brisbane	Burlingame	Colma	Daly City	East Palo Alto	Foster City	Half Moon Bay*	Hillsborough	Menlo Park	Millbrae*	Pacifica	Portola Valley*	Redwood City	San Bruno*	San Carlos	San Mateo	South San Francisco	Woodside	San Mateo County
Reduced Parking Requirements	N	UC	Y	Y	Y	N	Y	Y	N	Y	Y	Y	Y	N	Y	UC	Y	Y	Y	N	N
Streamlined Permitting Process	N	N	Y	N	Y	N	Y	Y	Y	Y	Y	Y	N	N	Y	UC	N	N	Y	N	N
Graduated Density Bonus (parcel assembly)	N	N	Y	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N	Y	N	N	N
Form-based codes	N	N	Y	N	N	N	N	N	N	N	Y	N	N	N	Y	N	Y	Y	N	N	N
Mixed Use Zoning	N	Y	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
Housing Overlay Zone	N	N	N	Y	N	N	UC	N	N	N	Y	N	N	N	UC	N	N	Y	N	N	N
Density Bonus Ordinances	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y
Inclusionary/Below Market Rate Housing Policy	N	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y
Condominium Conversion Ordinance	N	Y	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N	Y	N	Y
Just Cause Evictions	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Rent Stabilization	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Acquisition/Rehabilitation/ Conversion Program	N	Y	Y	N	N	Y	N	Y	N	N	N	N	N	N	Y	Y	Y	Y	N	N	N
Preservation of Mobile Homes (Rent Stabilization ordinances)	N	N	Y	N	N	N	Y	N	N	N	N	N	Y	N	N	N	N	N	N	N	Y
SRO Preservation Ordinances	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N
Homeowner Rehabilitation program	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	Y	Y	N	Y	Y	Y
Other Anti-Displacement Strategies	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	N	N	N	N	N	Y	N	N	Y
Reduced Fees or Waivers	N	N	Y	N	N	Y	UC	Y	N	Y	N	N	N	Y	Y	Y	N	N	Y	N	Y
General Fund Allocation Incl. former RDA "Boomerang" Funds	N	N	Y	N	N	N	Y	N	N	N	Y	N	N	N	N	N	UC	N	N	N	N
In-Lieu Fees (Inclusionary Zoning)	N	N	N	UC	N	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y
Housing Development Impact Fee	N	UC	Y	UC	UC	Y	Y	N	N	N	Y	N	N	Y	Y	UC	Y	Y	N	N	Y
Commercial Development Impact Fee	N	UC	N	UC	N	N	Y	N	N	N	Y	N	N	N	Y	UC	UC	UC	UC	N	Y
Other taxes or fees dedicated to housing	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N
Locally Funded Homebuyer Assistance Programs	N	Y	Y	N	N	N	**UC**	Y	N	N	Y	N	N	N	Y	N	N	N	N	N	N
Tenant-Based Assistance	N	N	N	N	N	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N
Home sharing programs	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N	Y	N	Y	Y
Has Public Housing? (Y/N)	N	N	N	N	N/A	Y	N	N	N/A	N	N	N/A	N	N/A	N	N/A	N	N	N/A	N	Y
Has Group Homes? (Y/N)	Y	N	Y	Y	N/A	Y	Y	Y	N/A	Y	Y	N/A	N	N/A	Y	N/A	Y	Y	N/A	N	Y
Has a Second Unit Ordinance? (Y/N)	Y	N	Y	Y	N/A	Y	Y	Y	N/A	Y	Y	N/A	Y	Y	Y	N/A	Y	Y	N/A	Y	Y
Has Emergency Shelters? (Y/N)	N	N	N	N	N/A	N	Y	Y	N/A	Y	Y	N/A	N	N/A	Y	N/A	N	Y	N/A	N	Y
Has Affordable Housing Complexes? (Y/N)	N	N	Y	N	N/A	Y	Y	N	N/A	N	Y	N/A	Y	N/A	Y	N/A	Y	Y	N/A	N	Y

ABAG tracked thirty housing policy and program types that represent the most prevalent and important strategies for fostering development of both market rate and affordable housing units. ABAG Staff compiled a summary of policies adopted by each jurisdiction based on the jurisdiction's certified 2007-2014 housing element, and sent the summary to local staff for verification. We have indicated instances in which we were not able to verify or obtain information.

Legend:

Y: The policy or program is currently in effect in the jurisdiction

N: The policy or program is not in effect in the jurisdiction

UC: The policy or program is currently under consideration by the jurisdiction

N/A: Indicates information was unvailable for jurisdiction

Figure III-2: San Mateo County Housing Policies and Programs Analysis [PLACEHOLDER]

Source: ABAG

SECTION IV. Disproportionate Housing Needs

Housing needs.

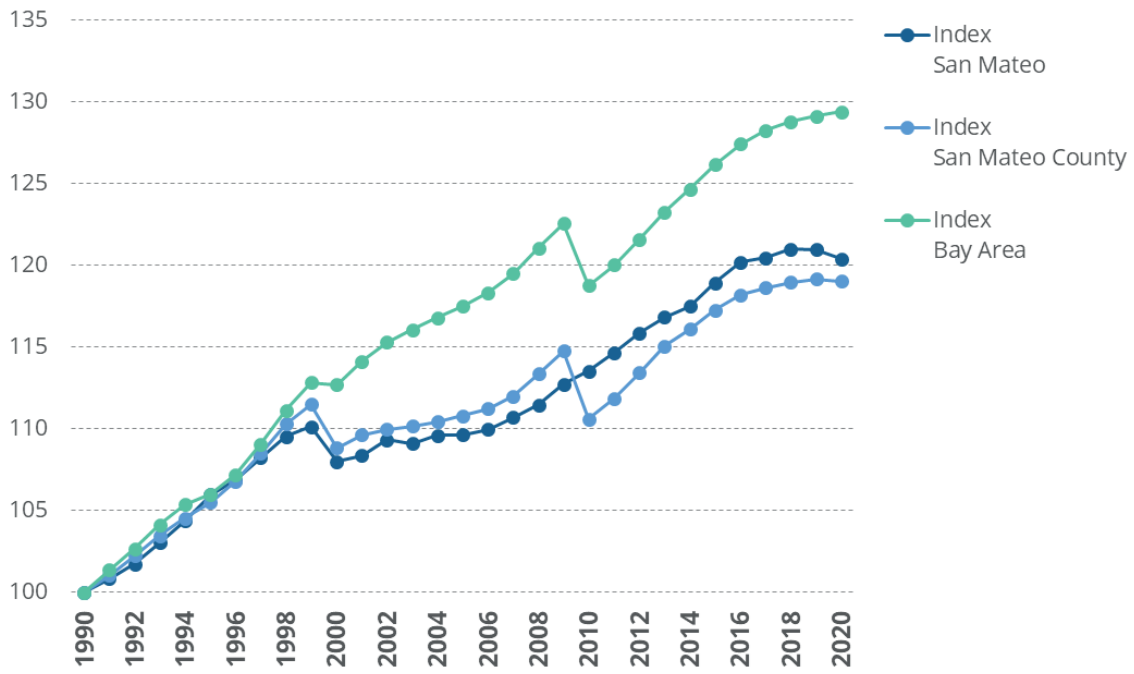


Figure IV-1: Population Indexed to 1990

Source: ABAG Housing Needs Data Workbook

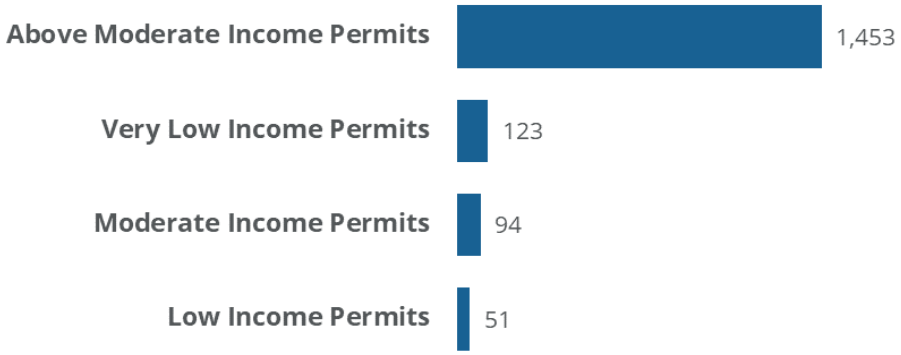


Figure IV-2: Housing Permits Issued by Income Group, City of San Mateo, 2015-2019

Source: ABAG Housing Needs Data Workbook

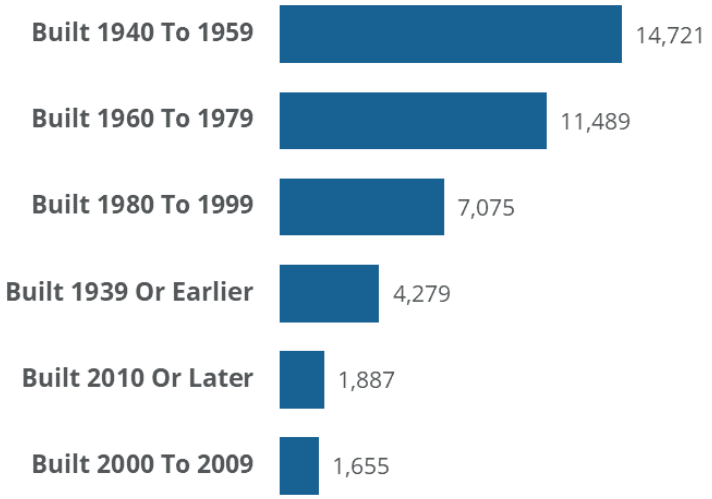


Figure IV-3: Housing Units by Year Built, City of San Mateo

Source: ABAG Housing Needs Data Workbook

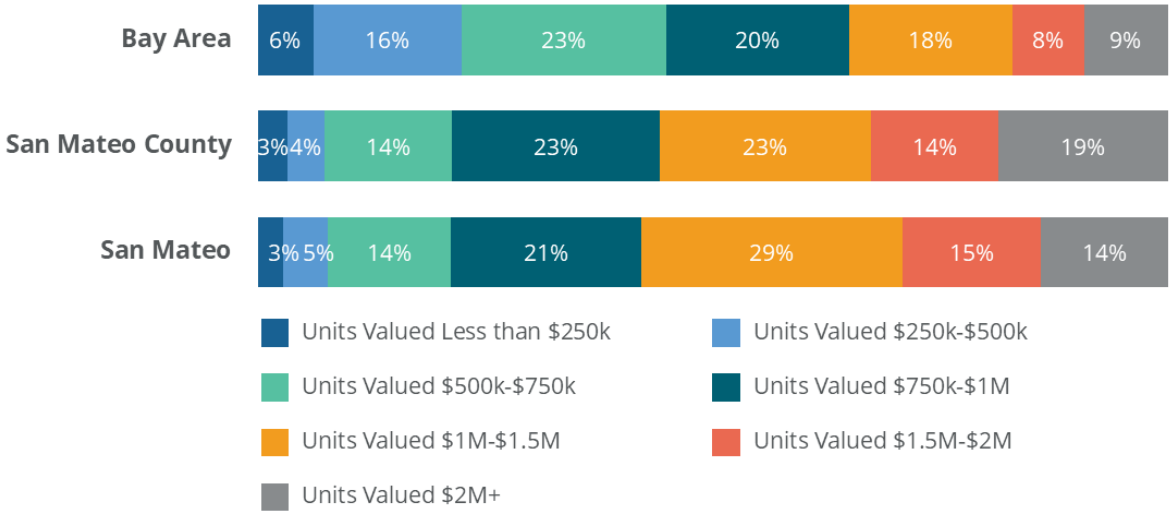


Figure IV-4: Distribution of Home Value for Owner Occupied Units, 2019

Source: ABAG Housing Needs Data Workbook

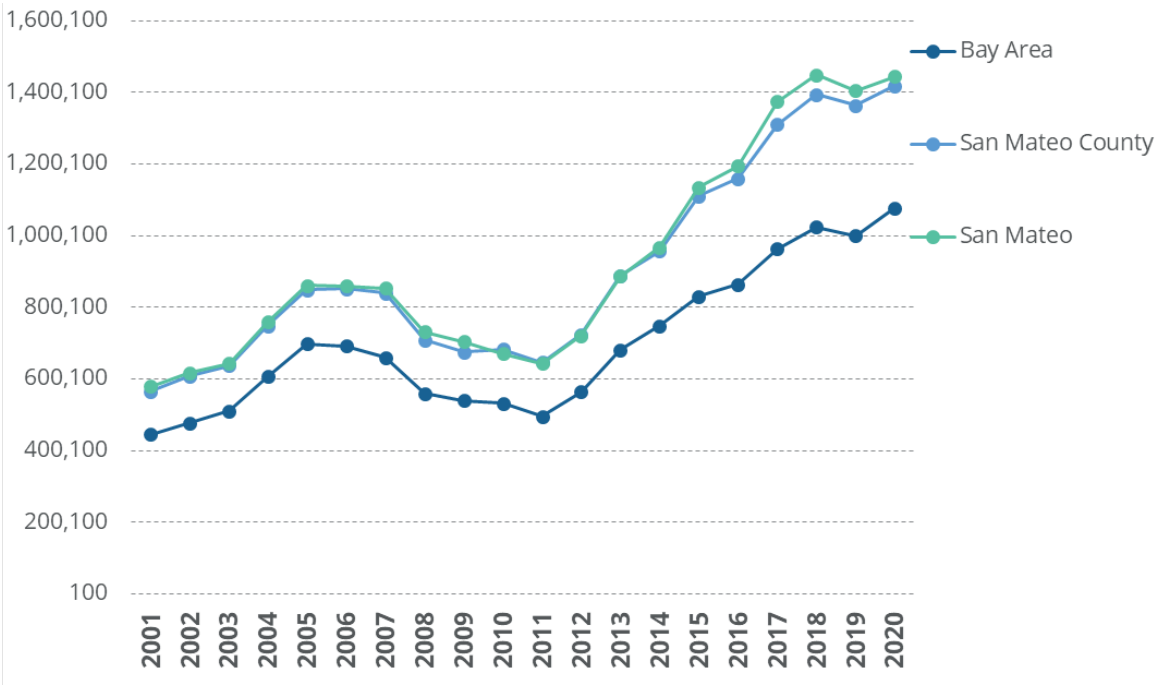


Figure IV-5: Zillow Home Value Index, 2001-2020

Source: ABAG Housing Needs Data Workbook

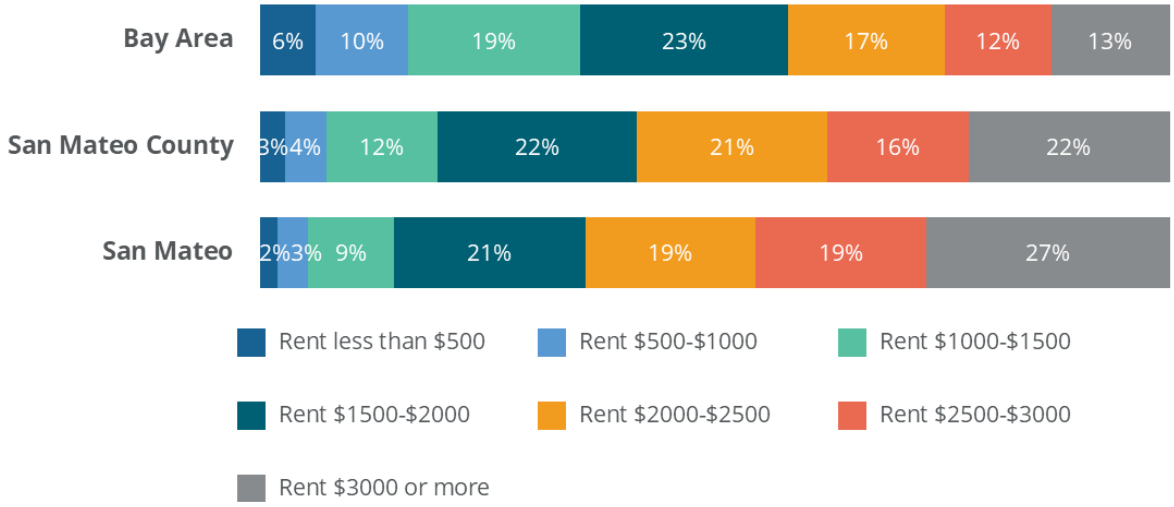


Figure IV-6: Distribution of Contract Rents for Renter Occupied Units, 2019

Source: ABAG Housing Needs Data Workbook

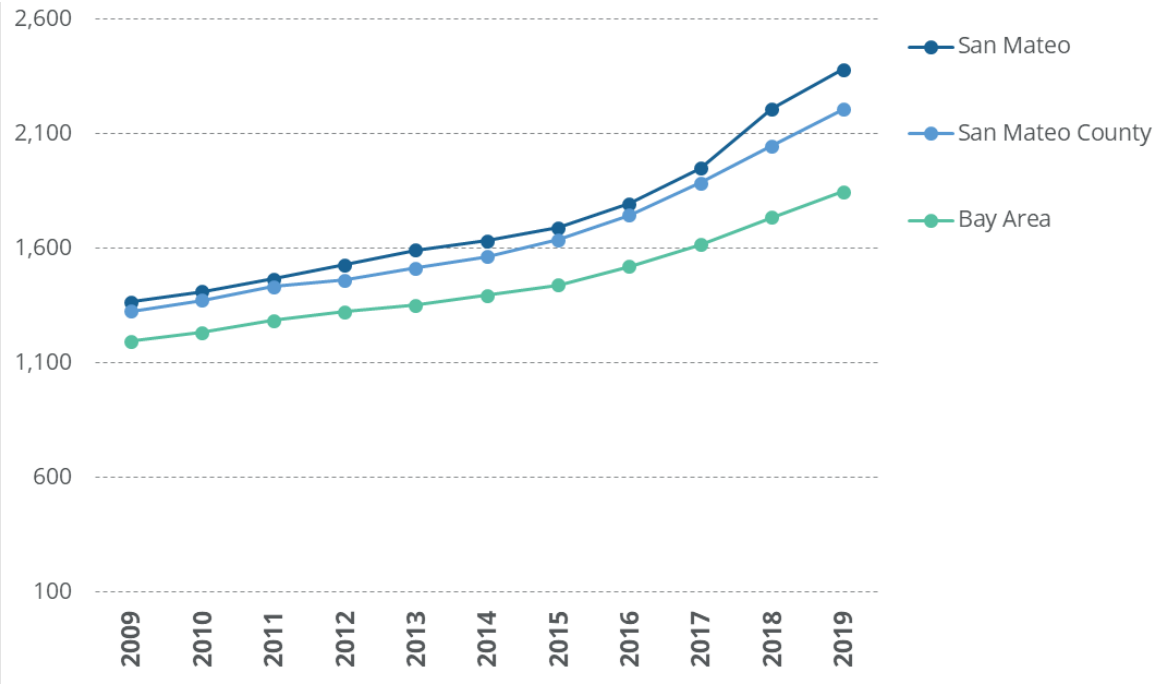


Figure IV-7: Median Contract Rent, 2009-2019

Source: ABAG Housing Needs Data Workbook

Cost burden and severe cost burden.

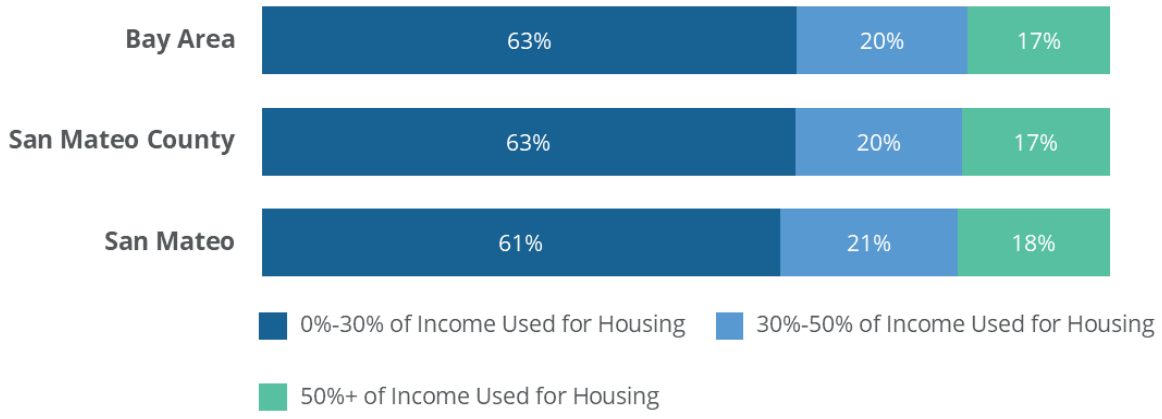


Figure IV-8: Overpayment (Cost Burden) by Jurisdiction, 2019

Source: ABAG Housing Needs Data Workbook

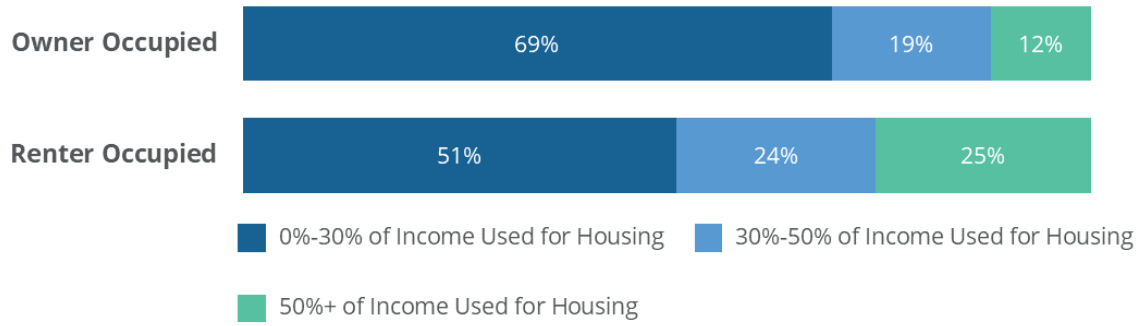


Figure IV-9: Overpayment (Cost Burden) by Tenure, City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

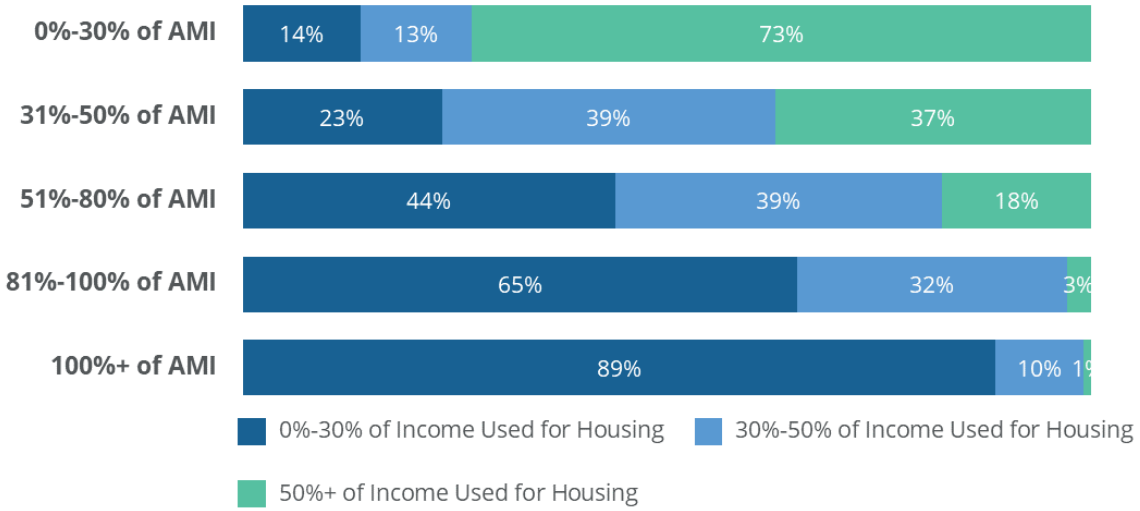


Figure IV-10: Overpayment (Cost Burden) by Area Median Income (AMI), City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

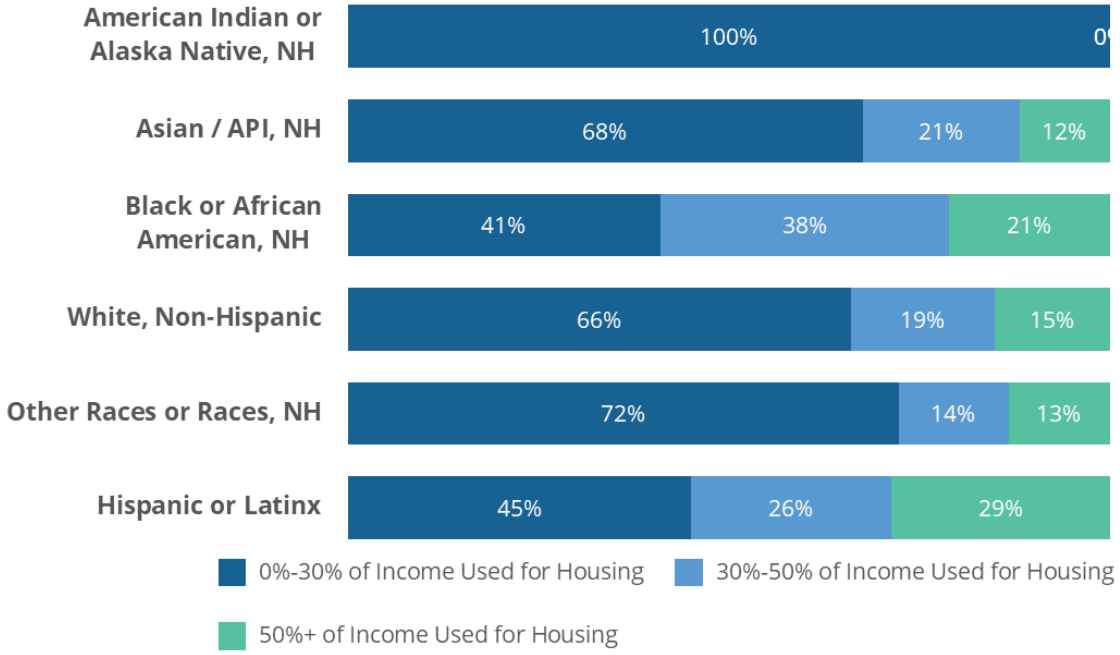


Figure IV-11: Overpayment (Cost Burden) by Race and Ethnicity, City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

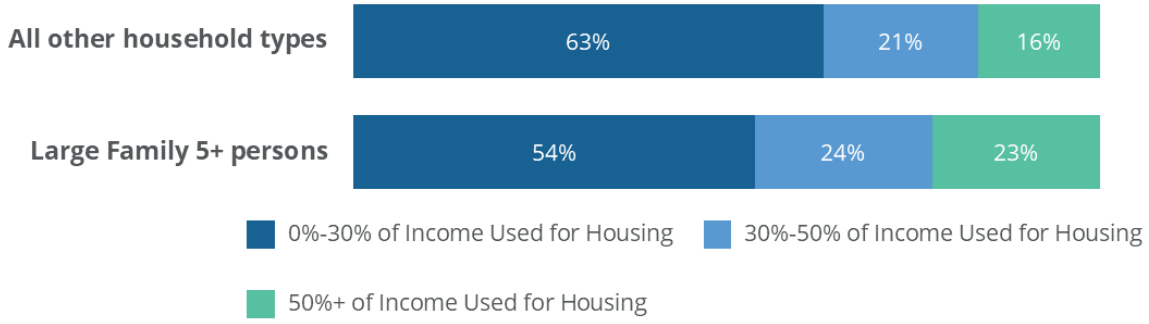


Figure IV-12: Overpayment (Cost Burden) by Family Size, City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

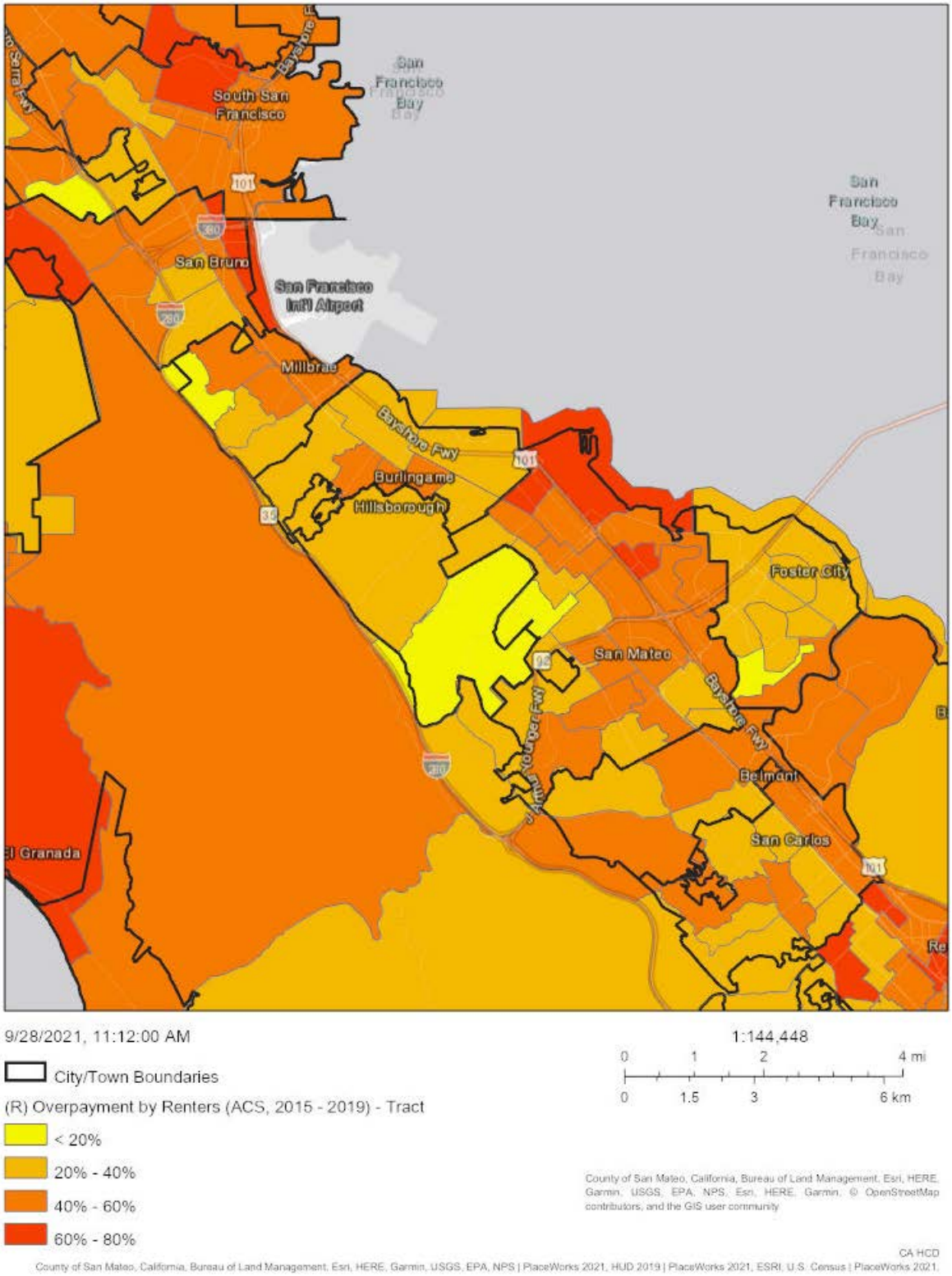


Figure IV-13: Overpayment (Cost Burden) for Renter Households by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

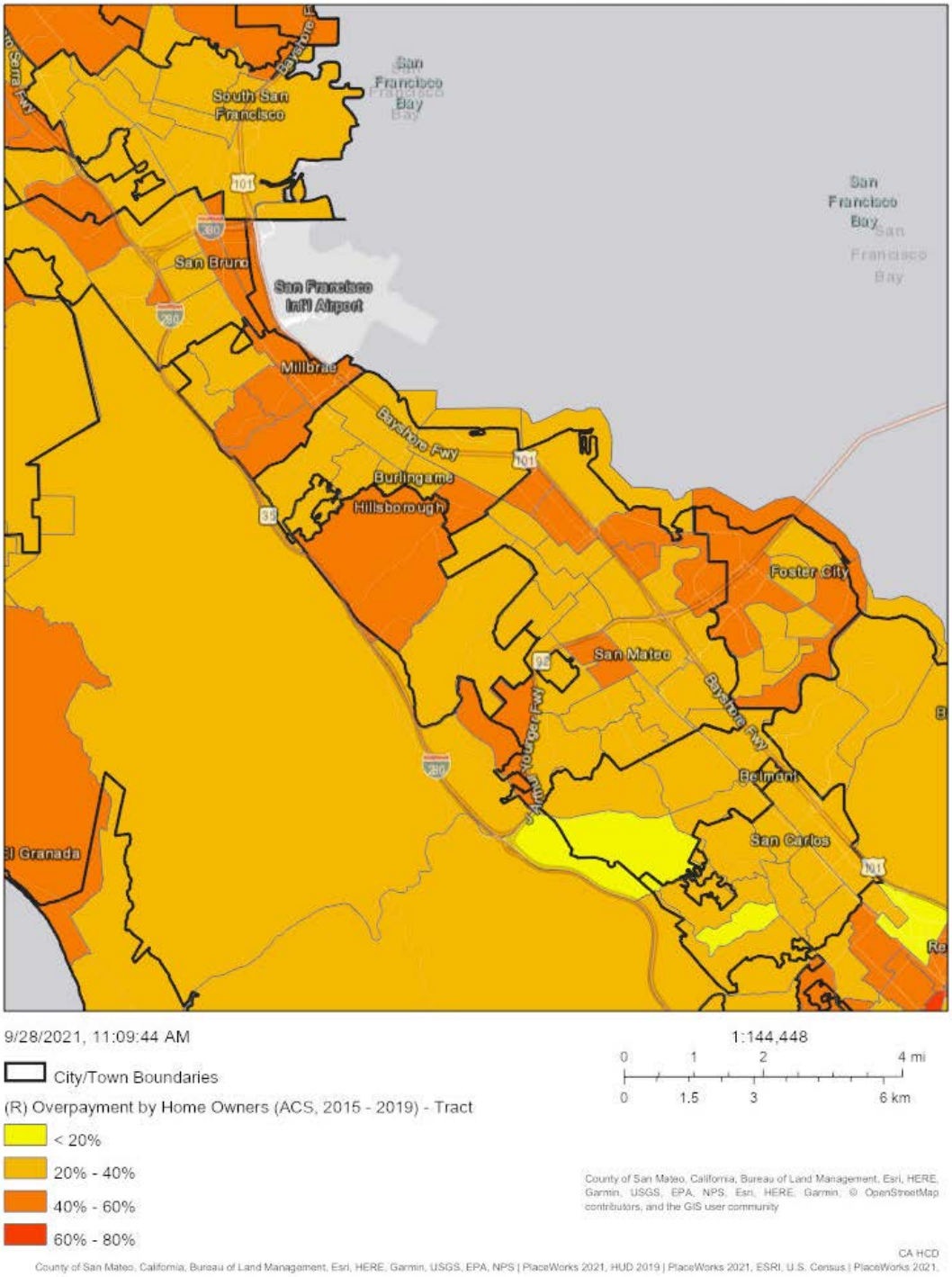


Figure IV-14: Overpayment (Cost Burden) for Owner Households by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

Overcrowding.

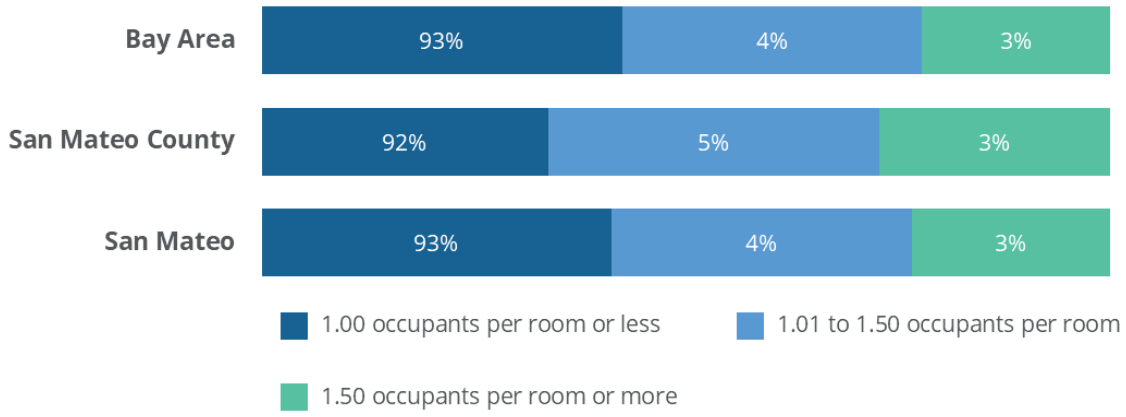


Figure IV-15: Occupants per Room by Jurisdiction, 2019

Source: ABAG Housing Needs Data Workbook

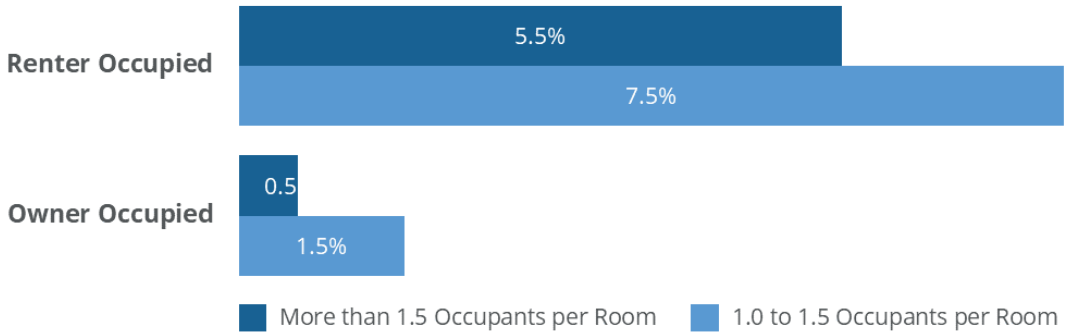


Figure IV-16: Occupants per Room by Tenure, City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

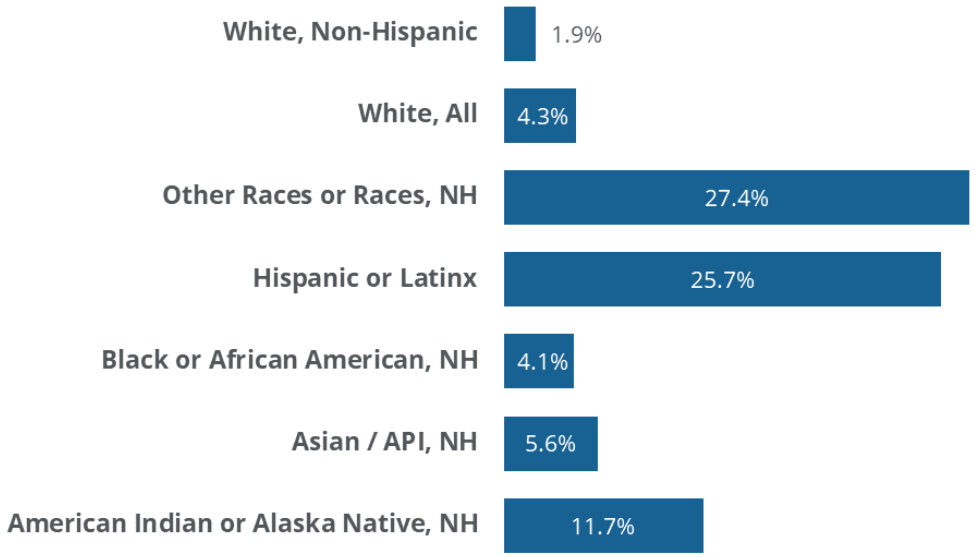


Figure IV-17: Overcrowding by Race and Ethnicity, City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

Note: Overcrowding is indicated by more than 1 person per room.

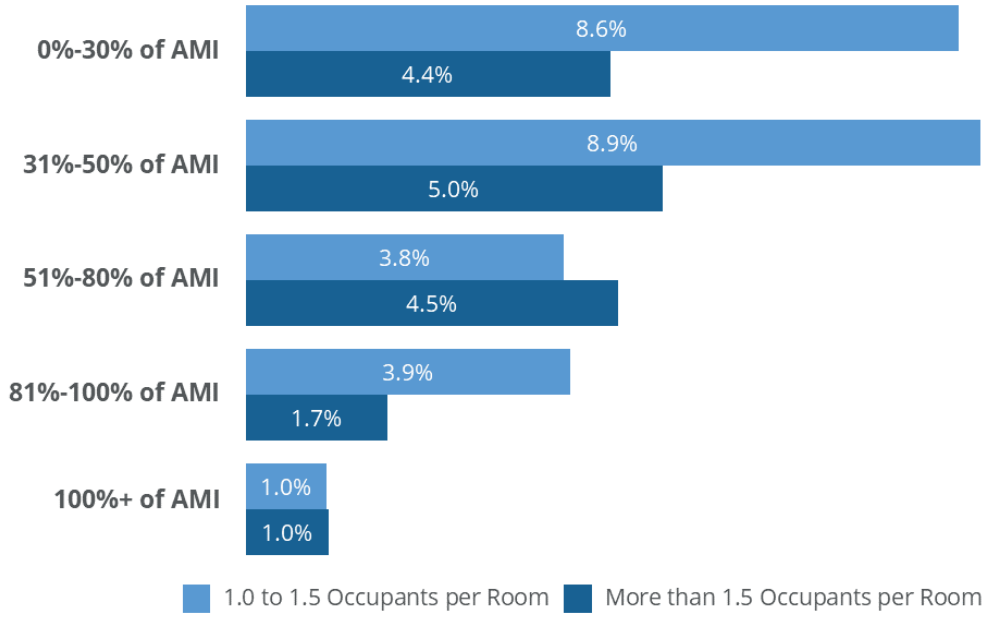


Figure IV-18: Occupants per Room by AMI, City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

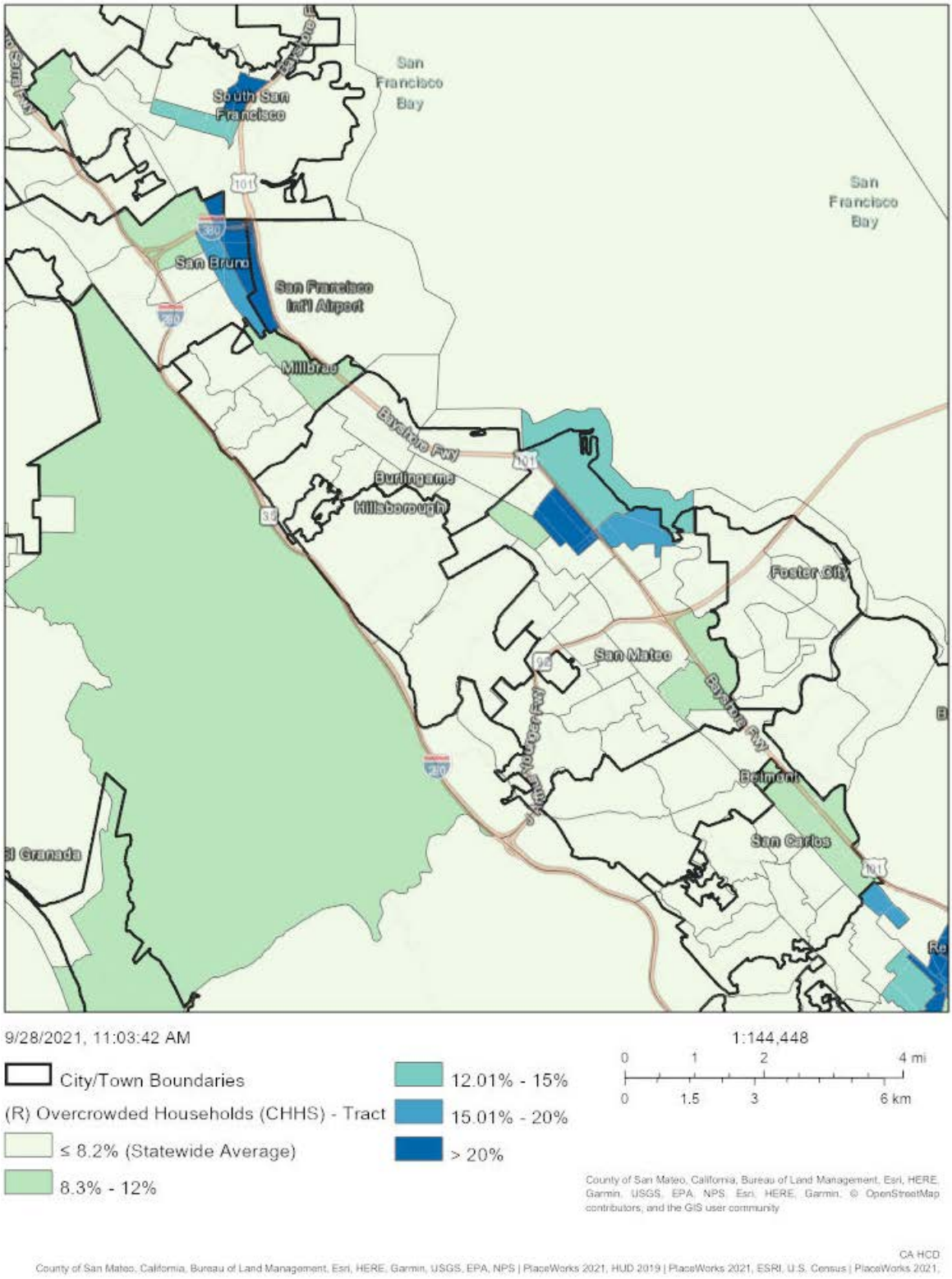


Figure IV-19: Overcrowded Households by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

Substandard housing.

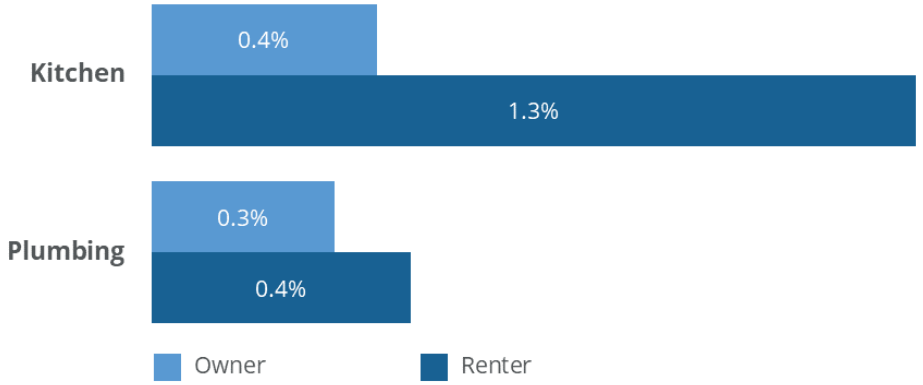


Figure IV-20: Percent of Units Lacking Complete Kitchen and Plumbing Facilities, City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

Homelessness.

	People in Households Solely Children	People in Households with Adults and Children	People in Households Without Children
Sheltered - Emergency Shelter	0	68	198
Sheltered - Transitional Housing	0	271	74
Unsheltered	1	62	838

Figure IV-21: Homelessness by Household Type and Shelter Status, San Mateo County, 2019

Source: ABAG Housing Needs Data Workbook

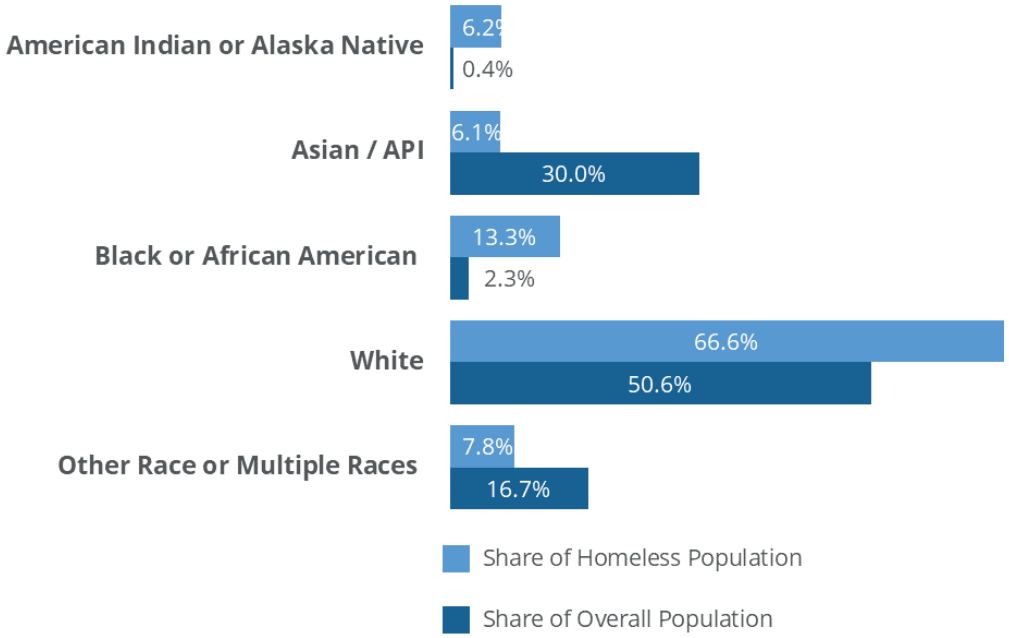


Figure IV-22: Share of General and Homeless Populations by Race, San Mateo County, 2019

Source: ABAG Housing Needs Data Workbook

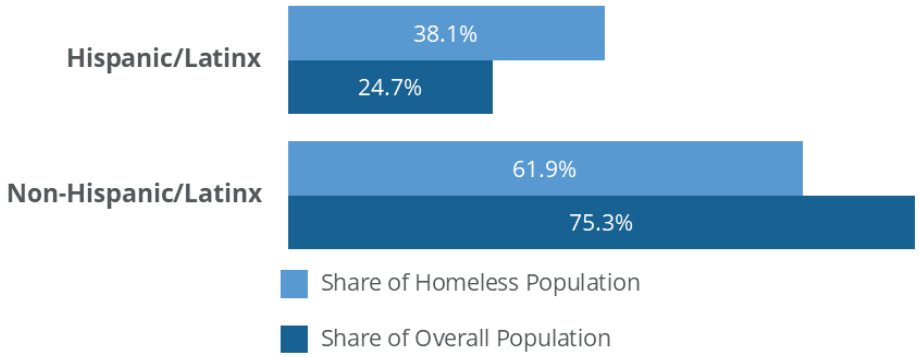


Figure IV-23: Share of General and Homeless Populations by Ethnicity, San Mateo County, 2019

Source: ABAG Housing Needs Data Workbook

	Chronic Substance Abuse	HIV/AIDS	Severely Mentally Ill	Veterans	Victims of Domestic Violence
Sheltered - Emergency Shelter	46	0	70	31	10
Sheltered - Transitional Housing	46	3	46	4	14
Unsheltered	20	0	189	34	103

Figure IV-24: Characteristics of the Population Experiencing Homelessness, San Mateo County, 2019

Source: ABAG Housing Needs Data Workbook

Displacement.

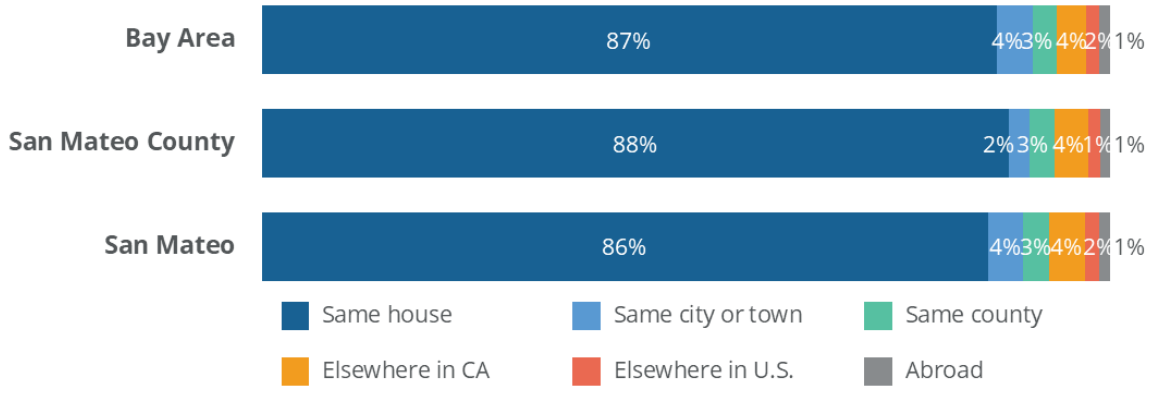


Figure IV-25: Location of Population One Year Ago, City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

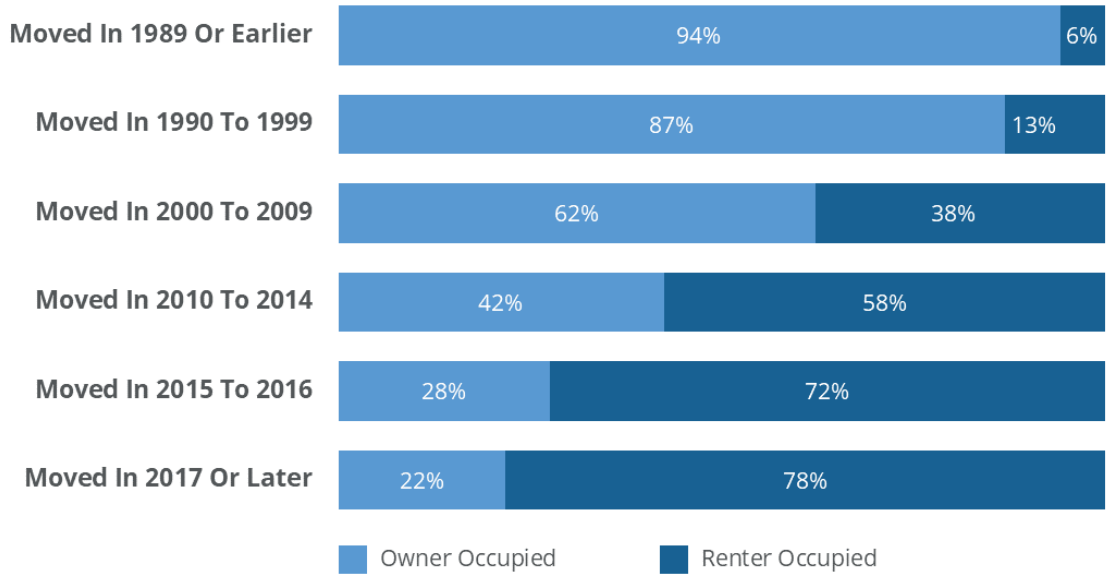


Figure IV-26: Tenure by Year Moved to Current Residence, City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

	Low	Moderate	High	Very High	Total Assisted Units in Database
San Mateo	630	0	72	0	702
San Mateo County	4,656	191	359	58	5,264
Bay Area	110,177	3,375	1,854	1,053	116,459

Figure IV-27: Assisted Units at Risk of Conversion, City of San Mateo, 2019

Source: ABAG Housing Needs Data Workbook

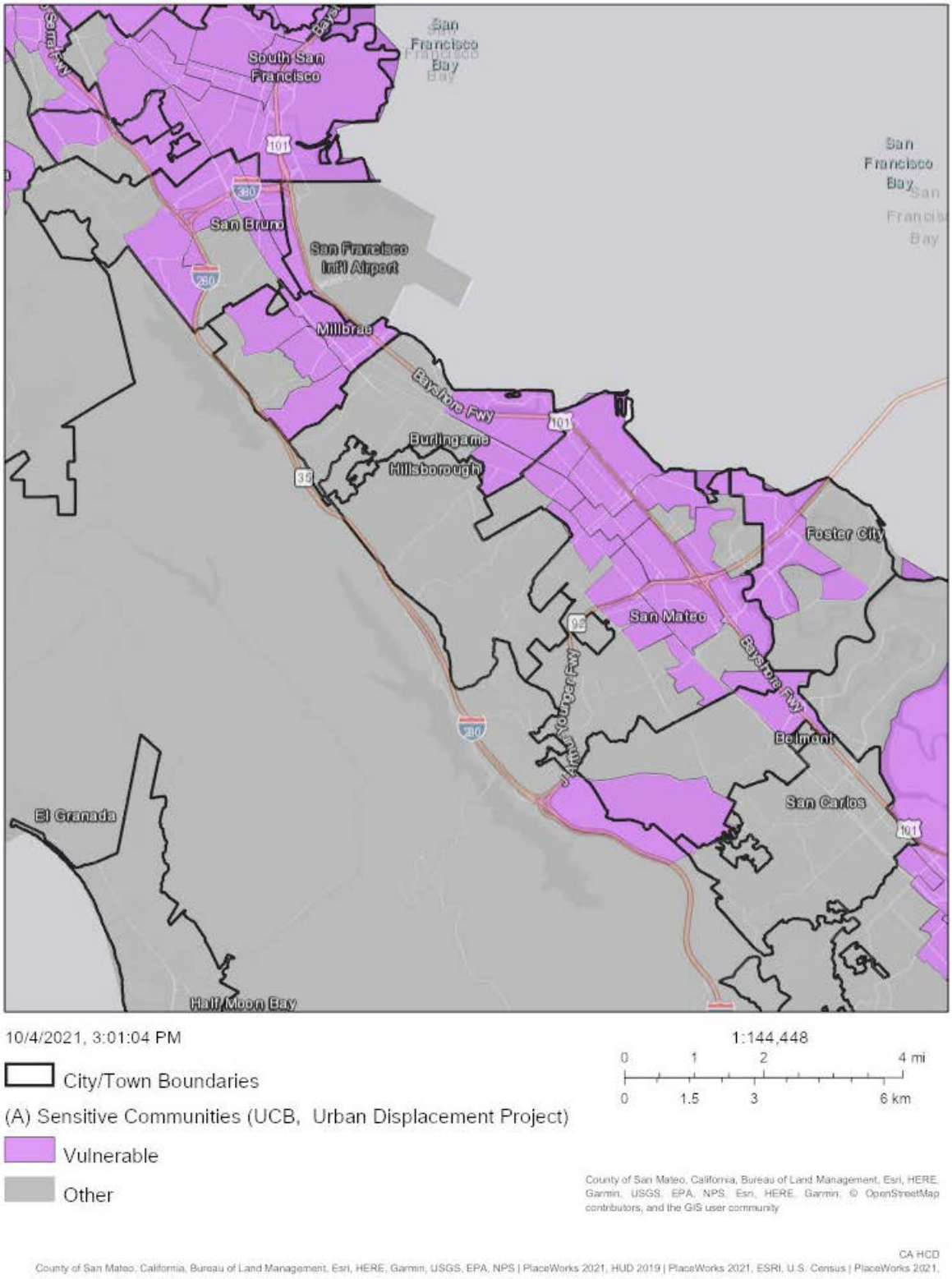


Figure IV-28: Census Tracts Vulnerable to Displacement

Source: California Department of Housing and Community Development AFFH Data Viewer

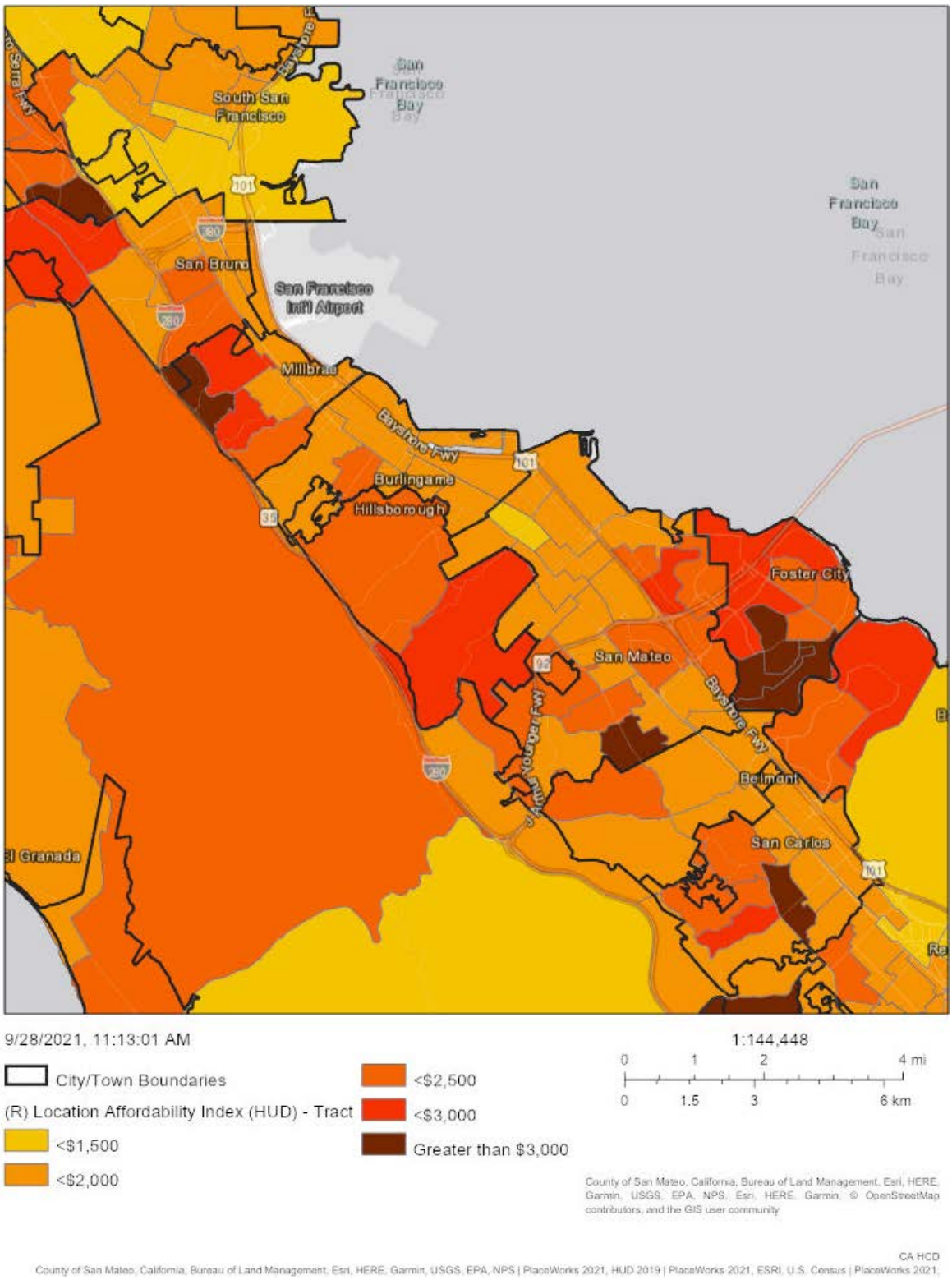


Figure IV-29: Location Affordability Index by Census Tract

Source: California Department of Housing and Community Development AFFH Data Viewer

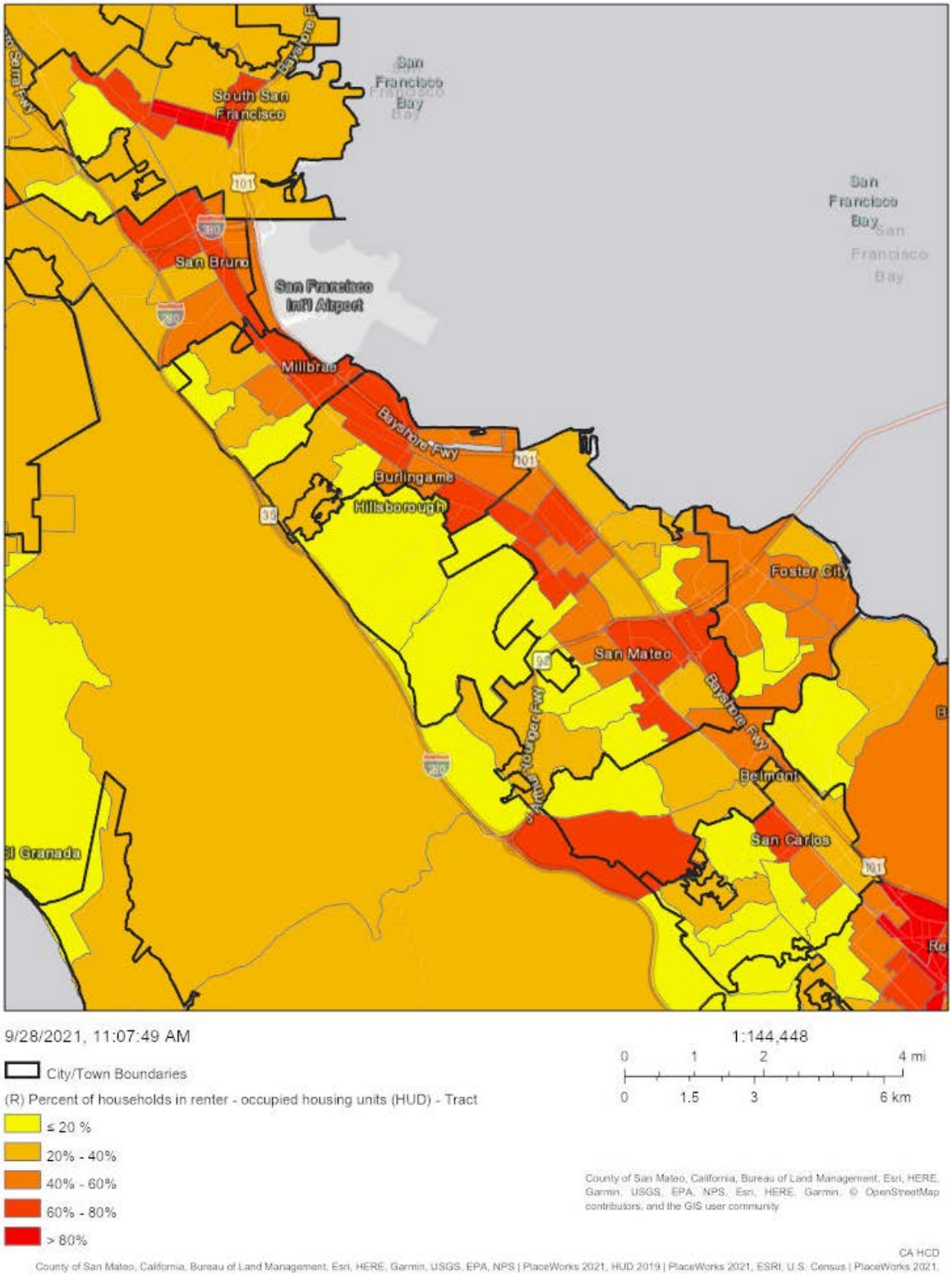


Figure IV-30: Share of Renter Occupied Households by Census Tract, 2019

Source: California Department of Housing and Community Development AFFH Data Viewer

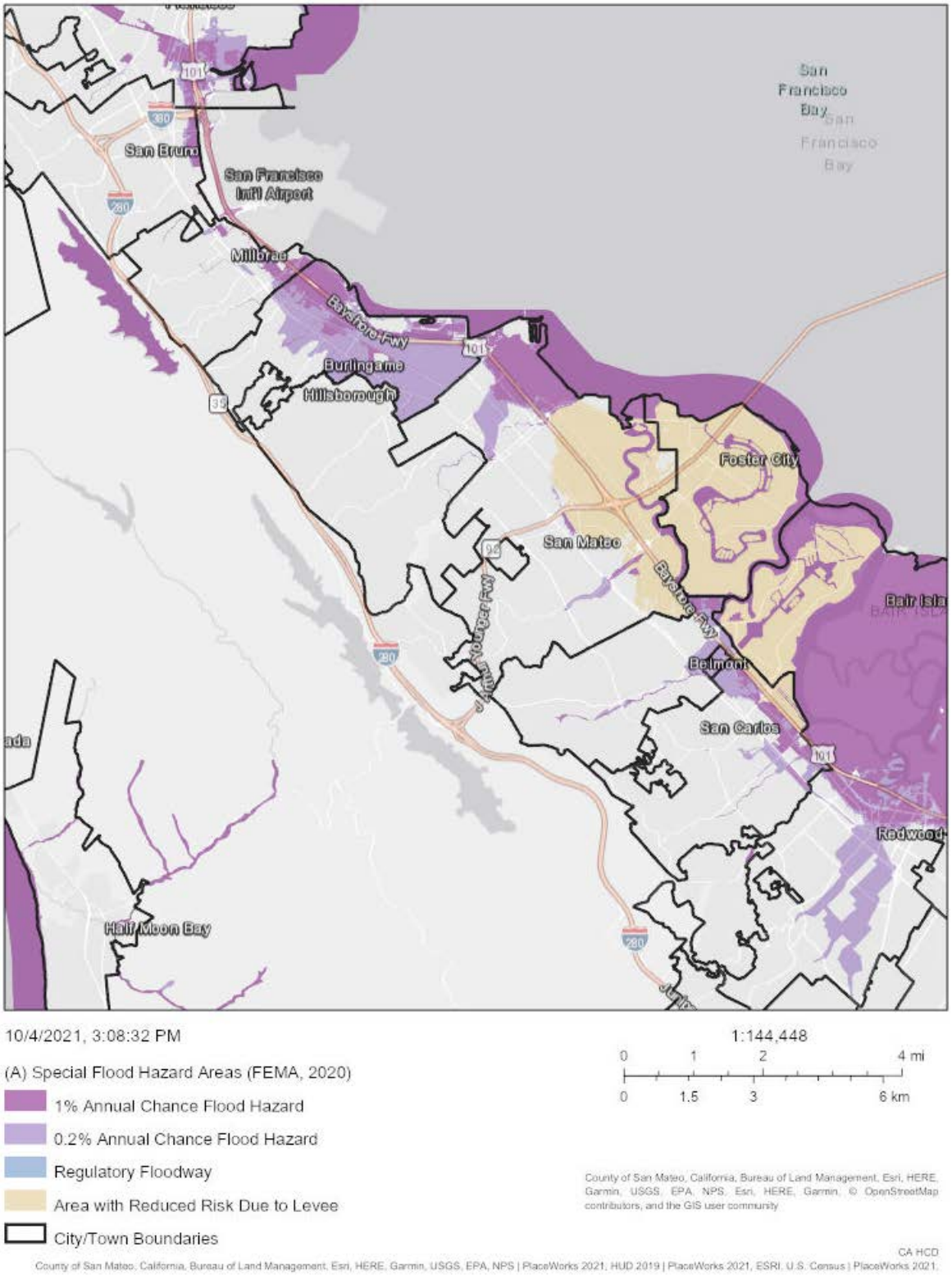


Figure IV-31: Special Flood Hazard Areas, 2000

Source: California Department of Housing and Community Development AFFH Data Viewer

Other considerations.

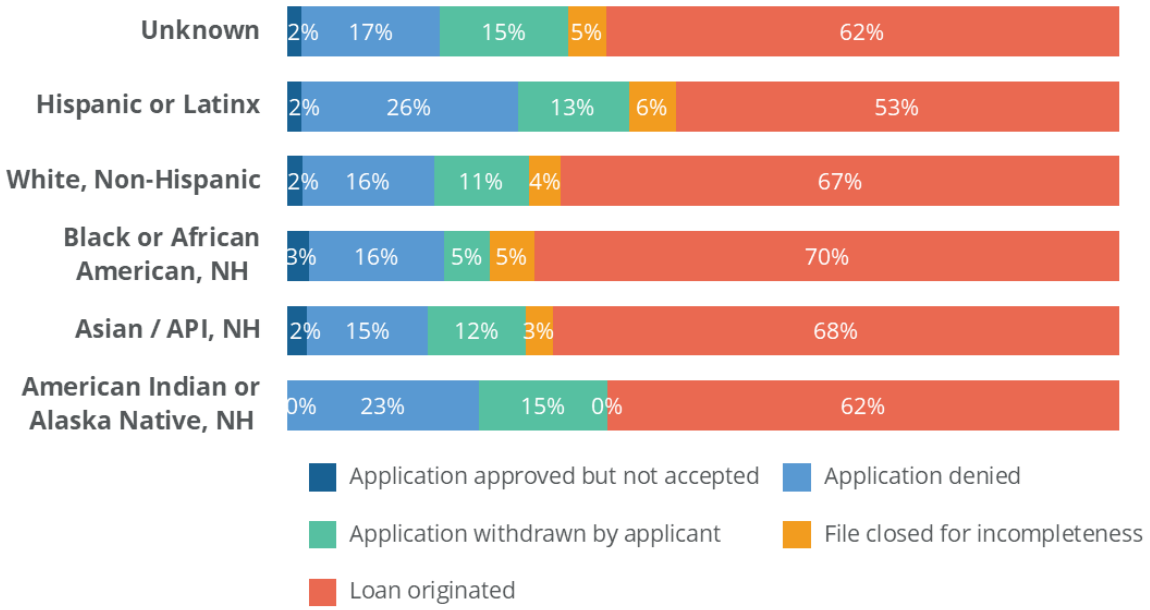


Figure IV-32: Mortgage Applications by Race and Ethnicity, City of San Mateo, 2018-2019

Source: ABAG Housing Needs Data Workbook

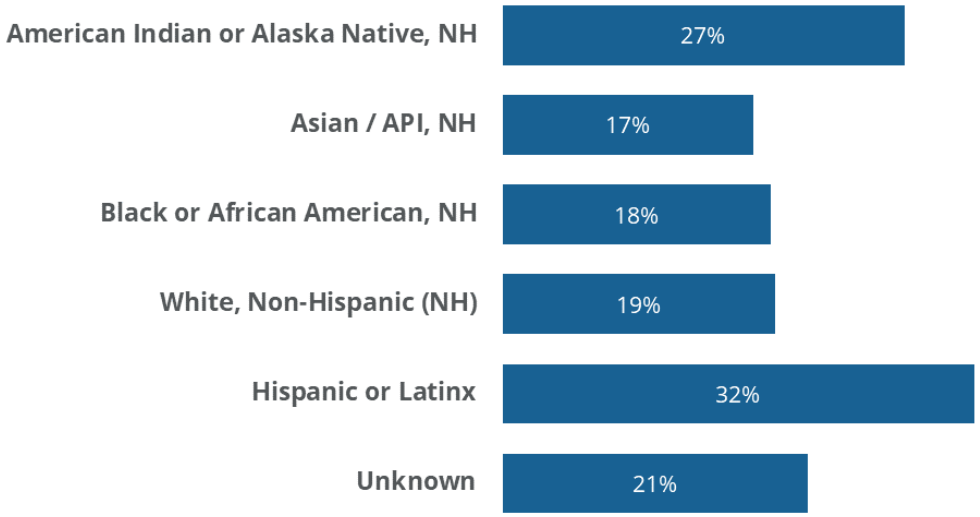


Figure IV-33: Mortgage Application Denial Rate by Race and Ethnicity, City of San Mateo, 2018-2019

Source: ABAG Housing Needs Data Workbook

APPENDIX D | Attachment 3 – Access to Educational Opportunities

This section examines the extent to which members of protected classes and those in poverty experience disparities in access to opportunity as measured by access to education. This section draws from data provided by the San Mateo Office of Education, the California Department of Education, and U.S. Census American Community Surveys (ACS). This section discusses the following topics:

- Changes in school enrollment during COVID-19 by race and ethnicity, and by groups with extenuating circumstances;[1]
- Achievement gaps by race and ethnicity and for groups with extenuating circumstances as measured by test scores, California State University or University of California admissions standards, and college-going rates;
- Barriers to success measured by chronic absenteeism, dropout rates, and suspension rates.

After describing this section's primary findings, we describe the county's school districts before launching into data measuring achievement gaps and barriers to success.

Primary Findings

Student racial and ethnic diversity is modestly increasing. Student bodies in San Mateo County have become increasingly racially and ethnically diverse.

- Hispanic students make up the largest ethnic group in the county's schools, representing 38% of students in the 2020-2021 academic school year. This a slight increase from the 2010-2011 school year, where Hispanic students made up 37% of the population.
- There has been a large increase in Asian students, with 17% identifying as such in 2020-2021, an increase of 5 percentage points from 2010-2011.
- Students identifying as White (26%) have decreased by 3 percentage points since 2010-2011.

Free and reduced lunch-qualifying students and English language learners are concentrated in a handful of schools. Overall, 29% of public school students in San Mateo County qualify for reduced or free lunch.

- The rate of reduced lunch qualification was highest in Ravenswood City Elementary School District, where 83% of students qualify for reduced lunch. Also in Ravenswood City Elementary, 30% of students are experiencing homelessness. This is a large outlier in the county, where overall just 2% are experiencing homelessness.
- Countywide, 20% of public school students are English learners. Again, this rate is highest at Ravenswood City Elementary, where 53% of students are English learners. La Honda-Pescadero

[1] The term "extenuating circumstances" is used in this section to capture students whose socioeconomic situations and/or disability may make standard educational environments challenging.

Unified School District, Jefferson Union High School, and Redwood City Elementary also have high rates of English learners, representing more than a third of students.

Enrollment is dropping. Public school enrollment reduced substantially in some areas during the pandemic. Total enrollment decreased by 3% between 2019-2020 and 2020-2021 in San Mateo County, which was the largest decrease of the decade.

- Portola Valley and La Honda-Pescadero school districts had the largest enrollment decreases during COVID-19, with a 11% and 10% decline in enrollments, respectively.
- Decreased enrollment was especially common among Pacific Islander students. Between 2019-2021, enrollment among Pacific Islander students decreased by 6% (from 1,581 students in 2019-20 to 1,484 students in 2020-21), substantially higher than the 3% countywide average.
- Enrollment among migrant students decreased drastically by 16% over the same period (from 332 students to 279 students).

Learning proficiency is improving yet disparities exist. Across all racial and ethnic groups, the rate at which students met or exceeded English and mathematics testing standards has increased since the 2014-2015 school year. Students with extenuating circumstances (i.e., disability, facing homelessness, learning English) tend to score lower on English and mathematics tests than the overall student body.

- Proficiency gaps are especially pronounced among English learning students in Portola Valley Elementary, Woodside Elementary, Menlo Park City Elementary, and Brisbane Elementary, where students with extenuating circumstances met or exceeded mathematics test standards at a rate at least 50 percentage points below the overall test rate in each district.
- Students with disabilities in San Carlos Elementary and Las Lomitas Elementary school districts scored far below the overall student body: In these districts, students with disabilities met or exceeded mathematics test standards at 54 percentage points below the overall test rate.

Many students meet admissions standards for CSU or UC schools.

- Among the high school districts in San Mateo County, Sequoia Union had the highest rate of graduates who met such admission standards, at 69%. On the other end of the spectrum, Cabrillo Unified and South San Francisco Unified had the lowest rates at 41%.
- Jefferson Union High School District had the most drastic increase in the share of graduates meeting CSU or UC standards: just 21% of students met these standards in 2016-2017 compared to 48% of students in 2019-2020. La Honda-Pescadero Unified School District experienced a 10 percentage point increase in this success rate over the same period.

Most school districts in the county have a college-going rate at 70% or higher—yet there are wide gaps by race and ethnicity.

- In every district, White students have a higher college-going rate than Hispanic students, but the largest gaps are in South San Francisco United, where 91% of White students go to college compared to just 68% of Hispanic students—a 23 percentage point gap.

Students with extenuating circumstances are highly concentrated in a few schools and move schools often due to housing instability.

- Students with extenuating circumstances may need additional resources—e.g., onsite health care, free meals, tutoring—to be successful in school. When these students are concentrated into a few schools, the schools bear an unequal responsibility for providing needed resources. K-12 school funding in California has long been inadequate, and, although policymakers have recently allocated additional resources to schools with high proportions of low income children under a "concentration grant" system, funding gaps remain.
- The highest concentration of high needs students is found in Ravenswood City Elementary, where 30% of all students are experiencing homelessness and 83% qualify for free and reduced lunch.
- Currently, students whose families have been evicted do not have protections allowing them to remain in their current school district. This can result in frequent changes in schools for low income children, raising their vulnerability to falling behind in school.

Absenteeism, dropout rates, and discipline rates are highest for students of color, students with disabilities, and students with other extenuating circumstances. While 10% of students were chronically absent during the 2018-2019 school year, chronic absenteeism rates were higher in districts with a large number of students experiencing economic and housing precarity.

- For instance, Ravenswood Elementary, which has a 30% rate of homelessness among students, had one of the higher rates of chronic absenteeism at 16%.
- Pacific Islander students (26%), Black/African American students (18%), and Hispanic students (15%) had notably higher rates of chronic absenteeism than the overall student population (10%).
- In most districts, chronic absenteeism is higher among students with disabilities. In fact, only Bayshore Elementary's students with disabilities had a lower rate of chronic absenteeism than the overall student body.

Dropout rates vary across the county:

- Dropout rates were highest in Sequoia Union High School District (10%) and South San Francisco Unified (9%).
- In all school districts in the county, dropout rates are higher for boys than for girls.
- Pacific Islander, Black/African American, and Hispanic students in the county often had higher dropout rates than those in other racial and ethnic groups
- Students with disabilities, students experiencing homelessness, foster youth, and students learning English had higher dropout rates than the overall population.

Discipline rates also vary by area and race and ethnicity.

- In many school districts across San Mateo County, Hispanic students are disciplined at disproportionately higher rates compared to their peers.
- In most districts, Black/African American and Pacific Islander students are also overrepresented in terms of suspension rates, but these rates are slight compared to those of Hispanic students.
- Asian and Filipino students were underrepresented in terms of suspension rates. White students were also underrepresented in discipline rates in most districts except for La Honda-Pescadero.

The demographics of faculty and staff are fairly similar to that of students.

- There is a slightly larger share of White and Black/African American staff than students, meaning that Black/African American and White student groups are more likely to interact with same-race staff and faculty than other racial groups.
- Asian students are less likely to interact with a same-race staff of faculty member: 17% of the student body is Asian compared to just 8% of staff and faculty.

Background

This section describes the school districts in San Mateo County, including their geographic boundaries and a brief history of the school districts' formation. This section also includes details on how districts' enrollments and student demographic have changed over time.

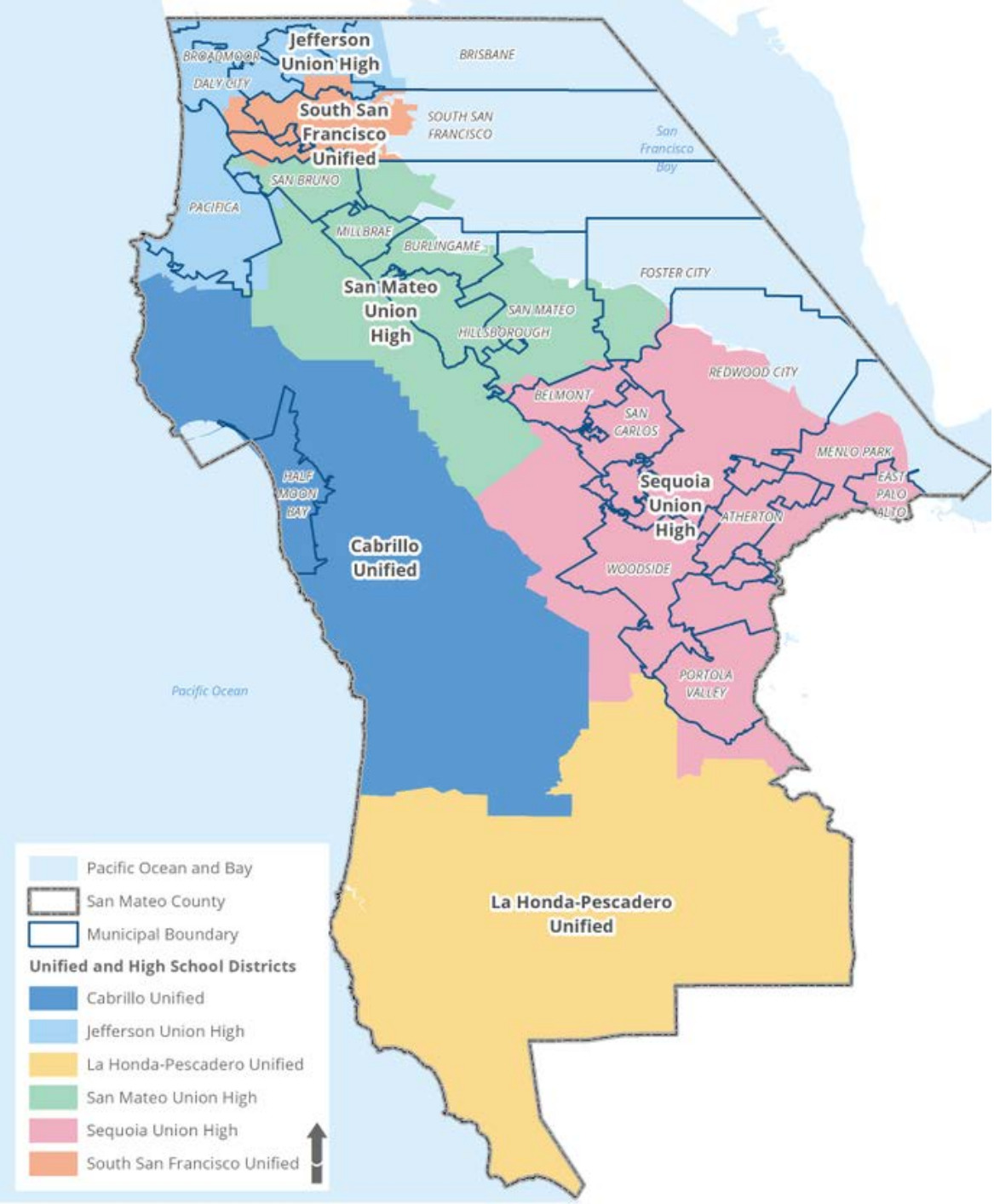
San Mateo County School Districts. There are three unified school districts in San Mateo County which include both elementary and high schools. These are **Cabrillo Unified School District, La Honda-Pescadero Unified School District**, and **South San Francisco Unified School District**.

In addition to the unified school districts, there are three high school districts, which include: **Jefferson Union High School District**, **San Mateo Union High School District**, and **Sequoia Union High School District**. The elementary schools covering these high schools' district boundaries areas are described below:

- In the **Jefferson Union High School District** geographic boundary, elementary school districts are the Bayshore Elementary School District, Brisbane School District, Jefferson Elementary School District, and Pacifica School District.
- Within the **San Mateo Union High School District** geographic boundary**,** elementary school districts include San Mateo-Foster City School District, Hillsborough City School District, Burlingame School District, San Bruno Park School District, and Millbrae School District.
- Within the **Sequoia Union High School District** geographic boundary, the elementary schools include Belmont-Redwood Shores School District, San Carlos School District, Redwood City School District, Ravenswood City School District, Menlo Park City School District, Woodside Elementary School District, Las Lomitas Elementary School District, and Portola Valley School District.

Geographic boundaries of school districts. Figure V-1 illustrates the geographic boundaries of the unified school districts as well as the three high school districts. Municipal boundaries are overlayed on the map.

Figure V-1.
Unified School Districts and High School Districts in San Mateo County



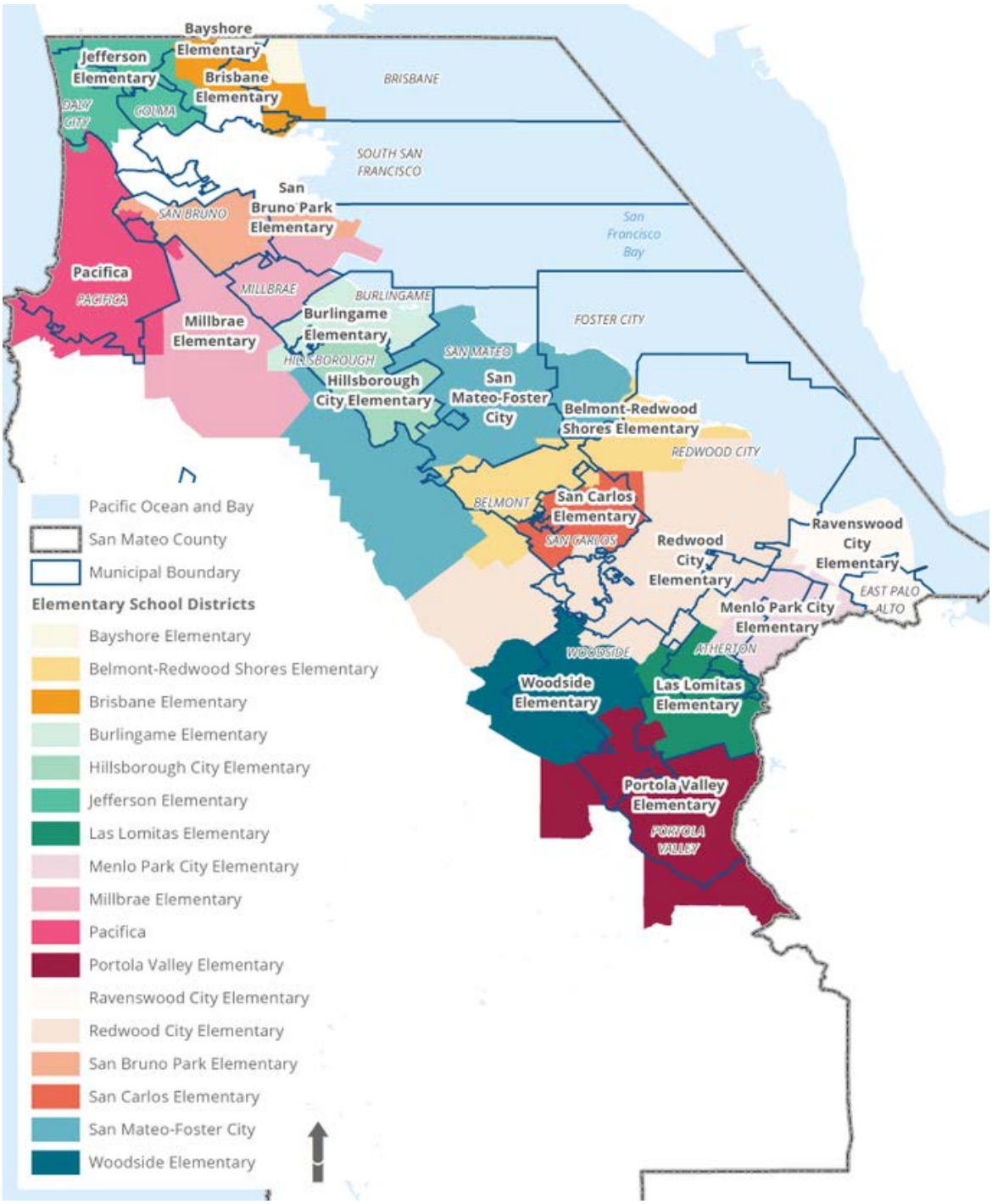
Source: San Mateo County Office of Education.

As illustrated in the map, Cabrillo Unified School District covers Half Moon Bay and some unincorporated areas of San Mateo County. South San Francisco Unified covers South San Francisco and a small portion of Daly City. La Honda-Pescadero Unified School District covers unincorporated areas of San Mateo County.

The other high school districts, Jefferson Union, San Mateo Union, and Sequoia Union, cover the remaining jurisdictions. Jefferson Union covers Brisbane, Colma, Daly City, and Pacifica. San Mateo Union covers Burlingame, Hillsborough, Millbrae, San Bruno, San Mateo City, and Foster City. Sequoia Union covers Atherton, Belmont, Redwood City, East Palo Alto, Menlo Park, San Carlos, Portola Valley, and Woodside.

The county's elementary school districts cover the same areas as the three high school districts. Their geographic boundaries are illustrated in the map below.

Figure V-2.
Elementary School Districts in San Mateo County



Source: San Mateo County Office of Education.

Because the elementary school districts are much smaller, many jurisdictions have several elementary schools. The table blow shows each jurisdiction and their associated elementary school.

Figure V-3.
School Districts in San Mateo County's Jurisdictions

Jurisdiction	Unified or High School District	Elementary School District(s)
Atherton	Sequoia Union	Menlo Park City ; Las Lomitas Elementary; Redwood City
Belmont	Sequoia Union	Belmont-Redwood Shores
Brisbane	Jefferson Union	Brisbane; Bayshore Elementary
Burlingame	San Mateo Union	Burlingame
Colma	Jefferson Union	Jefferson Elementary
Daly City	Jefferson Union; South San Francisco Unifie	Jefferson Elementary
East Palo Alto	Sequoia Union	Ravenswood City
Foster City	San Mateo Union	San Mateo-Foster City
Half Moon Bay	Cabrillo Unified	(none, included in Cabrillo Unified)
Hillsborough	San Mateo Union	Hillsborough City
Menlo Park	Sequoia Union	Menlo Park City; Las Lomitas Elementary; Ravenswood City
Millbrae	San Mateo Union	Millbrae
Pacifica	Jefferson Union	Pacifica
Portola Valley	Sequoia Union	Portola Valley
Redwood City	Sequoia Union	Redwood City
San Bruno	San Mateo Union	San Bruno Park
San Carlos	Sequoia Union	San Carlos; Redwood City
San Mateo	San Mateo Union	San Mateo-Foster City
South San Francisco	South San Francisco Unified	(none, included in South San Francisco Unified)
Woodside	Sequoia Union	Woodside Elementary; Portola Valley; Las Lomitas; Redwood City

Source: San Mateo County Office of Education.

A brief history of district formation. San Mateo County's numerous school districts were formed over a century ago, when the county was more rural and scattered: communities needed elementary schools close to home, and only a few students were attending high school. As young people began going to high school, individual districts often found they had too few students and resources to support their own high schools, so separate high school districts,

covering the territories of two or more elementary districts, were established to meet the communities' needs.[2]

Once California's population grew and San Mateo County became more urbanized, "a jigsaw puzzle of overlapping districts evolved haphazardly." Since 1920, the state has been pushing elementary districts to unify with the high school districts that serve their communities, citing improved educational quality and equity of opportunity. However, there has been limited success and local voters in San Mateo County have consistently resisted unification.[3]

Early efforts at unification were more successful in the rural communities along the coast—for example, voters approved the new Cabrillo Unified district for the area around Half Moon Bay and the La Honda-Pescadero Unified district in a 1964 election. Unification was not supported by many suburban communities edging the Bay. The county's school district committee proposed to split each of the three high school districts and feeder schools into two or three smaller unified districts, but the State Board of Education rejected variations of those plans three times. The Board argued that the county committee's proposals would create districts with widely varying property tax bases and could contribute to racial segregation. The State Board instead devised a plan that would create a single unified district within each of the existing high school district boundaries. Voters turned down the state plans in all three districts in June 1966, and rejected a similar proposal again in 1972. In 1973, the Mid-Peninsula Task Force for Integrated Education petitioned the county committees to unify the elementary districts of Menlo Park, Las Lomitas, Portola Valley, Ravenswood and a portion of Sequoia Union High School District across county lines with Palo Alto Unified. Their goal was racial integration, but the county committee did not support the effort.[4]

Efforts against unification have persisted, leaving the county with several elementary school districts which feed into a high school, rather than a unified district. As a result, some elementary school districts have faced waning budgets and administrative hurtles. For instance, Brisbane and Bayshore elementary school districts, at the northern end of the county, serve a little more than 1,000 students and long have struggled with tight budgets. To rectify their budgetary concerns, the districts now share both a superintendent and a chief business officer. They also participate in a special education collaborative with the Jefferson elementary and high school districts.

According to the county's superintendent of schools Anne Campbell, other districts may find themselves pooling their resources in the future: local identification may be strong, she says, but

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[2] Watson, Aleta. "How Did We End Up With 54 School Districts in San Mateo and Santa Clara Counties?" Silicon Valley Community Foundation, 2012. https://www.siliconvalleycf.org/sites/default/files/report-edu.pdf

[3] Ibid.

[4] Ibid.

financial reality is hard to ignore: "As we move forward in time, I think it's going to be interesting to see what school districts are going to do, especially as budgets get more bleak."[5]

Enrollment changes. Total public school enrollment in the county has decreased slightly, by just 1%, from the 2010-2011 academic year to 2020-2021. Figure V-4 illustrates enrollment changes by district.

Bayshore Elementary, Ravenswood City, and Portola Valley school districts experienced the largest enrollment decreases (by at least 30%) between 2010-11 and 2020-21. School districts with the largest increases in enrollments were Burlingame (22%) and Belmont-Redwood Shores (30%).

[5] Ibid.

Figure V-4.
Enrollment changes by district, 2010-11 to 2020-2021

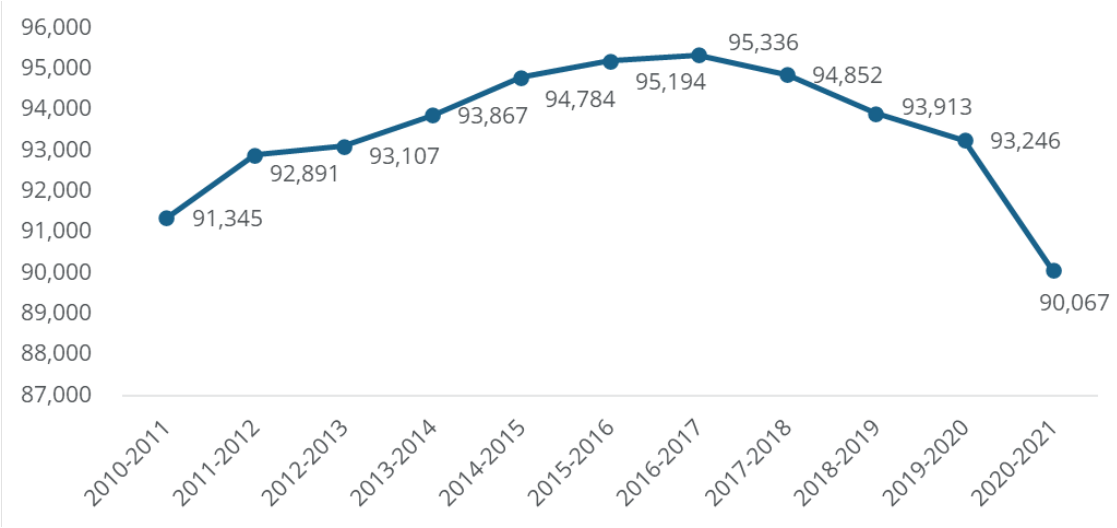
School District	2010-2011 Enrollment	2020-2021 Enrollment	Percent Change
Unified School Districts			
Cabrillo Unified	3,352	2,934	-12%
La Honda-Pescadero	341	275	-19%
South San Francisco	9,312	8,182	-12%
High & Elementary School Districts			
Jefferson Union High School	4,960	4,705	-5%
Bayshore Elementary	543	361	-34%
Brisbane Elementary	545	474	-13%
Jefferson Elementary	6,998	6,653	-5%
Pacifica	3,164	3,006	-5%
San Mateo Union High School	8,406	9,760	16%
Burlingame Elementary	2,771	3,387	22%
Hillsborough City Elementary	1,512	1,268	-16%
Millbrae Elementary	2,222	2,238	1%
San Bruno Park Elementary	2,599	2,275	-12%
San Mateo-Foster City	10,904	10,969	1%
Sequoia Union High School	8,765	10,327	18%
Belmont-Redwood Shores	3,206	4,152	30%
Las Lomitas Elementary	1,336	1,116	-16%
Menlo Park City Elementary	2,629	2,781	6%
Portola Valley Elementary	711	491	-31%
Ravenswood City Elementary	4,285	2,993	-30%
Redwood City Elementary	9,119	8,086	-11%
San Carlos Elementary	3,212	3,265	2%
Woodside Elementary	453	369	-19%
Total Enrollment	91,345	90,067	-1%

Source: California Department of Education and Root Policy Research

However, it is important to note that many of these enrollment decreases were driven by the pandemic. In fact, total enrollment in these public schools decreased by 3% between 2019-2020

and 2020-2021 in San Mateo County: the largest decrease of the decade. As shown in Figure V-5, enrollments actually increased steadily from 2010-2011 to 2017-2018, then began decreasing afterwards.

Figure V-5.
Public School Enrollment Changes, 2010-2011 to 2020-2021



Note: These data exclude enrollments in SBE Everest Public High School District, which in 2015 combined with the Sequoia Union High School District.

Source: California Department of Education and Root Policy Research

Portola Valley and La Honda-Pescadero school districts had the largest enrollment decreases during COVID-19, with a 11% and 10% decline in enrollments, respectively. The only school district with increasing enrollments between the 2019-2020 to 2020-2021 school years was Sequoia Union High School District, with a modest 1% increase in enrollments.

Figure V-6.
Enrollment changes by district during COVID-19, 2019-20 to 2020-21

School District	2019-2020 Enrollment	2020-2021 Enrollment	Percent Change
Unified School Districts			
Cabrillo Unified	3,136	2,934	-6%
La Honda-Pescadero	306	275	-10%
South San Francisco	8,438	8,182	-3%
High & Elementary School Districts			
Jefferson Union High School	4,811	4,705	-2%
Bayshore Elementary	381	361	-5%
Brisbane Elementary	476	474	0%
Jefferson Elementary	6,687	6,653	-1%
Pacifica	3,110	3,006	-3%
San Mateo Union High School	9,885	9,760	-1%
Burlingame Elementary	3,534	3,387	-4%
Hillsborough City Elementary	1,290	1,268	-2%
Millbrae Elementary	2,349	2,238	-5%
San Bruno Park Elementary	2,454	2,275	-7%
San Mateo-Foster City	11,576	10,969	-5%
Sequoia Union High School	10,238	10,327	1%
Belmont-Redwood Shores	4,314	4,152	-4%
Las Lomitas Elementary	1,208	1,116	-8%
Menlo Park City Elementary	2,922	2,781	-5%
Portola Valley Elementary	551	491	-11%
Ravenswood City Elementary	3,269	2,993	-8%
Redwood City Elementary	8,530	8,086	-5%
San Carlos Elementary	3,405	3,265	-4%
Woodside Elementary	376	369	-2%
Total Enrollment	93,246	90,067	-3%

Source: California Department of Education and Root Policy Research.

Declining enrollments in public schools have been common across the state and country during the COVID-19 pandemic, and enrollment declines in San Mateo County are on par with those

across the state. According to a study conducted by the Public Policy Institute of California, public K–12 enrollment declined by 3% in California from the 2019-2020 school year to the 2020-2021 school year. [6]

As funding is tied directly to the number of enrolled pupils, schools in San Mateo County could suffer fiscal consequences with continued declines. By law, districts are "held harmless" for declines for one year—that is, school budgets for 2020–2021 were unaffected, but continued enrollment declines could mean cuts in future years.[7] Reductions in enrollments, and consequently funding, could also worsen economic inequality in the long-term by reducing students' resources and access to opportunities.

Demographics: race & ethnicity. Over the last decade, San Mateo County's school districts have diversified in terms of students' race and ethnicity. Hispanic students make up the largest ethnic group in the county's schools: 38% of students identified as Hispanic in the 2020-2021 academic school year. This is just a one percentage point increase from 2010-2011. Many other students are White (26%), though this has decreased by 3 percentage points since 2010-2011, The largest increase was in Asian students, with 17% identifying as such in 2020-2021, an increase of 5 percentage points from 2010-2011. Other students identify as Filipino (8%), or bi- or multi-racial (8%). A small and decreasing percentage of students identify as Black/African American (1%) and Pacific Islander (2%).

[6] Lafortune, Julien & Prunty, Emmanuel. "Digging into Enrollment Drops at California Public Schools." Public Policy Institute of California. May 14, 2021. https://www.ppic.org/blog/digging-into-enrollment-drops-at-california-public-schools/

[7] Ibid.

Figure V-7. Changes in Race and Ethnicity, 2010-2011 to 2020-2021

Note: These data exclude enrollments in SBE Everest Public High School District, which in 2015 combined with the Sequoia Union High School District.

Source: California Department of Education and Root Policy Research

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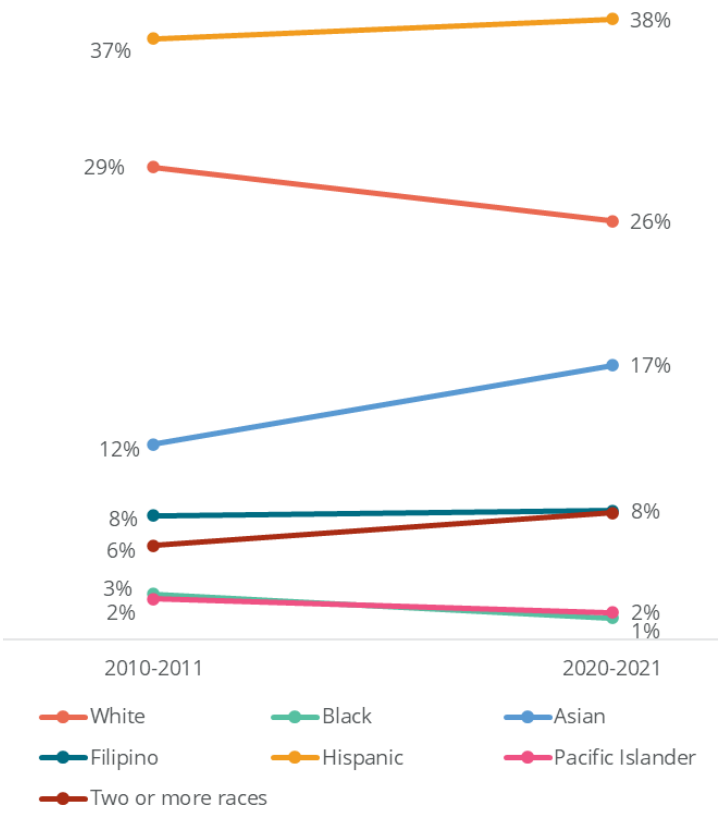


Figure V-8 shows the racial and ethnic distribution of students enrolled in public schools by jurisdiction in 2020-2021.

- Portola Valley Elementary School District (66%) and Woodside Elementary School District (64%) had the highest share of White students, making them among the least racially and ethnically diverse districts in the county.
- Ravenswood City Elementary School District and Redwood City Elementary School District had the highest share of Hispanic students, at 84% and 70%, respectively.
- Ravenswood City also had the highest proportion of Pacific Islander students (7%) and Black/African American students (5%) compared to other districts.
- Millbrae Elementary (46%), Hillsborough Elementary (32%), and Belmont-Redwood Shores Elementary (32%) had the highest share of Asian students.
- Jefferson Elementary School District and Jefferson Union High School District had the highest portion of Filipino students, at 25% and 29% respectively.

Figure V-8.
Student body by Race and Ethnicity, 2020-2021

School District	Asian	Black	Filipino	Hispanic	Pacific Islander	White	Two or more races
Unified School Districts							
Cabrillo Unified	1%	0%	1%	52%	0%	40%	5%
La Honda-Pescadero	0%	0%	1%	63%	0%	35%	1%
South San Francisco	14%	1%	23%	48%	2%	6%	6%
High & Elementary School Districts							
Jefferson Union High School	15%	1%	29%	31%	1%	14%	7%
Bayshore Elementary	19%	3%	21%	41%	4%	3%	8%
Brisbane Elementary	20%	1%	12%	28%	0%	24%	11%
Jefferson Elementary	19%	2%	25%	36%	1%	11%	5%
Pacifica	8%	1%	9%	26%	0%	39%	16%
San Mateo Union High School	23%	1%	5%	32%	2%	28%	10%
Burlingame Elementary	27%	0%	3%	16%	0%	41%	9%
Hillsborough Elementary	32%	0%	2%	5%	0%	48%	12%
Millbrae Elementary	46%	1%	6%	20%	2%	16%	8%
San Bruno Park Elementary	16%	1%	10%	41%	5%	15%	1%
San Mateo-Foster City	26%	1%	3%	37%	2%	21%	9%
Sequoia Union High School	9%	2%	1%	45%	2%	35%	5%
Belmont-Redwood Shores	32%	1%	3%	12%	1%	34%	14%
Las Lomitas Elementary	18%	1%	1%	13%	0%	53%	14%
Menlo Park City Elementary	13%	1%	1%	17%	1%	55%	11%
Portola Valley Elementary	6%	0%	0%	14%	0%	66%	13%
Ravenswood City Elementary	0%	5%	0%	84%	7%	1%	2%
Redwood City Elementary	4%	1%	1%	70%	1%	19%	4%
San Carlos Elementary	18%	1%	1%	14%	0%	49%	13%
Woodside Elementary	4%	2%	0%	16%	1%	64%	11%
Total	17%	1%	8%	38%	2%	26%	8%

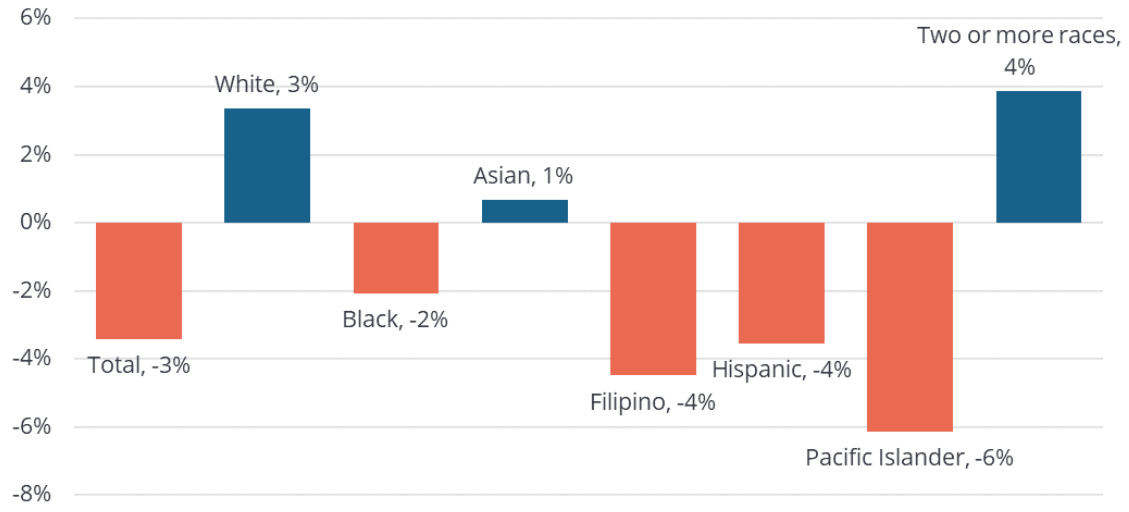
Note: In almost all school districts, less than 1% of students were Native American, so they are not included in this table.

Source: California Department of Education and Root Policy Research

Enrollment changes due to COVID-19 varied by race and ethnicity. For instance, between 2019-2021, enrollment among Pacific Islander students decreased by 6% (from 1,581 students in 2019-20 to 1,484 students in 2020-21). This is substantially higher than the 3% countywide average. Enrollments among Filipino and Hispanic students decreased by 4% while enrollment among Black/African American students decreased by 2%. On the other end of the spectrum, there was

a 3% increase in enrollment among White students (from 22,308 students to 23,055 students) between 2019-20 and 2020-21. Similarly, there was a 1% increase in enrollment among Asian students and a 4% increase among students of two or more races.

Figure V-9.
Enrollment Changes by Race and Ethnicity, San Mateo County, 2019-20 to 2020-21



Source: California Department of Education and Root Policy Research

While many of their families may have simply moved out of San Mateo County during the pandemic, it is possible that Black/African American, Filipino, Hispanic, and Pacific Islander students are otherwise slipping through the cracks of the education system during this period.

Demographics: students with extenuating circumstances. Several students in the county's public schools are facing additional hurtles to educational ease. Many are English learners, qualify for reduced lunch, are foster children, are experiencing homelessness, have a disability, or are migrants. Students in these groups often have hindrances to excelling in school because of detrimental circumstances beyond their control. These include financial and social hardships as well as problems within students' families.

Qualification for free and reduced lunch is often used as a proxy for extenuating circumstances. Qualifications are determined based on household size and income. For instance, in the 2020-2021 academic year, students from a household of three making less than $40,182 annually qualified for reduced price meals, and those making less than $28,236 in a household of three qualified for free meals.[8]

[8] "Income Eligibility Scales for School Year 2020-2021." California Department of Education.

Free and reduced lunch disparities. Overall, 29% of public school students in San Mateo County qualify for reduced or free lunch. This rate was substantially lower in districts like Hillsborough Elementary, San Carlos Elementary, Portola Valley Elementary, Las Lomitas Elementary, Belmont-Redwood Shores, and Menlo Park City Elementary, where each had less than 10% of students qualify for free or reduced lunch.

The rate of reduced lunch qualification was far higher in Ravenswood City Elementary School District, where 83% of students qualify for reduced lunch.

Disparities in homelessness. In Ravenswood City Elementary, 30% of students are experiencing homelessness. This is an outlier in the county, where overall just 2% are experiencing homelessness. The school district has received media attention due to its astronomically high rate of students experiencing homelessness. Some have noted that rates of homelessness have increased due to escalating costs of living in an area surrounded by affluence.[9] Others have highlighted that "Having a roof over your head, having a safe place to sleep and study, is fundamental to absolutely everything," and have noted that students who experience homelessness have higher dropout rates and are more likely to experience homelessness as adults.[10]

School moves related to evictions. Currently, students whose families have been evicted do not have protections allowing them to remain in their current school district. This means that precarious housing also means precarious schooling for many of the county's students. Frequent moves by students are closely related to lower educational proficiency.

In the City of San Francisco, a 2010 ordinance protects some students from being evicted during the school year; however, it only relates to owner/relative move-in evictions.[11] Children in families who are evicted for other reasons may need to move schools or districts when their housing is lost.

English language learners. Countywide, 20% of public school students are English learners. Again, this rate is highest at Ravenswood City Elementary, where 53% of students are English learners. La Honda-Pescadero Unified School District, Jefferson Union High School, and Redwood City Elementary also have high rates of English learners, representing more than a third of students.

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[9] Bartley, Kaitlyn. "Homelessness: The shadow that hangs over students in this Bay Area school district." The Mercury News. December 2018.

[10] Jones, Carolyn. "California schools see big jump in homeless students." Palo Alto Online. October 2020.

[11] https://sfrb.org/new-amendment-prohibiting-owner-move-evictions-minor-children-during-school-year

Less than one percent of students in San Mateo County public school districts are foster youth or migrants. Cabrillo Unified School District had the highest rate of migrant students at 3%. La Honda-Pescadero had the highest rate of foster children at 2%.

School districts without large low income populations also tend to serve very few English language learners. For instance, in Hillsborough Elementary where 0% of students qualify for reduced lunch, only 1% of students are English language learners.

Figure V-10.
Students with Extenuating Circumstances, 2020-2021

School District	English Learners	Reduced Lunch	Foster Children	Homeless	Migrant
Unified School Districts					
Cabrillo Unified	20%	37%	0%	2%	3%
La Honda-Pescadero	38%	38%	2%	1%	1%
South San Francisco	21%	34%	0%	1%	1%
High & Elementary School Districts					
Jefferson Union High School	36%	44%	0%	0%	0%
Bayshore Elementary	30%	57%	0%	0%	0%
Brisbane Elementary	16%	19%	0%	0%	0%
Jefferson Elementary	14%	27%	0%	1%	0%
Pacifica	9%	18%	0%	1%	0%
San Mateo Union High School	10%	21%	0%	0%	0%
Burlingame Elementary	13%	11%	0%	0%	0%
Hillsborough Elementary	1%	0%	0%	0%	0%
Millbrae Elementary	19%	25%	0%	0%	0%
San Bruno Park Elementary	29%	18%	0%	0%	0%
San Mateo-Foster City	26%	28%	0%	2%	0%
Sequoia Union High School	15%	30%	0%	0%	0%
Belmont-Redwood Shores	10%	7%	0%	0%	0%
Las Lomitas Elementary	7%	6%	0%	0%	0%
Menlo Park City Elementary	6%	7%	0%	0%	0%
Portola Valley Elementary	4%	5%	0%	0%	0%
Ravenswood City Elementary	53%	83%	0%	30%	0%
Redwood City Elementary	38%	56%	0%	2%	1%
San Carlos Elementary	5%	6%	0%	0%	0%
Woodside Elementary	8%	10%	0%	0%	0%
Total	20%	29%	<1%	2%	<1%

Source: California Department of Education and Root Policy Research

The overall share of students in these groups has not changed drastically over time. As shown in Figure V-11, there have been slight decreases in the share of students who are English learners and the share of students who qualify for reduced lunch from 2016-2017 to 2020-2021. Around

2% of students in the county are homeless and this has not changed between 2016-2017 and 2020-2021. Foster youth and migrant students are not shown in the figure, as both have hovered at less than 1% from year to year.

Figure V-11.
Changes in rates of English Leaners, Reduced Lunch, and Homelessness, 2016-2017 to 2020-2021

Note: These data exclude enrollments in SBE Everest Public High School District, which in 2015 combined with the Sequoia Union High School District.

Source: California Department of Education and Root Policy Research

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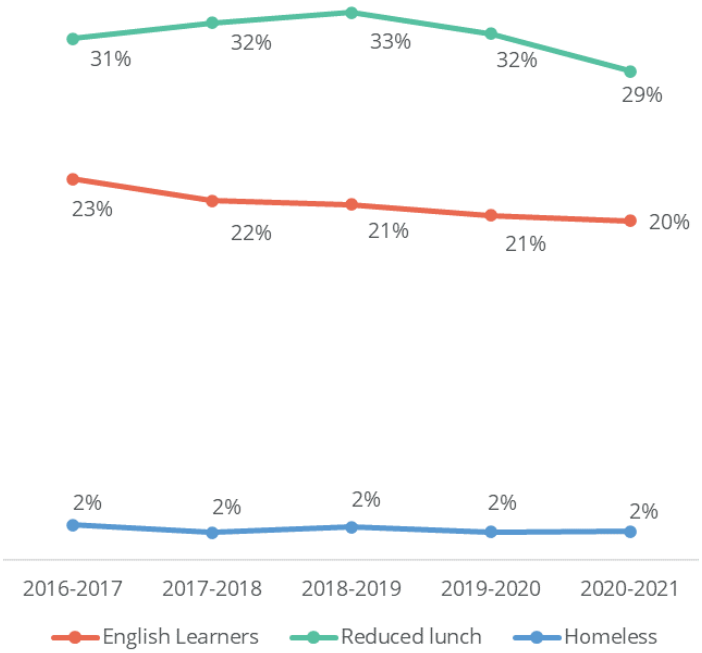
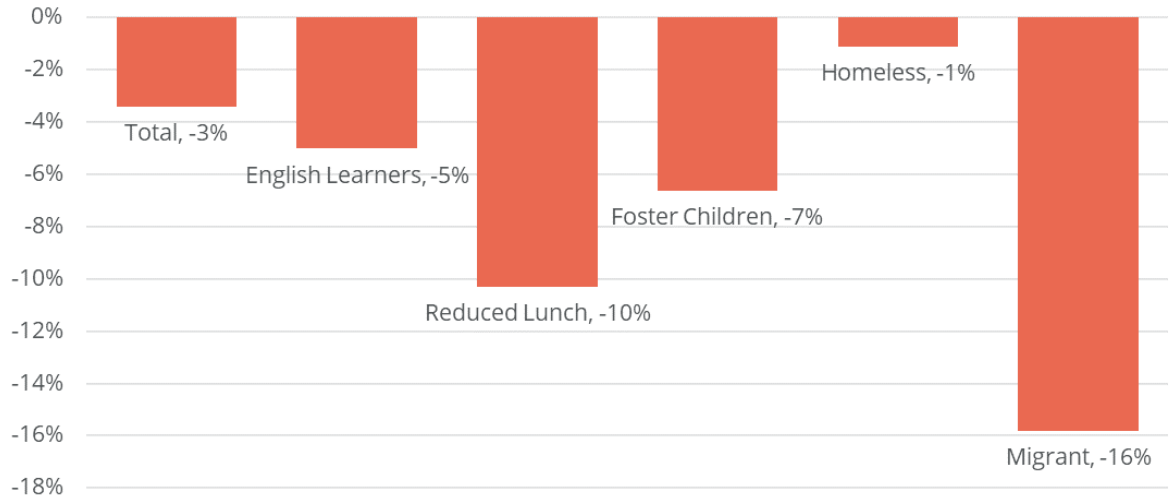


During COVID-19, enrollments decreased by 3% between 2019-2020 and 2020-2021 school years, as families withdrew or did not reenroll their children from public schools. Enrollment among migrant students decreased much more drastically, by 16% (from 332 students to 279 students). Similarly, enrollment among students who qualify for reduced lunch declined at a higher rate (10%) than the overall student population. Foster children and English learners also experienced enrollment decreases at a rate higher than the total population, with 7% and 10% decreases in enrollment, respectively.

Figure V-12.
Enrollment Changes by Extenuating Circumstance, San Mateo County, 2019-2020 to 2020-2021



Source: California Department of Education and Root Policy Research

Achievement Gaps

This section details achievement gaps within school districts. Gaps are measured by test scores, meeting California State University or University of California admissions standards, and college-going rates.

Test scores. Figure V-13 indicates the percent of students who met or exceeded English and mathematics testing standards set by the California State Assessment of Student Performance and Progress. Overall, 62% of students in the county met or exceeded English testing standards and 52% met or exceeded mathematics testing standards.

Of all the districts with high schools, San Mateo Union High School District had the highest student pass rates: 70% of their students met or exceeded standards in English testing and 50% met or exceeded standards in mathematics testing.

Among elementary school districts, Portola Valley Elementary School District and Woodside Elementary School District had the highest rates of success in English, with 87% and 88% of students meeting or exceeding English testing standards, respectively. Woodside Elementary School District and Hillsborough Elementary School District had the highest rates of success in mathematics, with 84% and 85% meeting math testing standards, respectively.

In every school district, girls scored higher on English tests than boys. Overall, girls met or exceeded English testing at a rate of 67% while boys met or exceeded English testing at a rate of 57%. The largest gender gap was in Brisbane Elementary School District, where 72% of girls met or exceeded English testing standards and just 56% of boys did: a gap of 16 percentage points.

Gender gaps in mathematics were less pronounced, but largest gender gaps were in Cabrillo Unified School District and in La Honda Pescadero Unified School District. In Cabrillo Unified, girls passed mathematics at a rate 7% higher than boys, while in La Honda-Pescadero, boys passed at a rate 6% higher than girls.

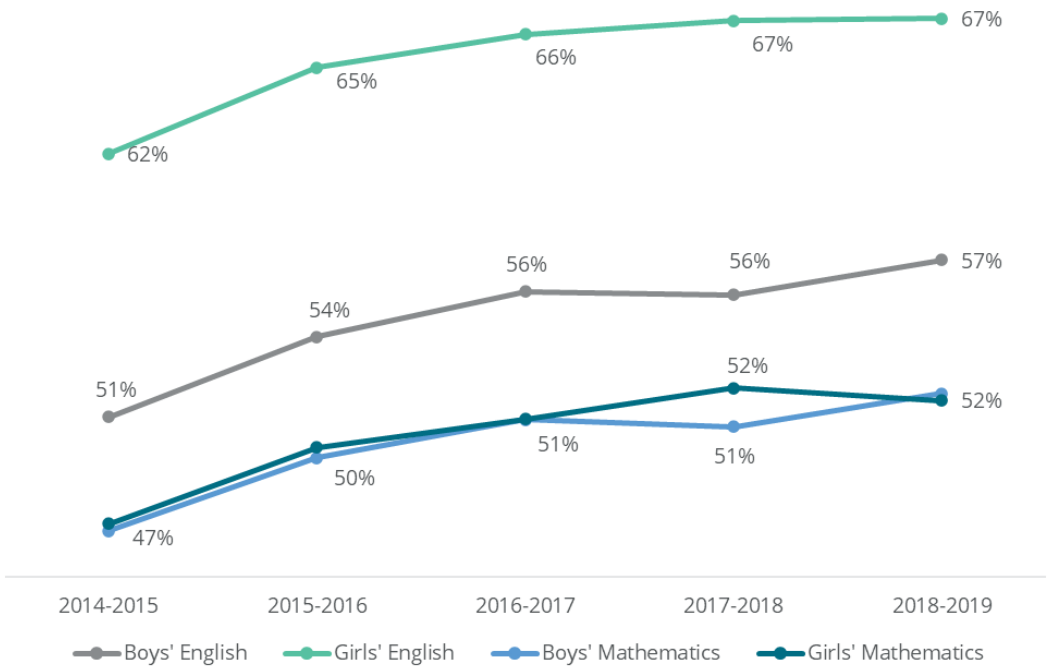
Figure V-14.
Students who Met or Exceeded Testing Standards, by Gender and District, 2018-2019

	English Language Arts/Literacy			Mathematics		
District	Total	Boys	Girls	Total	Boys	Girls
Unified School Districts						
Cabrillo Unified	48%	41%	55%	34%	31%	38%
La Honda-Pescadero	43%	36%	49%	31%	34%	28%
South San Francisco	52%	45%	60%	44%	42%	45%
High & Elementary School Districts						
Jefferson Union High School	57%	52%	63%	37%	38%	35%
Bayshore Elementary	27%	24%	31%	27%	27%	28%
Brisbane Elementary	64%	56%	72%	54%	56%	53%
Jefferson Elementary	48%	43%	54%	37%	39%	35%
Pacifica	60%	55%	65%	57%	57%	57%
San Mateo Union High School	70%	66%	76%	50%	50%	50%
Burlingame Elementary	80%	75%	84%	78%	78%	78%
Hillsborough Elementary	85%	81%	89%	85%	86%	84%
Millbrae Elementary	63%	57%	70%	58%	58%	58%
San Bruno Park Elementary	50%	47%	53%	41%	43%	38%
San Mateo-Foster City	62%	58%	67%	56%	56%	56%
Sequoia Union High School	68%	64%	72%	50%	50%	50%
Belmont-Redwood Shores	82%	78%	86%	79%	78%	80%
Las Lomitas Elementary	86%	84%	88%	82%	84%	80%
Menlo Park City Elementary	84%	81%	87%	83%	82%	83%
Portola Valley Elementary	87%	83%	91%	83%	84%	82%
Ravenswood City Elementary	22%	20%	23%	15%	16%	13%
Redwood City Elementary	54%	49%	59%	46%	46%	46%
San Carlos Elementary	80%	77%	83%	75%	76%	74%
Woodside Elementary	88%	85%	91%	84%	85%	83%
Total	62%	57%	67%	52%	52%	52%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

The gender gap in test scores has started to close in recent years, as indicated in Figure V-15. In 2014-2015 there was a 11 percentage point gap in girls' and boys' English testing pass rates, and by 2018-2019 this was just a 10 percentage point gap. The figure also indicates that there have been steady gains in the share of students meeting or exceeding testing standards in the county.

Figure V-15.
Students who Met or Exceeded Testing Standards, by Gender, 2014-2015 to 2018-2019



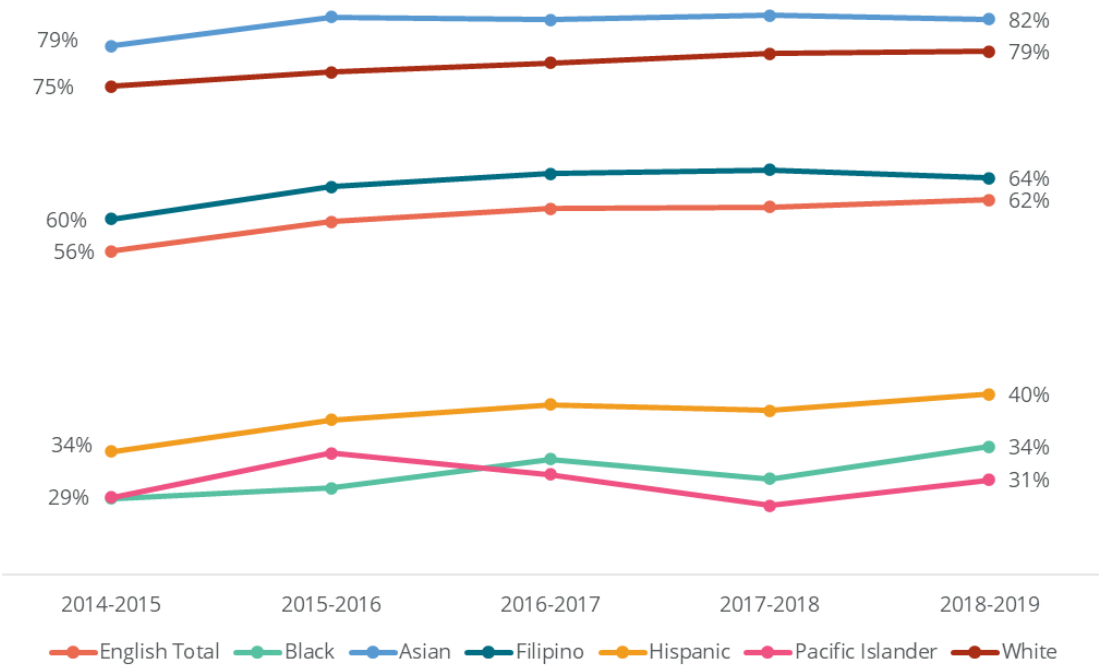
Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Very large gaps in test scores by race and ethnicity exist among students in some areas. Figure V-16 illustrates the rate at which students of various racial and ethnic groups met or exceeded English testing standards.

For the past five years in San Mateo County, Asian, White, and Filipino students have met or exceeded English testing standards at rates higher than the overall student population. Hispanic, Black/African American, and Pacific Islander students, on the other hand, have been underserved in this realm and have consistently scored lower than the overall student body.

However, across all groups, the rate at which students met or exceed English testing standards has increased since the 2014-2015 school year. Hispanic students have made the largest percentage point gain: 34% met standards in 2014-2015 and 40% met standards in 2019-19, an increase of six percentage points.

Figure V-16.
Students who Met or Exceeded English Testing Standards, by Race and Ethnicity, 2014-2015 to 2018-2019

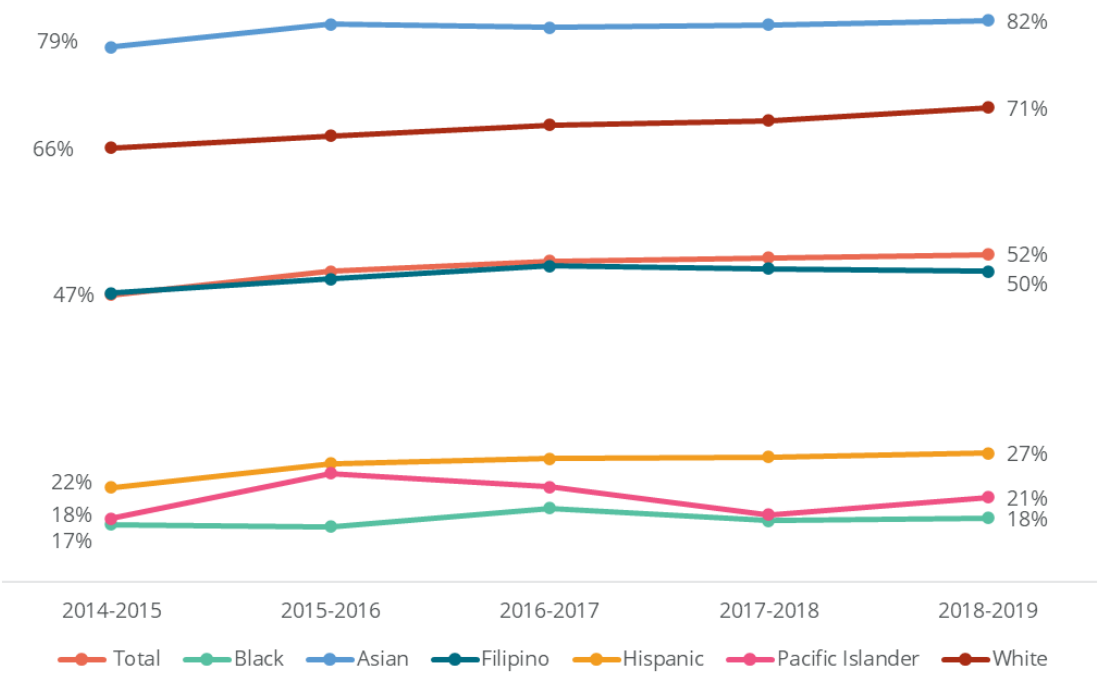


Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

A similar narrative holds in Math testing standards, where scores have improved among each racial and ethnic group from 2014-2015 to 2018-2019. Again, White and Asian students meet or exceed math testing standards at rates higher than the overall population while Hispanic, Pacific Islander, and Black/African American students scored lower.

White and Hispanic students have seen the biggest increases in rates of mathematics success: both have experienced a five percentage point increase in the percent of students who met or exceeded math testing standards.

Figure V-17.
Students who Met or Exceeded mathematics testing standards, by Race and Ethnicity, 2014-2015 to 2018-2019



Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Figure V-18 illustrates the rates at which students of various racial and ethnic groups met or exceeded mathematics testing standards by district.

There were several districts in which the gaps between the overall test pass rates and a specific racial groups' pass rates were especially wide. For instance, in San Carlos Elementary School District, 75% of the total student body met or exceeded math testing standards, but only 11% of Black/African American students met or exceeded math testing standards— a gap of 64 percentage points.

Other school districts with wide gaps between Black/African American and overall math testing success were Las Lomitas Elementary (46 percentage point gap), Menlo Park City Elementary (43 percentage point gap), and Belmont-Redwood Shores (42 percentage point gap).

Some school districts also had similar gaps in Pacific Islander students' math passing rates and overall passing rates. For instance, in Menlo Park City Elementary School District, 83% of the student body met or exceeded mathematics testing standards but just 35% of Pacific Islander students passed or exceeded mathematics testing standards—a gap of 48 percentage points. Millbrae Elementary School District also had a 47 percentage point gap between Pacific Islander students' and total students' math test rates.

Figure V-18.
Students who Met or Exceeded Mathematics Testing Standards, by Race/Ethnicity and District, 2018-2019

School District	Overall	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts							
Cabrillo Unified	34%	65%	(no data)	38%	16%	(no data)	54%
La Honda-Pescadero	31%	(no data)	(no data)	(no data)	20%	(no data)	46%
South San Francisco	44%	75%	19%	60%	29%	33%	46%
High & Elementary School Districts							
Jefferson Union High School	37%	75%	(no data)	36%	17%	(no data)	42%
Bayshore Elementary	27%	44%	(no data)	38%	17%	14%	(no data)
Brisbane Elementary	54%	67%	(no data)	65%	38%	(no data)	60%
Jefferson Elementary	37%	61%	15%	42%	23%	20%	30%
Pacifica	57%	74%	38%	48%	38%	(no data)	66%
San Mateo Union High School	50%	84%	(no data)	46%	22%	20%	63%
Burlingame Elementary	78%	92%	53%	66%	50%	(no data)	81%
Hillsborough Elementary	85%	92%	(no data)	(no data)	76%	(no data)	82%
Millbrae Elementary	58%	75%	31%	63%	27%	11%	51%
San Bruno Park Elementary	41%	69%	23%	64%	25%	27%	50%
San Mateo-Foster City	56%	87%	30%	61%	23%	27%	69%
Sequoia Union High School	50%	81%	18%	53%	22%	11%	76%
Belmont-Redwood Shores	79%	92%	37%	77%	52%	43%	79%
Las Lomitas Elementary	82%	93%	36%	(no data)	44%	(no data)	87%
Menlo Park City Elementary	83%	94%	40%	(no data)	55%	35%	88%
Portola Valley Elementary	83%	89%	(no data)	(no data)	56%	(no data)	89%
Ravenswood City Elementary	15%	(no data)	9%	(no data)	15%	11%	(no data)
Redwood City Elementary	46%	92%	22%	76%	34%	44%	75%
San Carlos Elementary	75%	91%	11%	85%	51%	(no data)	78%
Woodside Elementary	84%	92%	(no data)	(no data)	52%	(no data)	89%
Total	52%	82%	18%	50%	27%	21%	71%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Although racial gaps in English testing were less pronounced, San Carlos Elementary School District also had a wide gap between the total student body and Black/African American students. Namely, 80% of the student body met or exceeded English testing standards, but only 19% of Black/African American students met or exceeded testing standards—a 61 percentage point gap.

Las Lomitas Elementary had a 41 percentage point gap between overall English testing success and Black/African American English testing success.

Other districts had large gaps between the total student body's English test scores and Pacific Islander students' test scores. Namely, in Menlo Park City Elementary School District 84% of students met or exceeded English testing standards, but only 40% of Pacific Islander students—a 44 percentage point gap.

Figure V-19.
Students who Met or Exceeded English Testing Standards, by Race/Ethnicity and District, 2018-2019

School District	Overall	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts							
Cabrillo Unified	48%	78%	(no data)	54%	28%	(no data)	71%
La Honda-Pescadero	43%	(no data)	(no data)	(no data)	27%	(no data)	61%
South San Francisco	52%	76%	36%	66%	38%	44%	56%
High & Elementary School Districts							
Jefferson Union High School	57%	81%	(no data)	60%	43%	(no data)	59%
Bayshore Elementary	27%	49%	(no data)	33%	20%	14%	(no data)
Brisbane Elementary	64%	63%	(no data)	75%	51%	(no data)	79%
Jefferson Elementary	48%	62%	28%	59%	34%	33%	43%
Pacifica	60%	65%	32%	52%	45%	(no data)	68%
San Mateo Union High School	70%	88%	55%	79%	50%	34%	81%
Burlingame Elementary	80%	88%	61%	73%	55%	(no data)	83%
Hillsborough Elementary	85%	89%	(no data)	(no data)	77%	(no data)	83%
Millbrae Elementary	63%	74%	46%	68%	42%	23%	61%
San Bruno Park Elementary	50%	72%	39%	76%	36%	31%	56%
San Mateo-Foster City	62%	85%	41%	68%	34%	37%	77%
Sequoia Union High School	68%	87%	44%	92%	47%	31%	88%
Belmont-Redwood Shores	82%	91%	44%	81%	64%	61%	83%
Las Lomitas Elementary	86%	91%	45%	(no data)	65%	(no data)	89%
Menlo Park City Elementary	84%	92%	60%	(no data)	62%	40%	88%
Portola Valley Elementary	87%	92%	(no data)	(no data)	58%	(no data)	93%
Ravenswood City Elementary	22%	(no data)	24%	(no data)	21%	18%	(no data)
Redwood City Elementary	54%	91%	35%	73%	43%	47%	83%
San Carlos Elementary	80%	90%	19%	76%	60%	(no data)	83%
Woodside Elementary	88%	92%	(no data)	(no data)	58%	(no data)	92%
Total	62%	82%	34%	64%	40%	31%	79%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Students with extenuating circumstances across all districts met or exceeded testing standards at lower rates. However, some districts had especially wide disparities between overall test scores and test scores of students with extenuating circumstances.

For example, English learning students in Portola Valley Elementary, Woodside Elementary, Menlo Park City Elementary, and Brisbane Elementary each met or exceeded mathematics test standards at a rate at least 50 percentage points below the overall test rate in each district. English learning students in Las Lomitas Elementary (54%) had the highest mathematics pass rates, followed by those in Belmont-Redwood Shores (42%) and Burlingame Elementary (40%).

Students with disabilities scored especially high on mathematics tests in Hillsborough Elementary, where 48% met or exceeded standards. Others in Belmont-Redwood Shores (43%) and Woodside Elementary (41%) had high pass rates as well. Students with disabilities in San Carlos Elementary and Las Lomitas Elementary school districts scored far below the overall student body: in these districts, students with disabilities met or exceeded mathematics test standards at 54 percentage points below the overall test rate.

In Jefferson Elementary and Ravenswood Elementary students experiencing homelessness passed math tests at a rate similar to their housed peers. In other districts, however, students experiencing homelessness often scored substantially lower. School districts with the widest math testing gaps between the overall student body and students experiencing homelessness were San Mateo-Foster City and Millbrae Elementary, with a 41 percentage point gap and 42 percentage point gap, respectively.

Figure V-20.
Students who Met or Exceeded Math Testing Standards, by Special Case and District, 2018-2019

School District	Overall	English Learners	Experiencing homelessness	Migrant	With Disabilities
Unified School Districts					
Cabrillo Unified	34%	4%	5%	4%	9%
La Honda-Pescadero	31%	4%	(no data)	(no data)	2%
South San Francisco	44%	20%	25%	4%	18%
High & Elementary School Districts					
Jefferson Union High School	37%	5%	(no data)	(no data)	6%
Bayshore Elementary	27%	11%	(no data)	(no data)	9%
Brisbane Elementary	54%	4%	(no data)	(no data)	12%
Jefferson Elementary	37%	15%	36%	(no data)	11%
Pacifica	57%	22%	(no data)	(no data)	17%
San Mateo Union High School	50%	10%	(no data)	(no data)	13%
Burlingame Elementary	78%	40%	(no data)	(no data)	29%
Hillsborough Elementary	85%	(no data)	(no data)	(no data)	48%
Millbrae Elementary	58%	26%	16%	(no data)	25%
San Bruno Park Elementary	41%	12%	(no data)	(no data)	9%
San Mateo-Foster City	56%	11%	15%	(no data)	14%
Sequoia Union High School	50%	3%	33%	(no data)	9%
Belmont-Redwood Shores	79%	42%	(no data)	(no data)	43%
Las Lomitas Elementary	82%	54%	(no data)	(no data)	28%
Menlo Park City Elementary	83%	31%	(no data)	(no data)	38%
Portola Valley Elementary	83%	14%	(no data)	(no data)	39%
Ravenswood City Elementary	15%	5%	11%	(no data)	2%
Redwood City Elementary	46%	14%	(no data)	29%	14%
San Carlos Elementary	75%	24%	(no data)	(no data)	21%
Woodside Elementary	84%	27%	(no data)	(no data)	41%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Students with extenuating circumstances also consistently scored lower in English testing than the overall student body.

For instance, English learning students in San Mateo Union High School District, Hillsborough Elementary School District, Sequoia Union High School District, Menlo Park City Elementary School District, and Portola Valley Elementary School District met or exceeded English test standards at a rate at least 60 percentage points below the overall test rate in each district. Hillsborough Elementary had the largest gap at 85 percentage points. Las Lomitas Elementary had the highest success rate among English learners, where 50% met or exceeded English testing standards.

However, students with disabilities in Las Lomitas Elementary and San Carlos Elementary school districts met or exceeded English test standards at rate 55 and 51 percentage points below the overall test rate, respectively. These were the largest gaps in the county. Students with disabilities at Woodside Elementary did the best on English testing, where 56% passed or exceeded standards.

Among students experiencing homelessness, those at Sequoia Union High School were most likely to meet English testing standards, with 42% meeting or exceeding standards. The school district with the widest gap between overall English test scores and scores among students experiencing homelessness was Cabrillo Unified with a 34 percentage point gap.

Just three districts reported English testing scores among migrant students. Redwood City Elementary had the highest pass rate at 34% and Cabrillo Unified had the lowest at 16%.

Figure V-21.
Students who Met or Exceeded English Testing Standards, by Special Case and District, 2018-2019

School District	Overall	English Learners	Experiencing homelessness	Migrant	With Disabilities
Unified School Districts					
Cabrillo Unified	48%	9%	14%	16%	12%
La Honda-Pescadero	43%	9%	(no data)	(no data)	9%
South San Francisco	52%	21%	35%	20%	18%
High & Elementary School Districts					
Jefferson Union High School	57%	3%	(no data)	(no data)	19%
Bayshore Elementary	27%	3%	(no data)	(no data)	4%
Brisbane Elementary	64%	21%	(no data)	(no data)	16%
Jefferson Elementary	48%	16%	30%	(no data)	15%
Pacifica	60%	12%	(no data)	(no data)	15%
San Mateo Union High School	70%	11%	(no data)	(no data)	27%
Burlingame Elementary	80%	33%	(no data)	(no data)	33%
Hillsborough Elementary	85%	(no data)	(no data)	(no data)	47%
Millbrae Elementary	63%	19%	34%	(no data)	23%
San Bruno Park Elementary	50%	14%	(no data)	(no data)	12%
San Mateo-Foster City	62%	9%	33%	(no data)	15%
Sequoia Union High School	68%	8%	42%	(no data)	27%
Belmont-Redwood Shores	82%	31%	(no data)	(no data)	45%
Las Lomitas Elementary	86%	51%	(no data)	(no data)	31%
Menlo Park City Elementary	84%	21%	(no data)	(no data)	42%
Portola Valley Elementary	87%	17%	(no data)	(no data)	37%
Ravenswood City Elementary	22%	6%	16%	(no data)	5%
Redwood City Elementary	54%	13%	(no data)	34%	16%
San Carlos Elementary	80%	29%	(no data)	(no data)	28%
Woodside Elementary	88%	18%	(no data)	(no data)	56%

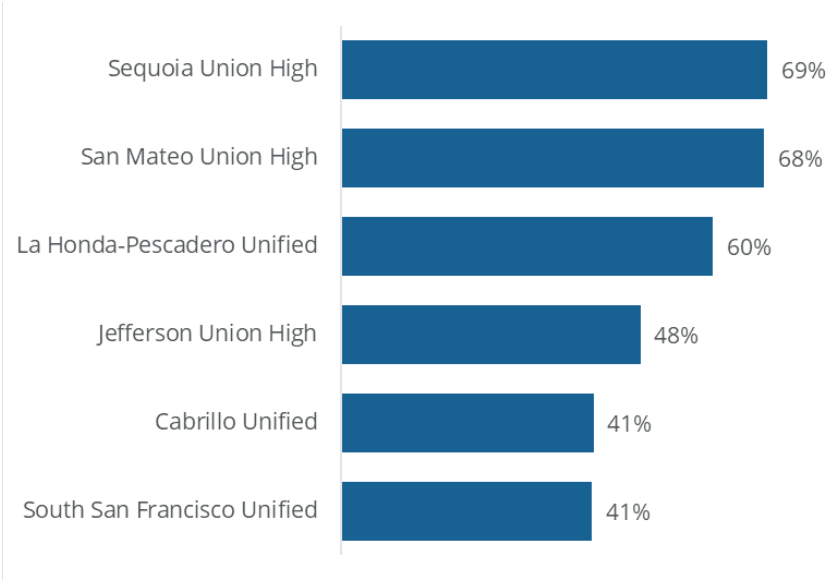
Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Students who met university requirements. Many high schoolers in the county met admission standards for a University of California (UC) or California State University (CSU) school. Figure V-22 illustrates the percentage of cohort graduates who met admission requirements for a CSU or UC school according to California Department of Education data.

Of the high school districts in San Mateo County, Sequoia Union had the highest rate of graduates who met such admission standards, at 69%. On the other end of the spectrum, Cabrillo Unified and South San Francisco Unified had the lowest rates at 41%.

Figure V-22. Students Meeting California University Admission Standards, 2019-2020

Source:
California Department of Education and Root Policy Research.



Cabrillo Unified and South San Francisco Unified have experienced a decrease in the share of graduates meeting CSU or UC admission standards in recent years. For instance, in 2016-2017, 57% of South San Francisco Unified graduates met these standards, but this decreased by 16 percentage points by 2019-2020. Cabrillo Unified experienced a less drastic decrease over the same period, but the rate still shrunk by two percentage points.

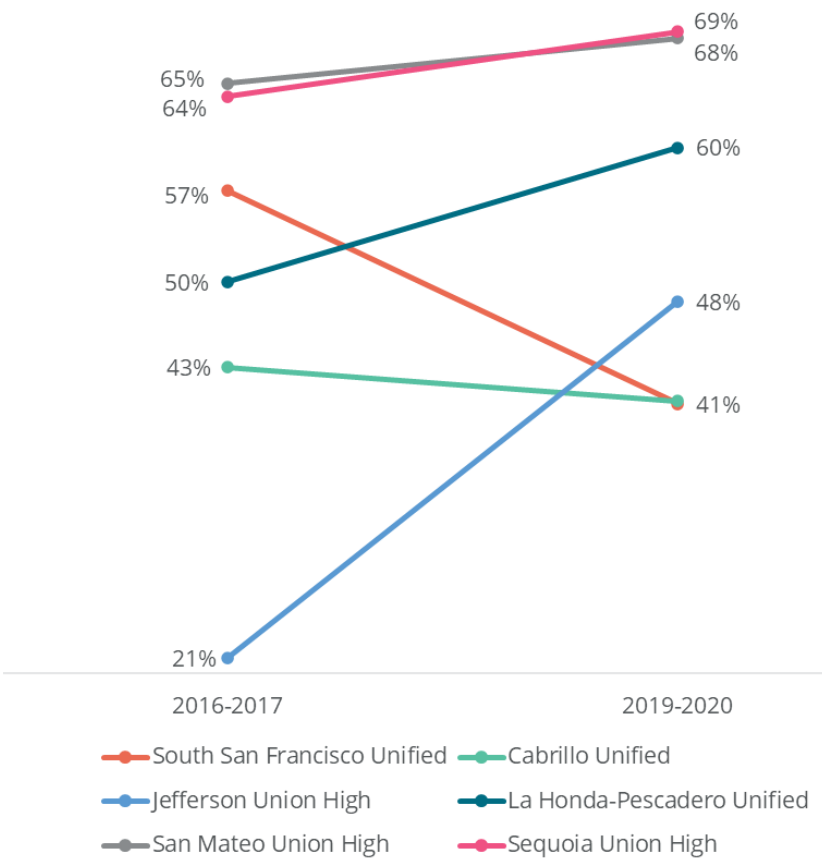
Jefferson Union High School District had the most drastic increase in the share of graduates meeting CSU or UC standards: just 21% of students met these standards in 2016-2017 compared to 48% of students in 2019-2020. La Honda-Pescadero Unified School District experienced a 10 percentage point increase in this success rate over the same period.

Sequoia Union and San Mateo Union experienced more modest increases, but remain the districts with the highest rates of students meeting CSU and UC standards.

Figure V-23. Students Meeting University Admission Standards, 2016-2017 and 2019-2020

Source:

California Department of Education and Root Policy Research.



Rates at which students met CSU or UC admissions standards varied substantially by race and ethnicity in 2019-2020. In all high school districts in San Mateo County, White and Asian students meet CSU and UC admissions standards at higher rates than the overall student population.

The largest gap is in South San Francisco Unified, where just 41% of students meet CSU or UC admissions standards, but 73% of Asian students meet those standards—a 32 percentage point gap.

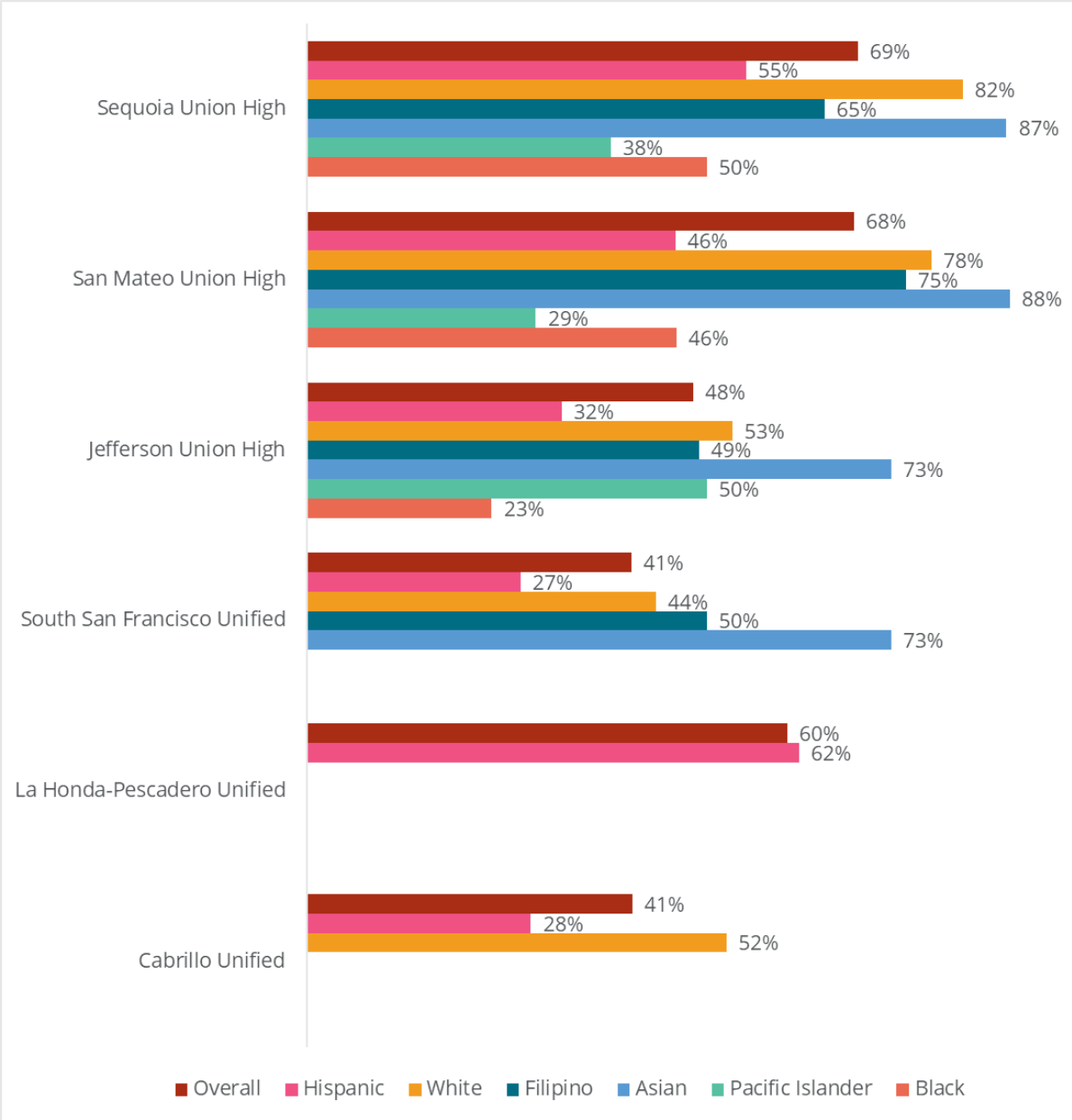
On the other end of the spectrum, Black/African American students typically met CSU or UC admissions standards at lower-than-average rates. The largest gap was in San Mateo Union, where just 29% of Black/African American students met CSU or UC standards compared to 68% of students in the district overall.

Filipino students typically met admissions standards at rates similar to the overall student body. For instance, in Jefferson Union, San Mateo Union, and South San Francisco Unified, Filipino students are slightly more likely to have meet CSU and UC standards than the overall student population. In Sequoia Union, they are slightly less likely to have met admission standards than the overall student population.

In La Honda-Pescadero, Hispanic students are slightly more likely to have met CSU or UC standards than the overall student body. However, in all other school districts, Hispanic students are less likely to have met CSU and UC standards than the overall student body. The largest disparity is in San Mateo Union, where just 46% of Hispanic students meet the university admissions standards compared to 68% of students overall.

Finally, Pacific Islander students in Jefferson Union were slightly more likely to have met California university admissions standards compared to the overall student body, but in Sequoia Union and San Mateo Union they were substantially less likely.

Figure V-24.
Students Meeting University Admission Standards, by Race and Ethnicity, 2019-2020



Source: California Department of Education and Root Policy Research

As expected, students with extenuating circumstances were less likely to meet CSU or UC admissions standards than students in the county overall. In all school districts where data are available, students with disabilities, students experiencing homelessness, English learners, foster youth, and migrant students met CSU or UC admission standards at lower rates than the overall student population.

English learners in Sequoia Union and San Mateo Regional met CSU or UC admission standards at higher rates than their peers in other school districts. However, compared to the overall student body within their own school districts, they had a larger gap than other districts. Namely, in Sequoia Union, 69% of students met admissions standards compared to just 32% of students learning English— a 37 percentage point gap.

Similarly, students with disabilities in Sequoia Union had the highest rate of meeting admissions standards (31%) compared to peers with disabilities in other districts, but also had the largest gap (38 percentage points) compared to the district's overall student body.

Migrant students met admission standards at the lowest rate in South San Francisco Unified (27%) and at the highest rate in Sequoia Union (45%). However, in Cabrillo Unified, their rates were only eight percentage points lower than that of the overall student body, the smallest gap in the county.

Approximately 36% of students experiencing homelessness in Sequoia Union met CSU or UC admission standards, which was higher than rates in San Mateo Union (21%) and Jefferson Union (21%).

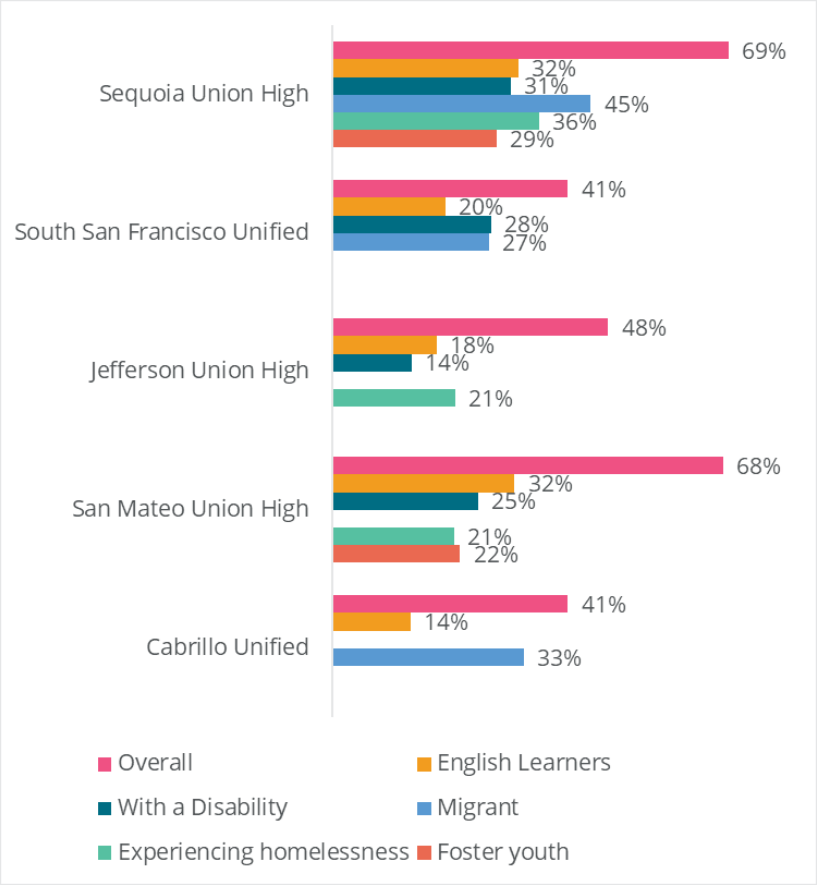
Just San Mateo Union and Sequoia Union had enough foster youth to report their rate of meeting CSU or UC admission standards. In Sequoia Union, 29% met admissions standards and 22% in San Mateo Union met admissions standards.

Figure V-25. Students Meeting University Admission Standards, 2019-2020

Source:

California Department of Education and Root Policy Research.

Notes; La-Honda Pescadero Unified is excluded from these data as they do not report admission standards data for these special groups, likely due to small sample size.

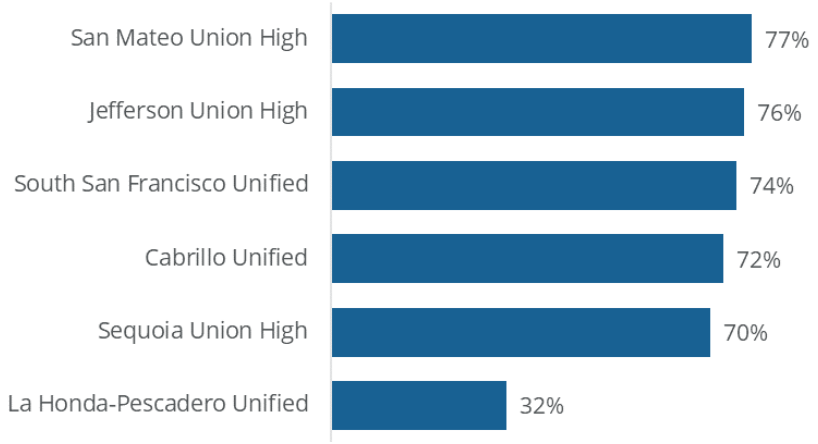


College-going rates. The college-going rate is defined as the percentage of public high school students who completed high school in a given year and subsequently enrolled in any public or private postsecondary institution (in-state or out-of-state) in the United States within 12 or 16 months of completing high school.

Most school districts in the county have a college-going rate at 70% or higher. San Mateo Union had the highest college-going rate at 77%. La Honda-Pescadero School District is the notable exception, with just 32% of graduates attending college within 12 or 16 months.

Figure V-26. College-Going Rates, 2017-2018

Source:
California Department of Education and Root Policy Research.

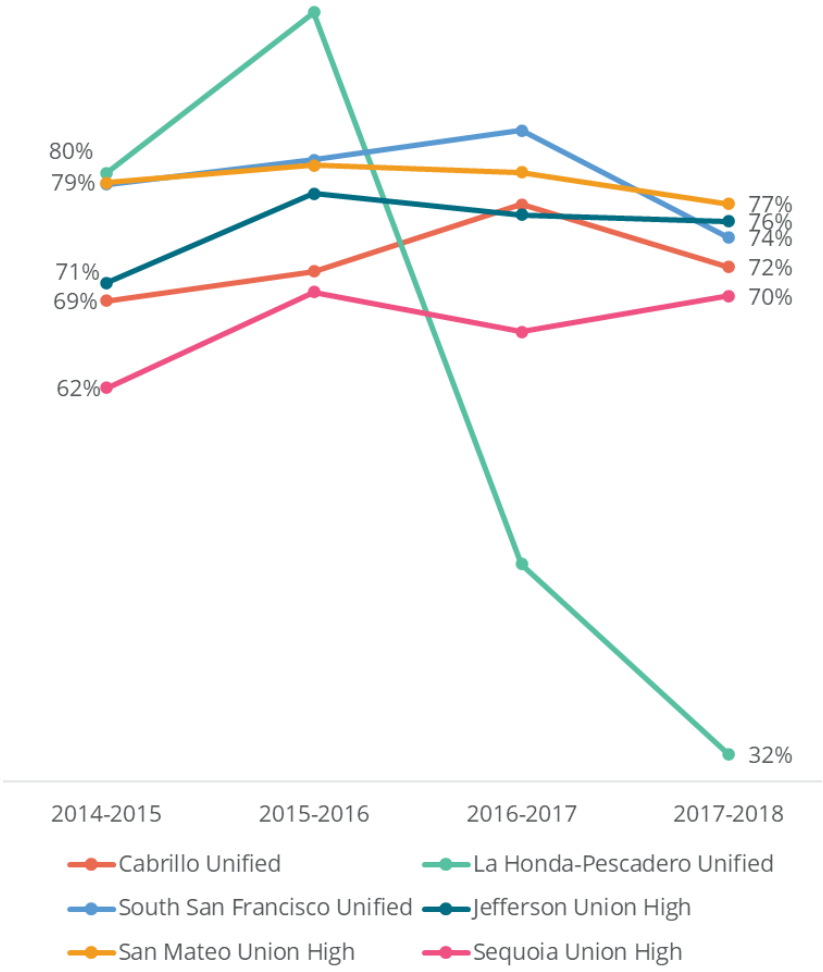


As shown in Figure V-27, La Honda-Pescadero School District previously had the highest college-going rate of all the county's high school districts, with an 80% college-going rate in 2014-2015 and a 93% college-going rate in 2015-2016. The district experienced a rapid decline in college-going rates, starting in 2016-2017. However, La Honda-Pescadero has especially small sample sizes. For instance, the district had just 26 twelfth-graders in the 2017-2018 school year, meaning that just a couple students going to college (or not) drastically alters the college-going rate in La Honda-Pescadero. All other high school districts in the county have maintained relatively consistent college-going rates.

Figure V-27. College-Going Rates, 2014-2015 to 2017-2018

Source:

California Department of Education and Root Policy Research.



Within each of the high school districts, college-going rates vary by race and ethnicity.

- In every district, White students have a higher college-going rate than Hispanic students, but the largest gaps are in South San Francisco United, where 91% of White students go to college compared to just 68% of Hispanic students, a 23 percentage point gap. Jefferson Union has the smallest gap between the two groups: 77% of White students go to college compared to 71% of Hispanic students.

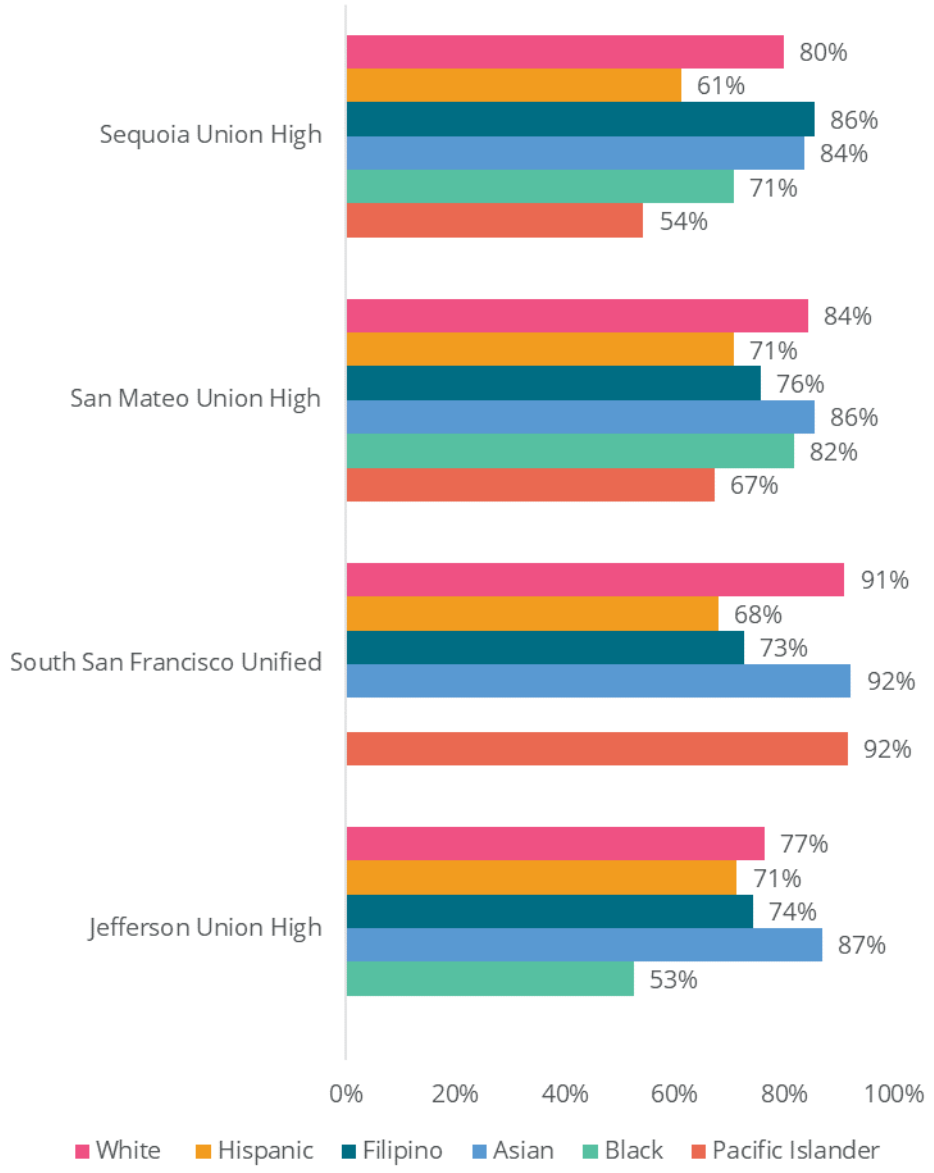
- Among Black/African American students, those at San Mateo Union have the highest college-going rate at 82%. Those at Jefferson Union have the lowest at just 53%, which is 24 percentage points lower than that of White students and 34 percentage points lower than that of Asian students.

- Overall, Asian students have among the highest college-going-rates in the county. The rate is especially high in South San Francisco Unified, where 92% go to college. The rate is lowest in Sequoia Union High School District, where 84% go to college.

- Filipino students also have generally high rates of college-going. The highest college-going rate among Filipino students is in Sequoia Union (86%) and the lowest is in South San Francisco Unified (73%).

- College-going rates for Pacific Islander students vary substantially by district. For instance, in Sequoia Union 54% go to college, but in South San Francisco Unified 92% go to college.

Figure V-28.
College-going Rates by Race and Ethnicity, 2017-18



Note: Cabrillo Unified and La Honda- Pescadero Unified are not included here because they do not report the data, likely due to small sample sizes.

Source: California Department of Education and Root Policy Research

College-going rates are lower for students with disabilities and those learning English compared to the overall student population across the county.

- For instance, the largest gap between overall college-going rates and English learners' college-going rates is in South San Francisco Unified, where just 52% of English learning students go to college as opposed to 74% of the overall student population— a 22 percentage point gap. Among English learners, San Mateo Union High School District had the highest college-going rate, where 63% of English learners go to college.

- Among students with disabilities, South San Francisco Unified also had the largest gap, where 59% of students with disabilities went to college compared to 74% of the overall student population — a 15 percentage point gap. Jefferson Union, on the other hand, had a relatively high college-going rate among students with disabilities that was not very different from the district's overall college-going rate: 71% went to college which is just five percentage points lower than the district's overall student population.

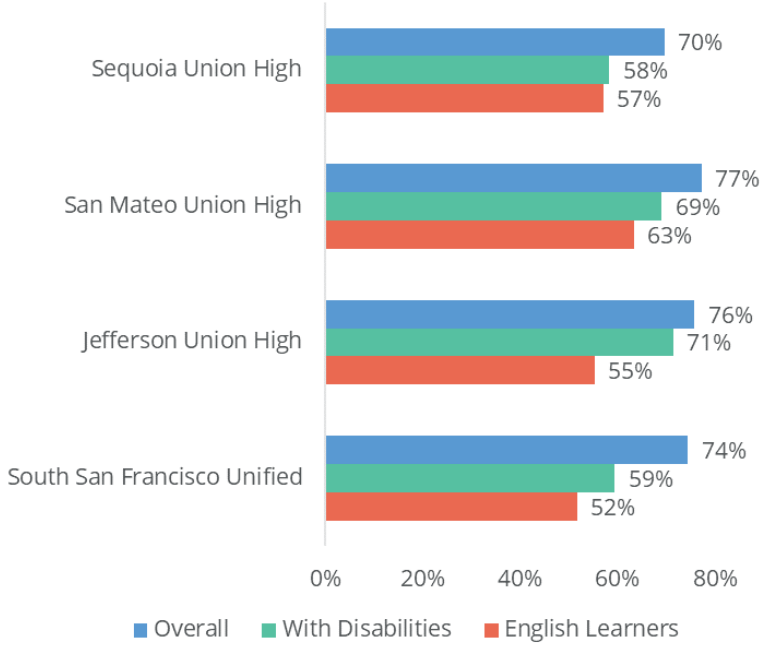
Figure V-29. College-going Rates for English Learners and Students with Disabilities, 2017-2018

Note:

Cabrillo Unified and La Honda-Pescadero Unified are not included here because they do not report the data, likely due to small sample sizes.

Source:

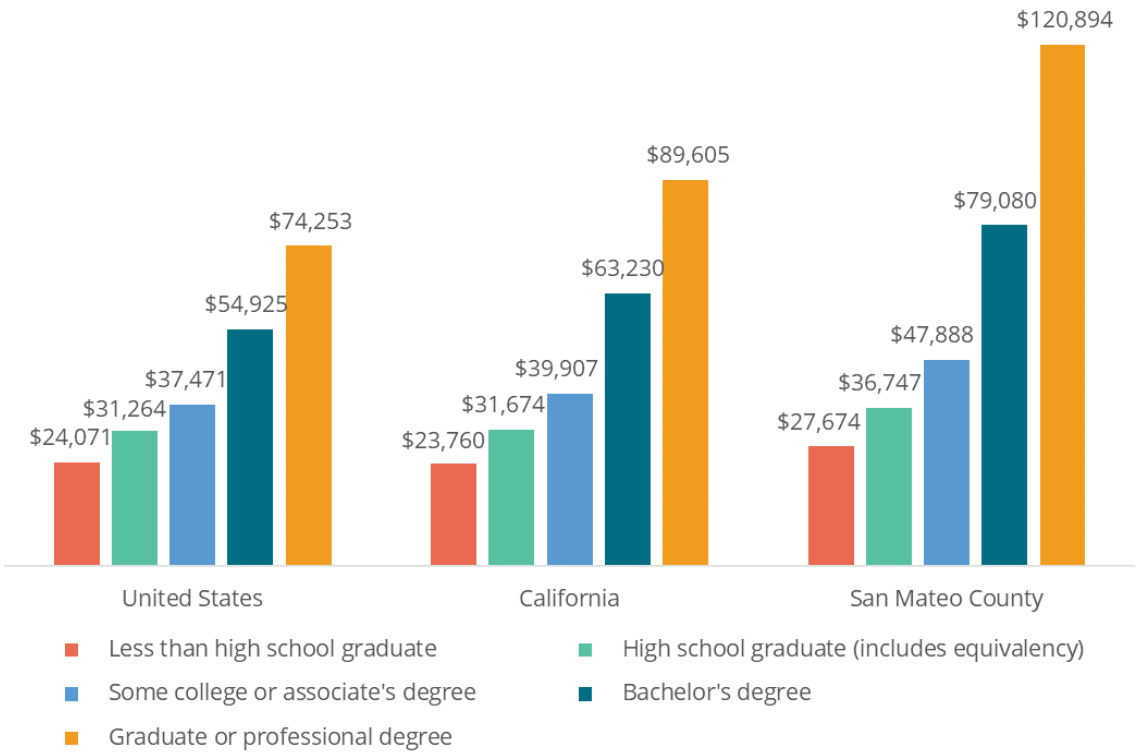
California Department of Education and Root Policy Research.



Gaps in college enrollment by race, ethnicity, disability status, or English learning have stark financial consequences for students in the long-term. Figure V-30 illustrates median annual earnings by educational attainment. College degrees are especially important in San Mateo County: those with a bachelor's degree in the county earn 115% more than those with a high school diploma. This gap is wider in San Mateo County than in other parts of California and nationwide. The differences between high-school graduate earnings and bachelor's degree earnings are around 100% in California and 76% in the US overall.

Figure V-30.

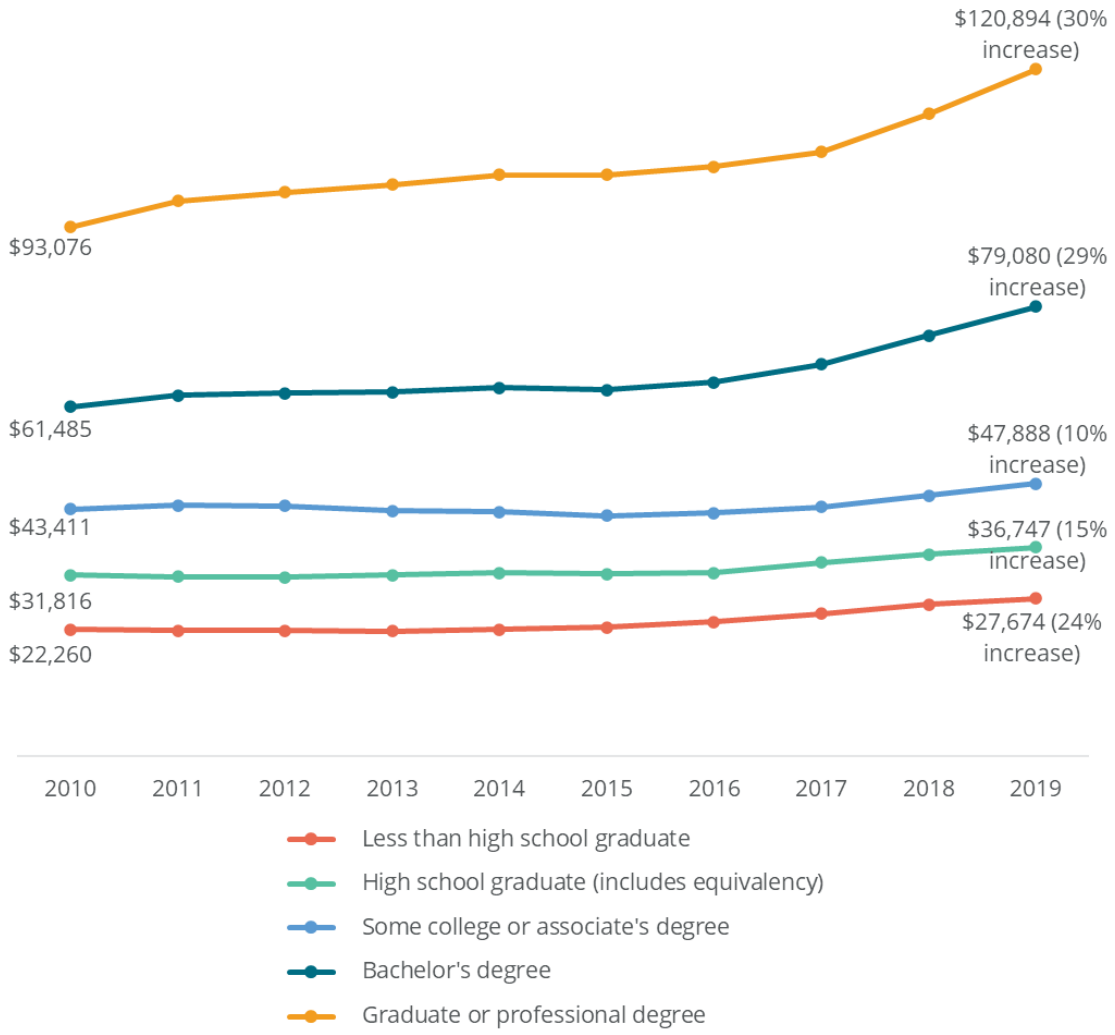
Median Annual Earnings by Educational Attainment, 2019



Source: 5-year 2019 American Community Surveys Data.

Unfortunately, the gap between high school graduates' and college graduates' earnings have been increasing in San Mateo County. As illustrated in Figure V-31, median earnings for high school graduates increased by just 15% over the last decade (from $31,816 to $36,747) while earnings for college graduates increased by 29% over the same period (from $61,485 to $79,080).

Figure V-31.
Median Annual Earnings by Educational Attainment in San Mateo County, 2010 to 2019



Source: 5-year American Community Surveys Data.

Because income disparities between college graduates and high school graduates have been increasing, it is increasingly important that school districts in San Mateo County address differences in college-going rates stratified by race, ethnicity, and extenuating circumstances.

Barriers to Success

Many students are unable to achieve academic success because of barriers in home and school. This section explores the available indicators of barriers to success, including chronic absenteeism and dropout rates. It also describes inequities in discipline rates by race and

ethnicity, which has been linked both to discrimination by education professionals as well as a major barrier to students' future success.

Chronic absenteeism. Academic studies have found that if a student is chronically absent, it reduces their math and reading achievement outcomes, educational engagement, and social engagement.[12] Chronic absenteeism also has spillover effects and negatively impacts students who themselves are not chronically absent. For instance, one study found that students suffer academically from having chronically absent classmates—as exhibited across both reading and math testing outcomes.[13]

Students are considered chronically absent if they were absent for 10% or more of the days during a school year. Note, however, students are exempt from chronic absenteeism calculations if they receive instruction through a home or hospital instructional setting, are attending community college full-time, or were not expected to attend more than 31 days.

In the county overall, 10% of students were chronically absent during the 2018-2019 school year.[14] This is a slight increase from the 2016-2017 school year, where just 9% of students overall were chronically absent.

Chronic absenteeism rates were higher in districts with a large number of students experiencing economic and housing precarity. For instance, Ravenswood Elementary, which has a 30% rate of homelessness among students, had one of the higher rates of chronic absenteeism at 16%. La Honda-Pescadero and Sequoia Union high school districts also had high rates of chronically absent students at 16% and 17%, respectively.

When disaggregating by race and ethnicity, just 3% of Asian students were chronically absent, and 7% of White and Filipino students were chronically absent. On the other end of the spectrum, Pacific Islander students (26%), Black/African American students (18%), and Hispanic students (15%) had notably higher rates of chronic absenteeism than the overall student population (10%). Chronic absenteeism among Pacific Islander students has increased in recent years, as illustrated in Figure V-32.

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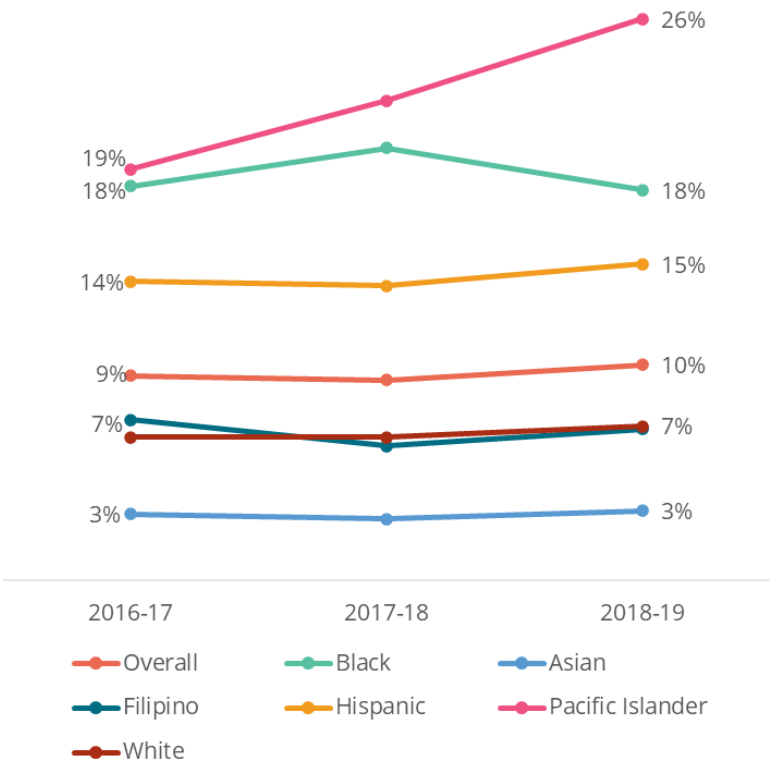
[12] Gottfried, Michael A. "Chronic absenteeism and its effects on students' academic and socioemotional outcomes." Journal of Education for Students Placed at Risk (JESPAR) 19.2 (2014): 53-75.

[13] Gottfried, Michael A. "Chronic absenteeism in the classroom context: Effects on achievement." Urban Education 54.1 (2019): 3-34.

[14] Because of the physical school closures during the COVID-19 pandemic, the California Department of Education determined that 2019–2020 absenteeism data are not valid, therefore, we present data from the 2018-2019 school year.

Figure V-32. Chronic Absenteeism by Race/Ethnicity, 2016-2017 to 2018-2019

Source: California Department of Education and Root Policy Research



Chronic absenteeism among Pacific Islander students was especially pronounced in San Mateo-Foster City school district where there was a 26 percentage point gap between chronic absenteeism rates for Pacific Islander students (32%) and the overall student body (6%). Other districts had similarly large gaps, including San Bruno Park Elementary (20 percentage points) and South San Francisco Unified (18 percentage points).

Some districts had larger gaps in absenteeism rates between Black/African American students and the overall population. For instance, in San Carlos Elementary, 4% of the overall student body is chronically absent compared to 27% of Black/African American students— a 23 percentage point gap. Jefferson Elementary school district had a 17 percentage point gap between their overall chronic absenteeism rate (12%) and their chronic absenteeism rate among Black/African American students (28%).

Among White students, Bayshore Elementary School District was a major outlier, where 46% of White students were chronically absent compared to just 12% of the total student population. However, it is important to note that this represents a very small sample of White students: just 3% of students at Bayshore Elementary are White, one of lowest in the county.

Figure V-33.
Chronic Absenteeism by District and Race/Ethnicity, 2018-2019

School District	Total	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts							
Cabrillo Unified	10%	5%	(no data)	5%	11%	(no data)	10%
La Honda-Pescadero	16%	(no data)	(no data)	(no data)	14%	(no data)	18%
South San Francisco	13%	4%	16%	7%	17%	31%	12%
High & Elementary School Districts							
Jefferson Union High School	15%	8%	22%	11%	22%	18%	15%
Bayshore Elementary	12%	5%	12%	0%	18%	19%	46%
Brisbane Elementary	12%	3%	(no data)	12%	17%	(no data)	17%
Jefferson Elementary	12%	5%	28%	6%	13%	25%	23%
Pacifica	7%	4%	12%	6%	9%	21%	7%
San Mateo Union High School	10%	3%	18%	4%	17%	21%	9%
Burlingame Elementary	5%	2%	15%	5%	10%	20%	5%
Hillsborough Elementary	4%	1%	(no data)	4%	4%	(no data)	6%
Millbrae Elementary	10%	3%	6%	17%	16%	26%	14%
San Bruno Park Elementary	12%	5%	10%	4%	14%	32%	9%
San Mateo-Foster City	6%	2%	9%	2%	10%	32%	4%
Sequoia Union High School	17%	6%	23%	8%	23%	33%	10%
Belmont-Redwood Shores	5%	3%	8%	5%	12%	17%	5%
Las Lomitas Elementary	4%	2%	0%	(no data)	7%	(no data)	3%
Menlo Park City Elementary	3%	1%	8%	7%	5%	14%	3%
Portola Valley Elementary	4%	0%	(no data)	(no data)	6%	(no data)	3%
Ravenswood City Elementary	16%	0%	20%	(no data)	15%	24%	21%
Redwood City Elementary	10%	2%	19%	3%	12%	18%	4%
San Carlos Elementary	4%	2%	27%	8%	7%	(no data)	3%
Woodside Elementary	8%	0%	0%	(no data)	12%	(no data)	7%
Total	10%	3%	18%	7%	15%	26%	7%

Source: California Department of Education and Root Policy Research

In most districts, chronic absenteeism is higher among students with disabilities. In fact, only Bayshore Elementary's students with disabilities had a lower rate of chronic absenteeism than the overall student body. In all other districts, students with disabilities were more likely to be chronically absent than the overall student population. This was particularly true in Sequoia Union High School District, Jefferson Union High School District, and San Mateo Union High

School District, which had gaps between the overall absenteeism rate and the absenteeism rate among students with disabilities of 13, 12, and 11 percentage points, respectively.

Rates of chronic absenteeism were also higher among English learners than the general population in most districts (with the exception of Ravenswood City Elementary and Jefferson Elementary). Woodside Elementary and Sequoia Union High School districts both had 14 percentage point gaps between absenteeism rates of English learners and the overall student body.

In every school district where the data are available, foster youth had higher rates of chronic absenteeism than the overall population. This was especially true in Sequoia Union High School District, where 63% of foster youth were chronically absent compared to just 17% of the overall student body.

Similarly, in almost all districts with available data, students experiencing homelessness had higher rates of chronic absenteeism than the overall student body. The chronic absenteeism rate among students experiencing homelessness was highest in Burlingame Elementary at 64%.

Migrant students were chronically absent at rates similar to or lower than the total student body in all districts with reported data.

Figure V-34.
Chronic Absenteeism by District and Extenuating Circumstance, 2018-2019

School District	Total	English Learners	Experiencing homelessness	Migrant	Foster Youth	With Disabilities
Unified School Districts						
Cabrillo Unified	10%	12%	23%	9%	(no data)	18%
La Honda-Pescadero	16%	16%	(no data)	(no data)	(no data)	22%
South San Francisco	13%	14%	47%	13%	49%	18%
High & Elementary School Districts						
Jefferson Union High School	15%	27%	33%	(no data)	36%	28%
Bayshore Elementary	12%	19%	(no data)	(no data)	(no data)	11%
Brisbane Elementary	12%	18%	(no data)	(no data)	(no data)	18%
Jefferson Elementary	12%	10%	21%	(no data)	24%	16%
Pacifica	7%	11%	(no data)	(no data)	(no data)	14%
San Mateo Union High School	10%	21%	50%	(no data)	53%	21%
Burlingame Elementary	5%	8%	64%	(no data)	(no data)	12%
Hillsborough Elementary	4%	6%	(no data)	(no data)	(no data)	8%
Millbrae Elementary	10%	12%	5%	(no data)	(no data)	12%
San Bruno Park Elementary	12%	12%	(no data)	(no data)	18%	20%
San Mateo-Foster City	6%	8%	15%	(no data)	17%	13%
Sequoia Union High School	17%	31%	52%	16%	63%	29%
Belmont-Redwood Shores	5%	11%	(no data)	(no data)	(no data)	10%
Las Lomitas Elementary	4%	6%	(no data)	(no data)	(no data)	5%
Menlo Park City Elementary	3%	5%	(no data)	(no data)	(no data)	9%
Portola Valley Elementary	4%	3%	(no data)	(no data)	(no data)	9%
Ravenswood City Elementary	16%	16%	19%	17%	23%	21%
Redwood City Elementary	10%	12%	30%	6%	32%	16%
San Carlos Elementary	4%	8%	23%	(no data)	(no data)	11%
Woodside Elementary	8%	22%	(no data)	(no data)	(no data)	10%

Source: California Department of Education and Root Policy Research

Dropout rates. As previously indicated, workers without a high school degree have the lowest annual earnings compared to others at higher levels of educational attainment. In addition to the economic and housing precarity associated with low earnings, low earnings also often lead to increased incentives to participate in criminal activity. In fact, one study suggest that

high school dropouts are 3.5 times more likely than high school graduates to be imprisoned at some point during their lifetime.[15] Another study found that raising the high school completion rate by one percent for all men ages 20 through 60 would save the US $1.4 billion annually in crime related costs.[16] Dropping out of high school also has adverse health costs: for instance, research has shown that high school dropouts are more likely to smoke and have a marijuana disorder in adulthood.[17] For these reasons, reducing high school dropout rates in San Mateo County is pivotal to the health and economic prosperity of the community.

In this report, dropout rates shown for high school districts with available data and are defined as the percentage of cohort students who did not graduate with a regular high school diploma, did not complete high school, and are not still enrolled as a "fifth year senior".

In the 2019-2020 academic year, dropout rates were highest in Sequoia Union High School District, where 10% of students dropped out. This is similar to South San Francisco Unified, where 9% of students dropped out. In both these districts, and in Cabrillo Unified, dropout rates have increased since 2016-2017.

Dropout rates have decreased by one percentage point over the same period in San Mateo Union High School District, from 5% to 4%. Jefferson Union had the lowest dropout rate in the county at just 3%, which after slightly higher rates in 2017-18 and 2018-19, is the same as its 2016-2017 rate.

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[15] Monrad, Maggie. "High School Dropout: A Quick Stats Fact Sheet." National High School Center (2007).

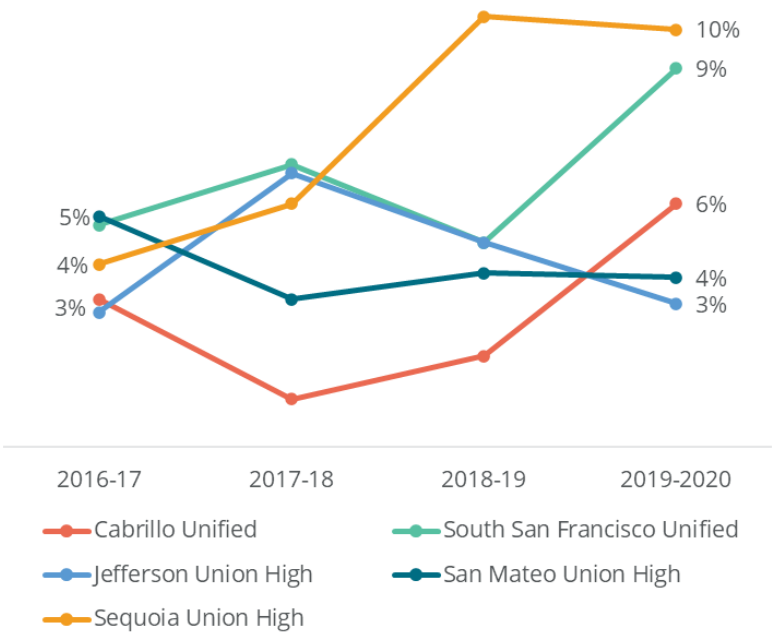
[16] U.S. Department of Justice, Bureau of Justice Statistics. (2002). Correctional populations in the United States, 1998 (NCJ-192929). Washington: U.S. Government Printing Office.

[17] Gonzalez, Jennifer M. Reingle, et al. "The long-term effects of school dropout and GED attainment on substance use disorders." Drug and alcohol dependence 158 (2016): 60-66.

Figure V-35. Dropout Rates by District, 2016-2017 to 2019-2020

Note: La Honda-Pescadero Unified School District is excluded from these data.

Source: California Department of Education and Root Policy Research

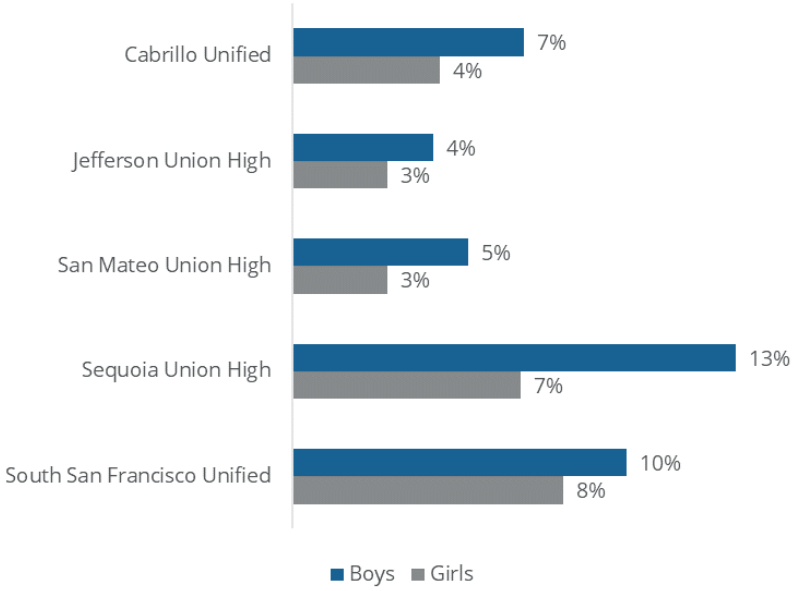


In all school districts in the county, dropout rates are higher for boys than for girls. Jefferson Union had the smallest gender gap, where 3% of girls dropped out and 4% of boys dropped out. Sequoia Union had the widest gender gap, where 13% of boys dropped out compared to just 7% of girls.

Figure V-36. Dropout Rates by Gender, 2019-2020

Note: La Honda-Pescadero Unified School District is excluded from these data.

Source: California Department of Education and Root Policy Research



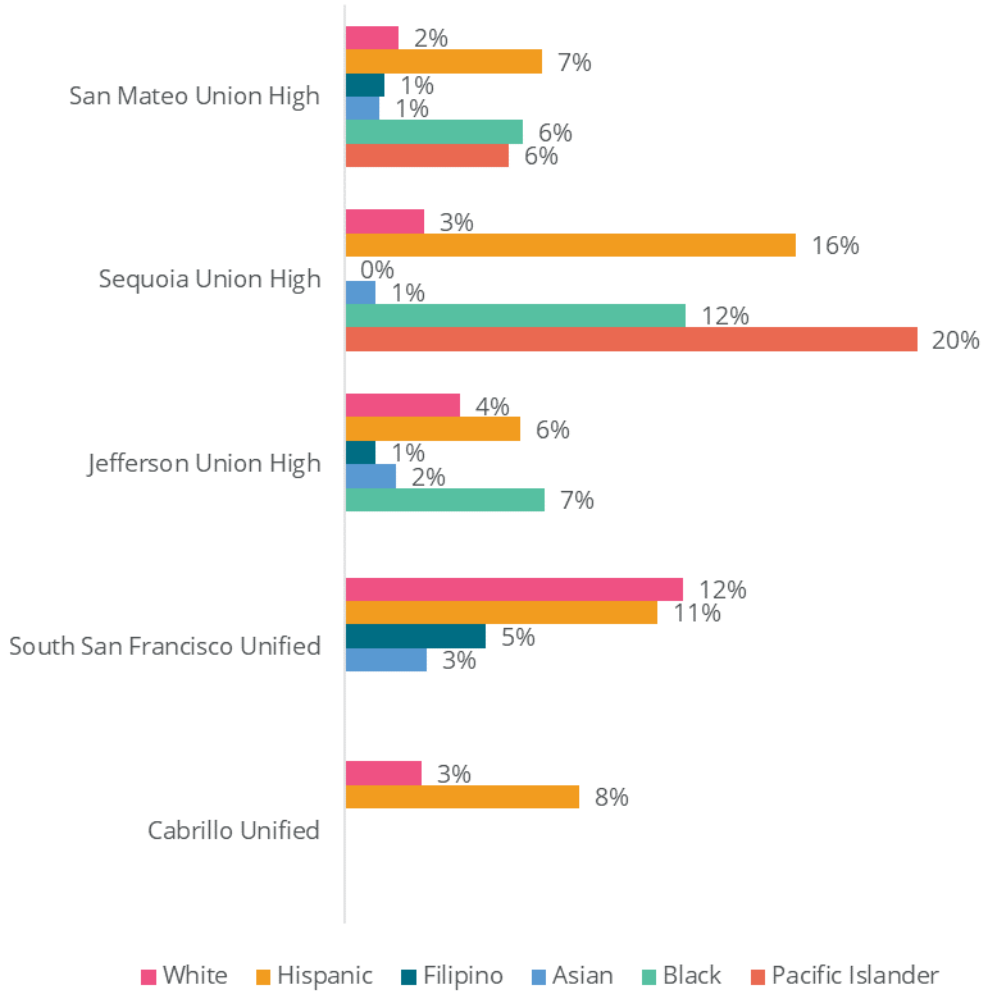
Pacific Islander, Black/African American, and Hispanic students in the county often had higher dropout rates than those in other racial and ethnic groups.

- In Sequoia Union High School District, dropout rates were highest among Pacific Islander students, where 20% dropped out in the 2019-2020 academic year. Dropout rates were also especially high among Hispanic and Black/African American students in Sequoia Union, at 16% and 12% respectively.

- In districts with lower dropout rates, for instance, Jefferson Union, the highest dropout rates still found among Black/African American (7%) and Hispanic students (6%).

- Notably, however, in South San Francisco Unified, White students were more likely to drop out than any other racial or ethnic group. In fact, 12% of White students dropped out compared to 11% of Hispanic students, 5% of Filipino students, and 3% of Asian students. Data for Black/African American and Pacific Islander students were not available for South San Francisco Unified due to small sample sizes.

Figure V-37.
Dropout Rates by Race, 2019-2020

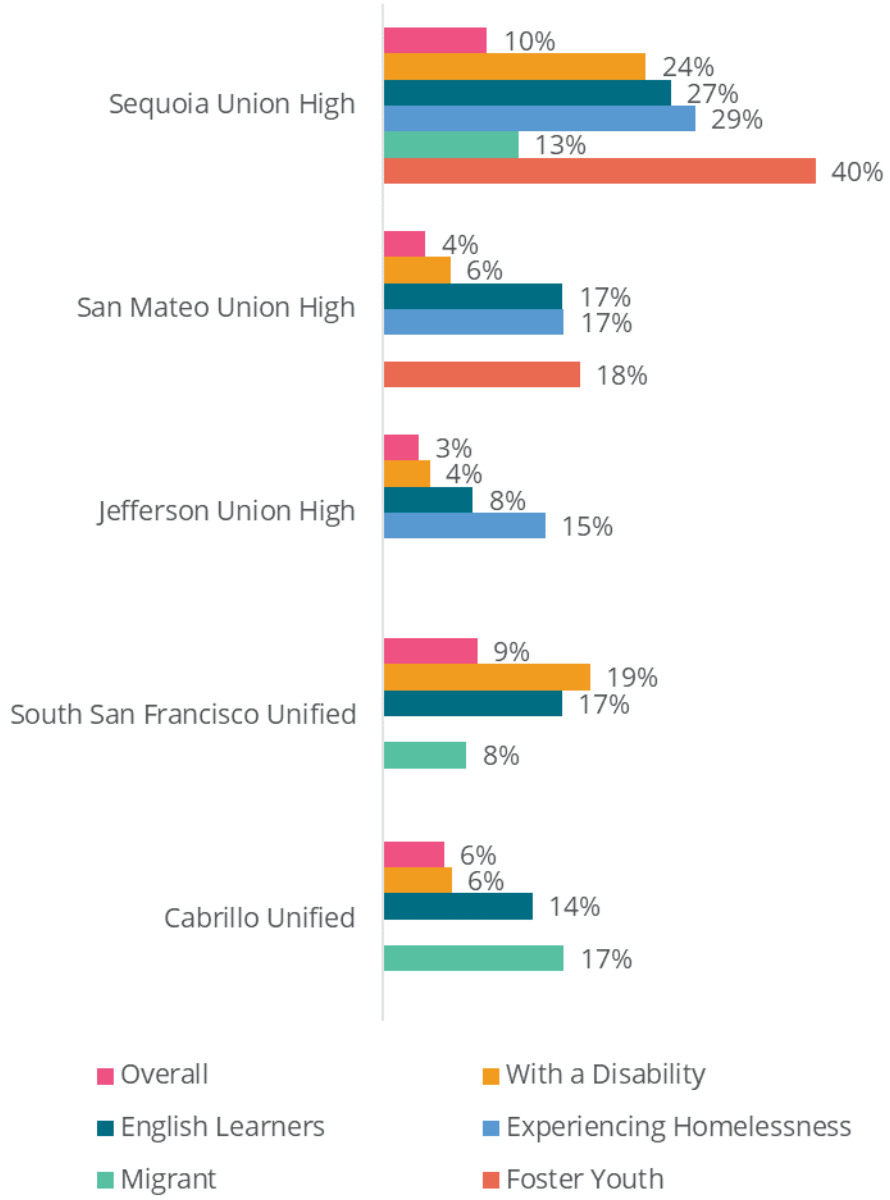


Source: California Department of Education and Root Policy Research

In all school districts in the county, students with disabilities, students experiencing homelessness, foster youth, and students learning English had higher dropout rates than the overall population.

- Among students with disabilities, the highest dropout rate was in Sequoia Union, where 24% dropped out. The gap between overall dropout rates and dropout rates among students with disabilities was wide in Sequoia Union at 14 percentage points.
- Cabrillo Unified, on the other hand, had less than a one percentage point gap between the dropout rate of overall students (6%) and students with disabilities (6%).
- Among students learning English, Sequoia Union had the highest dropout rate at 27%, while Jefferson Union had the lowest dropout rate at 8%.
- Sequoia Union also had the highest rate of dropout among students experiencing homelessness at 29% while Jefferson Union, again, had the lowest at 15%.
- Foster Youth in Sequoia Union had an exceptionally high dropout rate a t 40%. San Mateo Union is the only other district in the county which reported these data in 2019-2020, and found only 18% of foster youth dropped out.
- Migrant students at South San Francisco Unified actually dropped out at a rate slightly lower than the general student body: just 8% of migrant students dropped out compared to 9% of the overall student body. However, those in Cabrillo Unified were 11 percentage points more likely than the total student body to dropout.

Figure V-38.
Dropout Rates by Extenuating Circumstance, 2019-2020



Source: California Department of Education and Root Policy Research

Disproportionate discipline rates. Strict discipline policies may stigmatize suspended students and expose them to the criminal justice system at a young age, setting them up for limited economic and social success down the line. Research has found that suspensions not only negatively affect the suspended students, but also their peers. Students in schools with higher

suspension rates are more likely to drop out or school and less likely to attend a four-year college.[18]

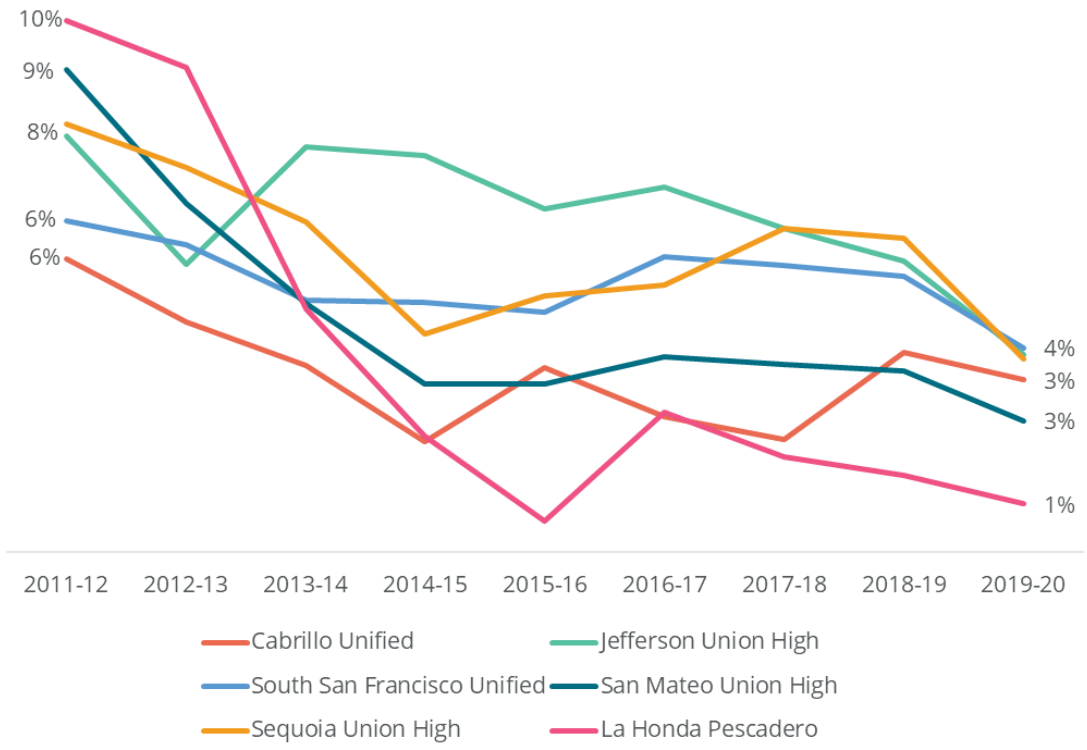
Other academic studies have found that students from African American and Latino families are more likely than their White peers to receive expulsion or out of school suspension as consequences for the same or similar problem behavior.[19] This means that Black/African American and Hispanic students suffer more of the economic and social consequences than their White peers for the same behaviors.

Luckily, in every high school district in San Mateo County, suspension rates have decreased since 2011-2012. La Honda-Pescadero School District experienced the largest decrease: it was the district with the highest suspension rate in 2011-2012 at 10%, but now has the lowest suspension rate at just 1% in 2019-2020. San Mateo Union also experienced a rapid decrease in suspension rates over the same period, with a rate of 9% in 2011-2012 to a rate of 3% in 2019-2020.

[18] Bacher-Hicks, Andrew, Stephen B. Billings, and David J. Deming. The school to prison pipeline: Long-run impacts of school suspensions on adult crime. No. w26257. National Bureau of Economic Research, 2019.

[19] Skiba, Russell J., et al. "Race is not neutral: A national investigation of African American and Latino disproportionality in school discipline." School Psychology Review 40.1 (2011): 85-107.

Figure V-39.
Suspension Rates, 2011-2012 to 2019-2020



Source: California Department of Education and Root Policy Research

In many school districts across San Mateo County, Hispanic students are disciplined at disproportionately higher rates compared to their peers. Figure V-40 compares each racial/ethnic group's share of suspensions to their share of the overall student population.

- In all districts except for La Honda-Pescadero, Hispanic students make up a larger share of suspensions than their overall share of the student body. For instance, in San Mateo Union, 34% of students are Hispanic, but 66% of suspended students are Hispanic, making a 32 percentage point overrepresentation gap.

- In most districts, Black and Pacific Islander students are also overrepresented in terms of suspension rates, but these rates are slight compared to those of Hispanic students. For instance, in Sequoia Union, just 2% of the student body identified as Pacific Islander but 8% of suspended students were Pacific Islander.

- Asian and Filipino students were *underrepresented* in terms of suspension rates. For example, in Jefferson Union High School District, 31% of students identified as Filipino but just 10% of suspended students were Filipino, a 21 percentage point gap. In San Mateo

Union High School, 22% of students identified as Asian but just 5% of suspended students were Asian, a 17 percentage point gap.

- White students were also underrepresented in discipline rates in most districts except for La Honda-Pescadero, where they were overrepresented by 30 percentage points. They were substantially underrepresented in Cabrillo Unified (with a gap of 21 percentage points) and Sequoia Union (18 percentage points).

Figure V-40.
Suspension Rates by Race and Ethnicity, 2019-2020

School District	Cabrillo Unified	Jefferson Union High	La Honda-Pescadero	San Mateo Union High	Sequoia Union High	South San Francisco Unified
Asian Students						
Share of Student Body	1%	14%		22%	9%	13%
Share of Suspensions	1%	7%		5%	1%	3%
Gap	0%	-7%		-17%	-8%	-10%
Black Students						
Share of Student Body		1%		1%	3%	1%
Share of Suspensions		5%		1%	6%	2%
Gap		4%		0%	3%	1%
Filipino Students						
Share of Student Body	1%	31%		6%	2%	23%
Share of Suspensions	0%	10%		2%	0%	9%
Gap	-1%	-21%		-4%	-2%	-14%
Hispanic Students						
Share of Student Body	52%	32%	61%	34%	41%	48%
Share of Suspensions	79%	46%	33%	66%	62%	69%
Gap	27%	14%	-28%	32%	21%	21%
Pacific Islander Students						
Share of Student Body		1%		2%	2%	2%
Share of Suspensions		4%		4%	8%	3%
Gap		3%		2%	6%	1%
White Students						
Share of Student Body	40%	14%	37%	26%	38%	7%
Share of Suspensions	19%	16%	67%	14%	20%	7%
Gap	-21%	2%	30%	-12%	-18%	0%

Notes: the percentage of suspensions and shares of racial groups do not sum to 100% because we exclude students with no reported race, with more than one reported race, where districts did not report racial/ethnic data due to small sample sizes. Gaps of 15 percentage points or more are highlighted.

Source: California Department of Education and Root Policy Research

Staff demographics. Diversity of school staff has been shown to improve outcomes for students of color. For instance, one recent study found that students are less likely to be removed from school as punishment when they and their teachers are the same race. This effect is driven almost entirely by black students, especially black boys, who are markedly less likely to be subjected to exclusionary discipline when taught by black teachers. There is little evidence of any benefit for white students of being matched with white teachers.[20] Other research in California has found that, when students have a teacher of their race, they are more likely to attend class, therefore reducing chronic absenteeism.[21] Even more studies have found that having a teacher of a student's own race substantially improves their math and reading achievement.[22]

In San Mateo County, the demographics of faculty and staff are fairly similar to that of its students. Figure V-41 illustrates the share of the county's faculty and staff who are Asian, Black/African American, Hispanic, Filipino, Pacific Islander, and White, and compares those shares to the racial/ethnic breakdown of the county's student body.

There is a slightly larger share of White and Black/African American staff than students, meaning that Black/African American and White student groups are more likely to interact with same-race staff and faculty than other racial groups. Asian students are less likely to interact with a same-race staff of faculty member: 17% of the student body is Asian compared to just 8% of staff and faculty.

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[20] Lindsay, Constance A., and Cassandra MD Hart. "Teacher race and school discipline: Are students suspended less often when they have a teacher of the same race?." Education Next 17.1 (2017): 72-79.

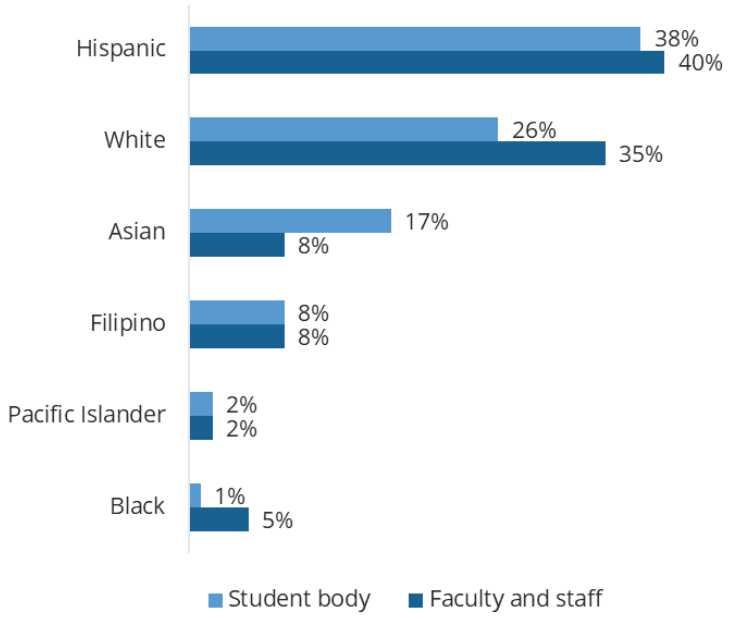
[21] Gottfried, Michael, J. Jacob Kirksey, and Tina L. Fletcher. "Do High School Students With a Same-Race Teacher Attend Class More Often?." Educational Evaluation and Policy Analysis (2021): 01623737211032241.

[22] Dee, T. S. (2004). Teachers, race, and student achievement in a randomized experiment. Review of economics and statistics, 86(1), 195-210.

Figure V-41. Staff and Student Demographics, 2020-2021

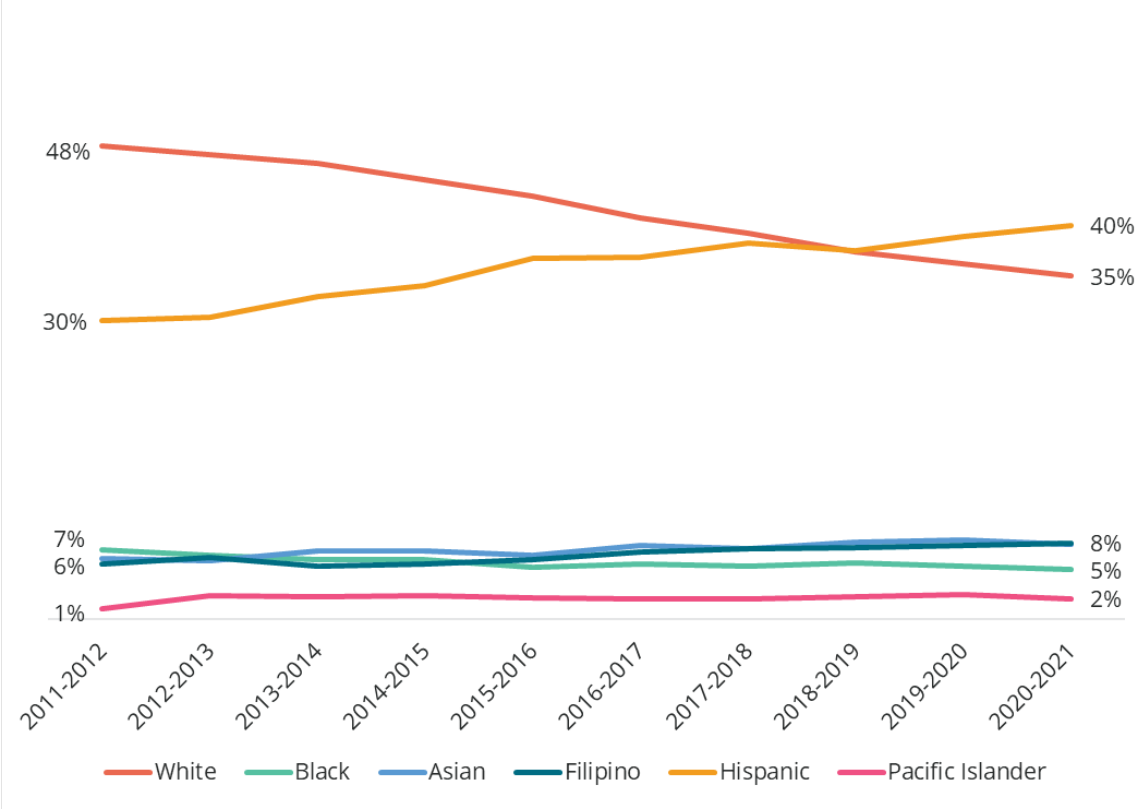
Notes: Percentages do not always sum to 100% because we do not show shares of staff with no reported race, with more than one reported race, or Native American staff.

Source: California Department of Education and Root Policy Research



Since 2011-2012, the county's school districts have diversified in that there has been a 13 percentage point decrease in the share of White faculty and staff and a 10 percentage point increase in Hispanic faculty and staff. However, there has been a slight decrease (by two percentage points) in the share of faculty and staff who identify as Black/African American. There has been a two percentage point increase in the share of Asian and Filipino faculty and staff, and a one percent increase in the share of Pacific Islander faculty and staff.

Figure V-42.
Faculty and Staff Demographics, 2011-2012 to 2020-2021



Notes: Percentages do not always sum to 100% because we do not show shares of staff with no reported race, with more than one reported race, or Native American staff.

Source: California Department of Education and Root Policy Research

Figure V-43 illustrates faculty and staff racial and ethnic diversity for the 2020-2021 school year by district.

- Portola Valley has the least diverse faculty and staff in the county, with 59% identifying as White.
- Ravenswood Elementary has the most diverse faculty and staff: the district has the highest share of Pacific Islander (5%), Black/African American (12%) and Hispanic (72%) faculty and staff.
- South San Francisco Unified School District has the highest share of Asian faculty and staff at 14%.
- Brisbane Elementary and Jefferson Elementary have the highest shares of Filipino faculty and staff at 28%.

Figure V-43.
Faculty and Staff Race/Ethnicity, by District, 2020-2021

School District	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts						
Cabrillo Unified	0%	1%	1%	46%	0%	51%
La Honda-Pescadero	0%	5%	5%	39%	0%	51%
South San Francisco	14%	3%	16%	34%	2%	28%
High & Elementary School Districts						
Jefferson Union High School	3%	3%	13%	26%	1%	43%
Bayshore Elementary	13%	4%	17%	61%	0%	4%
Brisbane Elementary	7%	0%	28%	20%	4%	42%
Jefferson Elementary	13%	3%	28%	25%	0%	29%
Pacifica	7%	2%	8%	23%	2%	54%
San Mateo Union High School	11%	5%	6%	34%	3%	40%
Burlingame Elementary	8%	5%	11%	27%	3%	45%
Hillsborough Elementary	2%	1%	7%	20%	1%	55%
Millbrae Elementary	13%	3%	9%	25%	0%	48%
San Bruno Park Elementary	4%	2%	13%	26%	4%	48%
San Mateo-Foster City	13%	2%	7%	33%	3%	37%
Sequoia Union High School	2%	12%	2%	54%	4%	26%
Belmont-Redwood Shores	13%	2%	3%	39%	0%	42%
Las Lomitas Elementary	7%	7%	0%	42%	0%	42%
Menlo Park City Elementary	3%	1%	3%	28%	1%	40%
Portola Valley Elementary	4%	4%	0%	33%	0%	59%
Ravenswood City Elementary	2%	12%	1%	72%	5%	3%
Redwood City Elementary	4%	5%	2%	65%	1%	21%
San Carlos Elementary	8%	6%	3%	37%	1%	42%
Woodside Elementary	12%	8%	0%	30%	0%	49%
Total	8%	5%	8%	40%	2%	35%

Notes: Percentages do not always sum to 100% because we do not show shares of staff with no reported race, with more than one reported race, or Native American staff.

Source: California Department of Education and Root Policy Research

Figure V-44 illustrates the gap between faculty/staff representation and the student body. For instance, at San Bruno Park Elementary, 15% of the students are White while 48% of the faculty/staff are White, leaving a 33 percentage point gap.

If schools are striving for a distribution of faculty/staff that reflects the racial and ethnic distribution of their student body, the closer to a 0 percentage point gap, the better. Schools like San Bruno Park Elementary fall short of meeting this goal, in that there is a large overrepresentation of White faculty/staff compared to the student body. Many other districts have a large overrepresentation of White faculty/staff, including Millbrae Elementary (32 percentage point gap), Jefferson Union High School District (29 percentage point gap), and South San Francisco Unified School District (22 percentage points). There are just a few school districts where the share of White students is higher than the share of White faculty, particularly Woodside Elementary and Menlo Park City Elementary, both with a 15 percentage point gap.

Across most school districts, the share of Asian students is larger than the share of Asian faculty/staff. This suggests that Asian students are less likely than their peers to interact with a same-race teacher or staff member. The largest disparity is in Millbrae Elementary, where just 13% of the faculty identify as Asian compared to 46% of the student body, a 33 percentage point gap.

In many school districts, there is a dearth of Hispanic faculty and staff. For instance, in La Honda-Pescadero, 63% of students are Hispanic compared to 39% of faculty, a 24 percentage point gap. In other districts, however, there is a larger share of Hispanic faculty/staff than students. In Las Lomitas Elementary, for instance, 13% of students are Hispanic and 42% of faculty/staff are Hispanic. Recall that Las Lomitas Elementary commonly has high-performing English language learnings students. This may be partly due to the district's large portion of Hispanic faculty/staff.

Though district wide there are approximately the same portions of Filipino students as there are faculty/staff, Jefferson Union High School stands out as a district where Filipino students are less likely to interact with a same-race teacher or staff member. In Jefferson Union, 29% of students are Filipino compared to just 13% of faculty/staff.

In all districts, there only very small gaps in the share of students that identify as Pacific Islander and the share of faculty/staff that identify as Pacific Islander. All in all, they are represented in approximately equal proportions.

Figure V-44.
Difference Between Staff and Student Populations, by District, 2020-2021

School District	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts						
Cabrillo Unified	-1%	1%	0%	-6%	0%	11%
La Honda-Pescadero	0%	5%	4%	-24%	0%	16%
South San Francisco	0%	2%	-7%	-14%	0%	22%
High & Elementary School Districts						
Jefferson Union High School	-12%	2%	-16%	-5%	0%	29%
Bayshore Elementary	-6%	1%	-4%	20%	-4%	1%
Brisbane Elementary	-13%	-1%	16%	-8%	4%	18%
Jefferson Elementary	-6%	1%	3%	-11%	-1%	18%
Pacifica	-1%	1%	-1%	-3%	2%	15%
San Mateo Union High School	-12%	4%	1%	2%	1%	12%
Burlingame Elementary	-19%	5%	8%	11%	3%	4%
Hillsborough Elementary	-30%	1%	5%	15%	1%	7%
Millbrae Elementary	-33%	2%	3%	5%	-2%	32%
San Bruno Park Elementary	-12%	1%	3%	-15%	-1%	33%
San Mateo-Foster City	-13%	1%	4%	-4%	1%	16%
Sequoia Union High School	-7%	10%	1%	9%	2%	-9%
Belmont-Redwood Shores	-19%	1%	0%	27%	-1%	8%
Las Lomitas Elementary	-11%	6%	-1%	29%	0%	-11%
Menlo Park City Elementary	-10%	0%	2%	11%	0%	-15%
Portola Valley Elementary	-2%	4%	0%	19%	0%	-7%
Ravenswood City Elementary	2%	7%	1%	-12%	-2%	2%
Redwood City Elementary	0%	4%	1%	-5%	0%	2%
San Carlos Elementary	-10%	5%	2%	23%	1%	-7%
Woodside Elementary	8%	6%	0%	14%	-1%	-15%
Total	-9%	4%	0%	2%	0%	9%

Notes: The figure shows percentage point gaps in student representation versus faculty/staff representation (calculated as the share of faculty/staff minus the share of students).

Source: California Department of Education and Root Policy Research

APPENDIX D | Attachment 4 – UC Merced Segregation Report

UC Merced Urban Policy Lab and ABAG/MTC Staff

Version of Record: March 06, 15:56:53

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1 INTRODUCTION

The requirement to Affirmatively Further Fair Housing (AFFH) is derived from The Fair Housing Act of 1968, which prohibited discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex—and was later amended to include familial status and disability.[1] The 2015 U.S. Department of Housing and Urban Development (HUD) Rule to Affirmatively Further Fair Housing and California Assembly Bill 686 (2018) mandate that each jurisdiction takes meaningful action to address significant disparities in housing needs and access to opportunity.[2][3] AB 686 requires that jurisdictions incorporate AFFH into their Housing Elements, which includes inclusive community participation, an assessment of fair housing, a site inventory reflective of AFFH, and the development of goals, policies, and programs to meaningfully address local fair housing issues. ABAG and UC Merced have prepared this report to assist Bay Area jurisdictions with the Assessment of Fair Housing section of the Housing Element.

Assessment of Fair Housing Components

The Assessment of Fair Housing includes five components, which are discussed in detail on pages 22-43 of HCD's AFFH Guidance Memo:

A: Summary of fair housing enforcement and outreach capacity

B: Integration and segregation patterns, and trends related to people with protected characteristics

C: Racially or ethnically concentrated areas of poverty

D: Disparities in access to opportunity

E: Disproportionate housing needs, including displacement risk

1.1 Purpose of this Report

This report describes racial and income segregation in Bay Area jurisdictions. Local jurisdiction staff can use the information in this report to help fulfill a portion of the second component of the Assessment of Fair Housing, which requires analysis of integration and segregation patterns and trends related to people with protected characteristics and lower incomes. Jurisdictions will still need to perform a similar analysis for familial status and populations with disability.

This report provides segregation measures for both the local jurisdiction and the region using several indices. For segregation between neighborhoods within a city (intra-city segregation), this report includes isolation indices, dissimilarity indices, and Theil's-H index. The isolation index measures

[1] https://www.justice.gov/crt/fair-housing-act-2
[2] HCD AFFH Guidance Memo
[3] The 2015 HUD rule was reversed in 2020 and partially reinstated in 2021.

segregation for a single group, while the dissimilarity index measures segregation between two groups. The Theil's H-Index can be used to measure segregation between all racial or income groups across the city at once. HCD's AFFH guidelines require local jurisdictions to include isolation indices and dissimilarity indices in the Housing Element. Theil's H index is provided in addition to these required measures. For segregation between cities within the Bay Area (inter-city segregation), this report includes dissimilarity indices at the regional level as required by HCD's AFFH guidelines. HCD's AFFH guidelines also require jurisdictions to compare conditions at the local level to the rest of the region; and this report presents the difference in the racial and income composition of a jurisdiction relative to the region as a whole to satisfy the comparison requirement.

1.2 Defining Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. This report examines two spatial forms of segregation: neighborhood level segregation *within* a local jurisdiction and city level segregation *between* jurisdictions in the Bay Area.

Neighborhood level segregation (*within* a jurisdiction, or *intra-city*): Segregation of race and income groups can occur from neighborhood to neighborhood *within* a city. For example, if a local jurisdiction has a population that is 20% Latinx, but some neighborhoods are 80% Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.

City level segregation (*between* jurisdictions in a region, or *inter-city*): Race and income divides also occur *between* jurisdictions in a region. A region could be very diverse with equal numbers of white, Asian, Black, and Latinx residents, but the region could also be highly segregated with each city comprised solely of one racial group.

There are many factors that have contributed to the generation and maintenance of segregation. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments (Rothstein 2017). Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety (Trounstine 2015). This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates (Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013).

1.3 Segregation Patterns in the Bay Area

Across the San Francisco Bay Area, white residents and above moderate-income residents are significantly more segregated from other racial and income groups (see Appendix 2). The highest levels of racial segregation occur between the Black and white populations. The analysis completed for this report indicates that the amount of racial segregation both *within* Bay Area cities and *across* jurisdictions in the region has decreased since the year 2000. This finding is consistent with recent research from the Othering and Belonging Institute at UC Berkeley, which concluded that "[a]lthough 7

of the 9 Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally declined since."[4] However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups. Additionally, there is also more racial segregation *between* Bay Area cities compared to other regions in the state.

1.4 Segregation and Land Use

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood (Lens and Monkkonen 2016, Pendall 2000). These land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in the community, and where within the community they reside (Trounstine 2018). Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004).[5] ABAG/MTC plans to issue a separate report detailing the existing land use policies that influence segregation patterns in the Bay Area.

[4] For more information, see https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020.
[5] Using a household-weighted median of Bay Area county median household incomes, regional values were $61,050 for Black residents, $122,174 for Asian/Pacific Islander residents, $121,794 for white residents, and $76,306 for Latinx residents. For the source data, see U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B19013B, Table B19013D, B19013H, and B19013I.

Definition of Terms - Geographies

Neighborhood: In this report, "neighborhoods" are approximated by tracts.[6] Tracts are statistical geographic units defined by the U.S. Census Bureau for the purposes of disseminating data. In the Bay Area, tracts contain on average 4,500 residents. Nearly all Bay Area jurisdictions contain at least two census tracts, with larger jurisdictions containing dozens of tracts.

Jurisdiction: Jurisdiction is used to refer to the 109 cities, towns, and unincorporated county areas that are members of ABAG. Though not all ABAG jurisdictions are cities, this report also uses the term "city" interchangeably with "jurisdiction" in some places.

Region: The region is the nine-county San Francisco Bay Area, which is comprised of Alameda County, Contra Costa County, Marin County, Napa County, San Francisco County, San Mateo County, Santa Clara County, Solano County, and Sonoma County.

[6] Throughout this report, neighborhood level segregation measures are calculated using census tract data. However, the racial dot maps in Figure 1 and Figure 5 use data from census blocks, while the income group dot maps in Figure 8 and Figure 12 use data from census block groups. These maps use data derived from a smaller geographic scale to better show spatial differences in where different groups live. Census block groups are subdivisions of census tracts, and census blocks are subdivisions of block groups. In the Bay Area, block groups contain on average 1,500 people, while census blocks contain on average 95 people.

2 RACIAL SEGREGATION IN CITY OF SAN MATEO

Definition of Terms - Racial/Ethnic Groups

The U.S. Census Bureau classifies racial groups (e.g. white or Black/African American) separately from Hispanic/Latino ethnicity.[7] This report combines U.S. Census Bureau definitions for race and ethnicity into the following racial groups:

White: Non-Hispanic white

Latinx: Hispanic or Latino of any race[8]

Black: Non-Hispanic Black/African American

Asian/Pacific Islander: Non-Hispanic Asian or Non-Hispanic Pacific Islander

People of Color: All who are not non-Hispanic white (including people who identify as "some other race" or "two or more races")[9]

2.1 Neighborhood Level Racial Segregation (*within* City of San Mateo)

Racial dot maps are useful for visualizing how multiple racial groups are distributed within a specific geography. The racial dot map of San Mateo in Figure 1 below offers a visual representation of the spatial distribution of racial groups within the jurisdiction. Generally, when the distribution of dots does not suggest patterns or clustering, segregation measures tend to be lower. Conversely, when clusters of certain groups are apparent on a racial dot map, segregation measures may be higher.

[7] More information about the Census Bureau's definitions of racial groups is available here: https://www.census.gov/topics/population/race/about.html.
[8] The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx to refer to this racial/ethnic group.
[9] Given the uncertainty in the data for population size estimates for racial and ethnic groups not included in the Latinx, Black, or Asian/Pacific Islander categories, this report only analyzes these racial groups in the aggregate People of Color category.

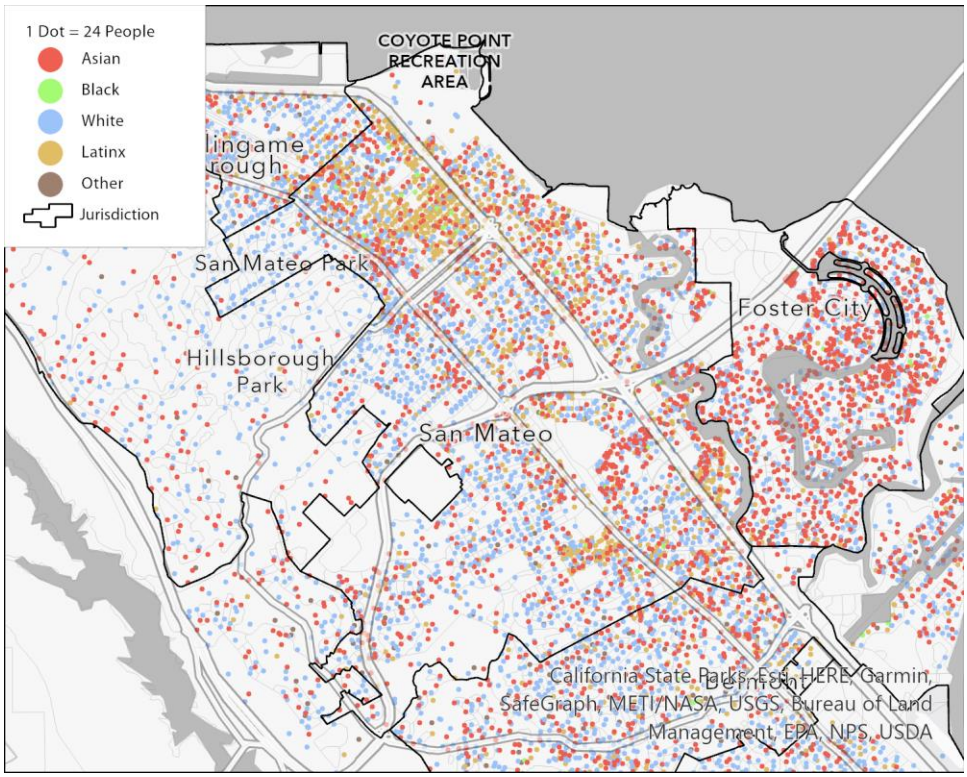

Figure 1: Racial Dot Map of San Mateo (2020)

Universe: Population. Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.
Note: The plot shows the racial distribution at the census block level for City of San Mateo and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

There are many ways to quantitatively measure segregation. Each measure captures a different aspect of the ways in which groups are divided within a community. One way to measure segregation is by using an **isolation index**:

- The isolation index compares each neighborhood's composition to the jurisdiction's demographics as a whole.
- This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups.
- Isolation indices indicate the potential for contact between different groups. The index can be interpreted as the experience of the average member of that group. For example, if the isolation index is .65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood that is 65% Latinx.

Within City of San Mateo the most isolated racial group is white residents. San Mateo's isolation index of 0.428 for white residents means that the average white resident lives in a neighborhood that is 42.8% white. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in San Mateo for the years 2000, 2010, and 2020 can be found in Table 1 below. Among all racial groups in this jurisdiction, the white population's isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.

The "Bay Area Average" column in this table provides the average isolation index value across Bay Area jurisdictions for different racial groups in 2020.[10] The data in this column can be used as a comparison to provide context for the levels of segregation experienced by racial groups in this jurisdiction. For example, Table 1 indicates the average isolation index value for white residents across all Bay Area jurisdictions is 0.491, meaning that in the average Bay Area jurisdiction a white resident lives in a neighborhood that is 49.1% white.

Table 1: Racial Isolation Index Values for Segregation within San Mateo

	San Mateo			Bay Area Average
Race	**2000**	**2010**	**2020**	**2020**
Asian/Pacific Islander	0.180	0.220	0.293	0.245
Black/African American	0.050	0.031	0.021	0.053
Latinx	0.313	0.354	0.333	0.251
White	0.627	0.527	0.428	0.491

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 2 below shows how racial isolation index values in San Mateo compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of isolation index values among Bay Area jurisdictions. Additionally, the black line within each racial group notes the isolation index value for that group in City of San Mateo, and each dashed red line represents the Bay Area average for the isolation index for that group. Local staff can use this chart to contextualize how segregation levels for racial groups in their jurisdiction compare to other jurisdictions in the region.

[10] This average only includes the 104 jurisdictions that have more than one census tract, which is true for all comparisons of Bay Area jurisdictions' segregation measures in this report. The segregation measures in this report are calculated by comparing the demographics of a jurisdiction's census tracts to the jurisdiction's demographics, and such calculations cannot be made for the five jurisdictions with only one census tract (Brisbane, Calistoga, Portola Valley, Rio Vista, and Yountville).

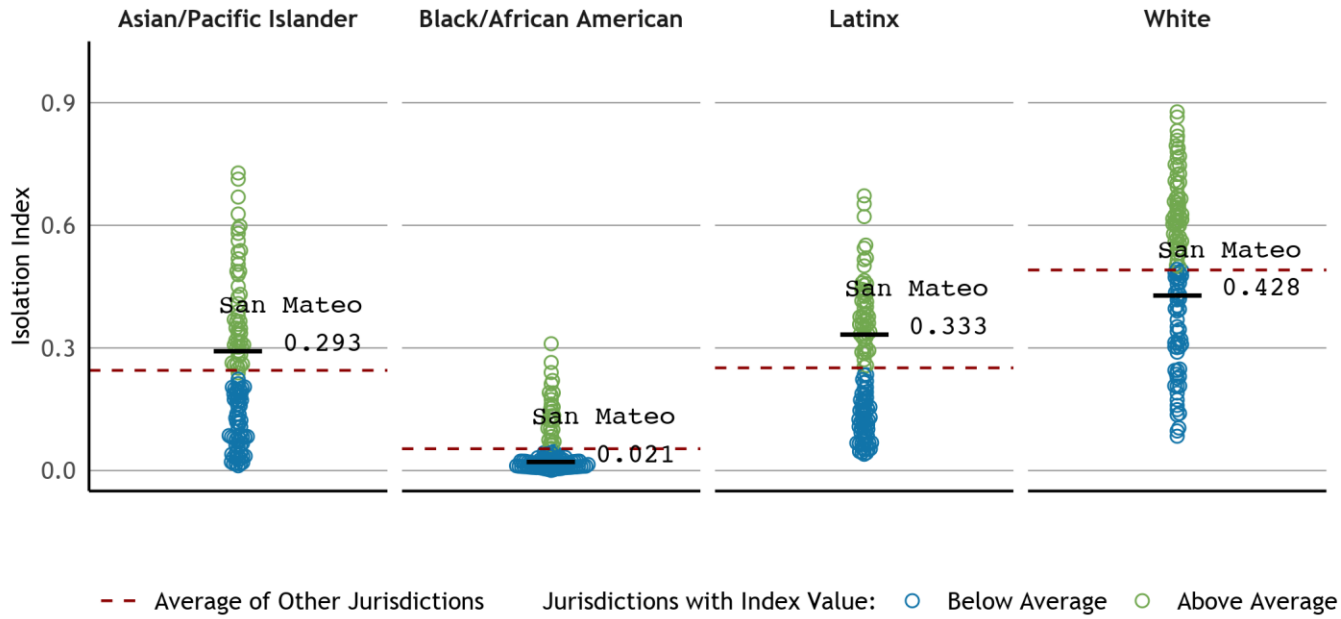

Figure 2: Racial Isolation Index Values for San Mateo Compared to Other Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Another way to measure segregation is by using a **dissimilarity index**:

- This index measures how evenly any two groups are distributed across neighborhoods relative to their representation in a city overall. The dissimilarity index at the jurisdiction level can be interpreted as the share of one group that would have to move neighborhoods to create perfect integration for these two groups.
- The dissimilarity index ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed (e.g. they tend to live in different neighborhoods).

Dissimilarity Index Guidance for Cities with Small Racial Group Populations

The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction's total population.

HCD's AFFH guidance requires the Housing Element to include the dissimilarity index values for racial groups, but also offers flexibility in emphasizing the importance of various measures. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction's population (see Table 4), jurisdiction staff use the isolation index or Thiel's H-Index to gain a more accurate understanding of their jurisdiction's neighborhood-level segregation patterns (*intra*-city segregation).

If a jurisdiction has a very small population of a racial group, this indicates that segregation between the jurisdiction and the region (*inter*-city segregation) is likely to be an important feature of the jurisdiction's segregation patterns.

In City of San Mateo, the Black/African American group is 1.6 percent of the population - so staff should be aware of this small population size when evaluating dissimilarity index values involving this group.

Table 2 below provides the dissimilarity index values indicating the level of segregation in San Mateo between white residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also provides the dissimilarity index between white residents and all residents of color in the jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2020).

In San Mateo the highest segregation is between Latinx and white residents (see Table 2). San Mateo's Latinx /white dissimilarity index of 0.345 means that 34.5% of Latinx (or white) residents would need to move to a different neighborhood to create perfect integration between Latinx residents and white residents.

The "Bay Area Average" column in this table provides the average dissimilarity index values for these racial group pairings across Bay Area jurisdictions in 2020. The data in this column can be used as a comparison to provide context for the levels of segregation between communities of color are from white residents in this jurisdiction.

For example, Table 2 indicates that the average Latinx/white dissimilarity index for a Bay Area jurisdiction is 0.207, so on average 20.7% of Latinx (or white residents) in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect integration between Latinx and white residents in that jurisdiction.

Table 2: Racial Dissimilarity Index Values for Segregation within San Mateo

	San Mateo			Bay Area Average
Race	**2000**	**2010**	**2020**	**2020**
Asian/Pacific Islander vs. White	0.218	0.202	0.168	0.185
Black/African American vs. White	0.417*	0.350*	0.307*	0.244
Latinx vs. White	0.389	0.363	0.345	0.207
People of Color vs. White	0.288	0.267	0.228	0.168

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.
Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.

Figure 3 below shows how dissimilarity index values in City of San Mateo compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each racial group pairing, the spread of dots represents the range of dissimilarity index values among Bay Area jurisdictions. Additionally, the black line within each racial group pairing notes the dissimilarity index value in San Mateo, and each dashed red line represents the Bay Area average for the dissimilarity index for that pairing. Similar to Figure 2, local staff can use this chart to contextualize how segregation levels between white residents and communities of color in their jurisdiction compare to the rest of the region. However, staff should be mindful of whether a racial group in their jurisdiction has a small population (approximately less than 5% of the jurisdiction's population), as the dissimilarity index value is less reliable for small populations.

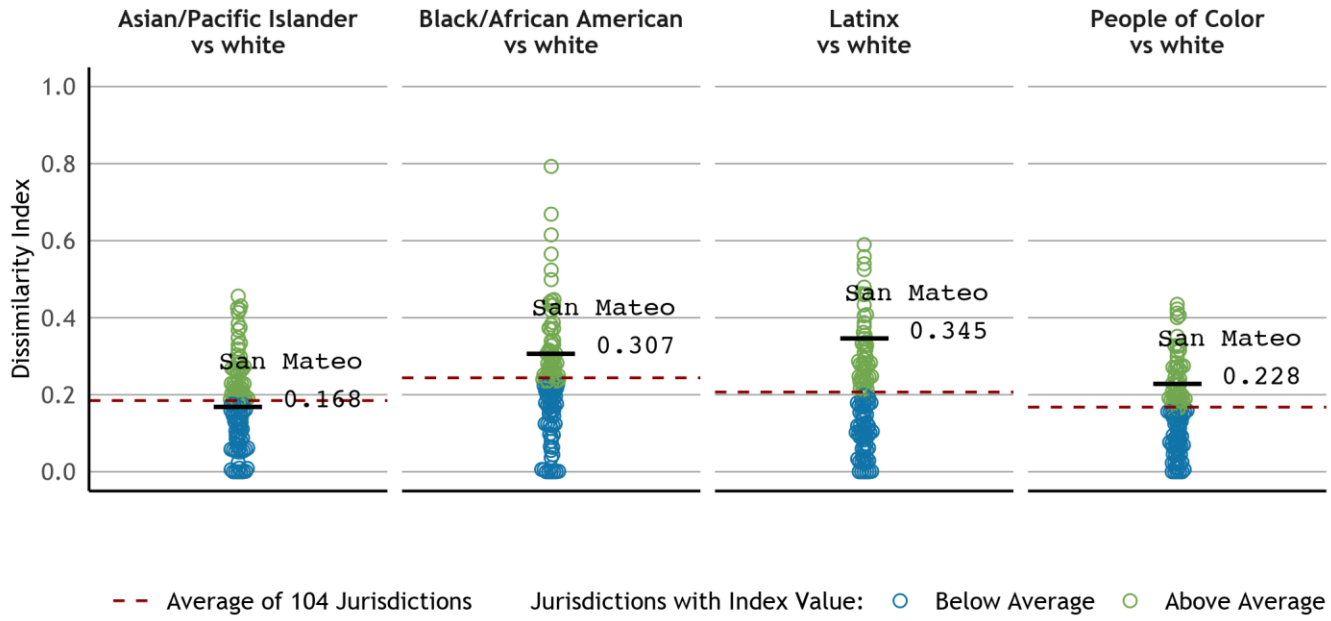

Figure 3: Racial Dissimilarity Index Values for San Mateo Compared to Other Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.
Note: The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction's total population. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction's population (see Table 4), jurisdiction staff could focus on the isolation index or Thiel's H-Index to gain a more accurate understanding of neighborhood-level racial segregation in their jurisdiction.

The **Theil's H Index** can be used to measure segregation between all groups within a jurisdiction:

- This index measures how diverse each neighborhood is compared to the diversity of the whole city. Neighborhoods are weighted by their size, so that larger neighborhoods play a more significant role in determining the total measure of segregation.
- The index ranges from 0 to 1. A Theil's H Index value of 0 would mean all neighborhoods within a city have the same demographics as the whole city. A value of 1 would mean each group lives exclusively in their own, separate neighborhood.
- For jurisdictions with a high degree of diversity (multiple racial groups comprise more than 10% of the population), Theil's H offers the clearest summary of overall segregation.

The Theil's H Index values for neighborhood racial segregation in San Mateo for the years 2000, 2010, and 2020 can be found in Table 3 below. The "Bay Area Average" column in the table provides the average Theil's H Index across Bay Area jurisdictions in 2020. Between 2010 and 2020, the Theil's H Index for racial segregation in San Mateo declined, suggesting that there is now less neighborhood level racial segregation within the jurisdiction. In 2020, the Theil's H Index for racial segregation in San

Mateo was higher than the average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in San Mateo is more than in the average Bay Area city.

Table 3: Theil's H Index Values for Racial Segregation within San Mateo

	San Mateo			Bay Area Average
Index	**2000**	**2010**	**2020**	**2020**
Theil's H Multi-racial	0.089	0.071	0.053	0.042

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 4 below shows how Theil's H index values for racial segregation in San Mateo compare to values in other Bay Area jurisdictions in 2020. In this chart, each dot represents a Bay Area jurisdiction. Additionally, the black line notes the Theil's H index value for neighborhood racial segregation in San Mateo, and the dashed red line represents the average Theil's H index value across Bay Area jurisdictions. Local staff can use this chart to compare how neighborhood racial segregation levels in their jurisdiction compare to other jurisdictions in the region.

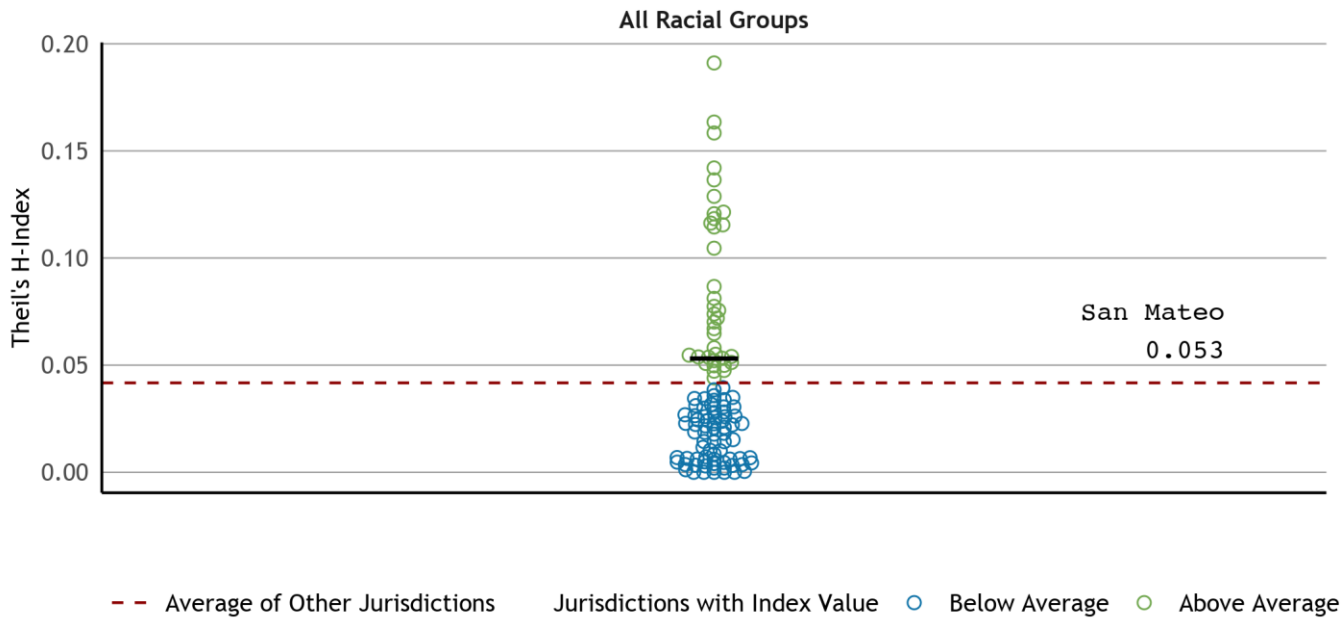

Figure 4: Theil's H Index Values for Racial Segregation in San Mateo Compared to Other Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

2.2 Regional Racial Segregation (*between* San Mateo and other jurisdictions)

At the regional level, segregation is measured between *cities* instead of between *neighborhoods*. Racial dot maps are not only useful for examining neighborhood racial segregation within a jurisdiction, but these maps can also be used to explore the racial demographic differences between different jurisdictions in the region. Figure 5 below presents a racial dot map showing the spatial distribution of racial groups in San Mateo as well as in nearby Bay Area cities.

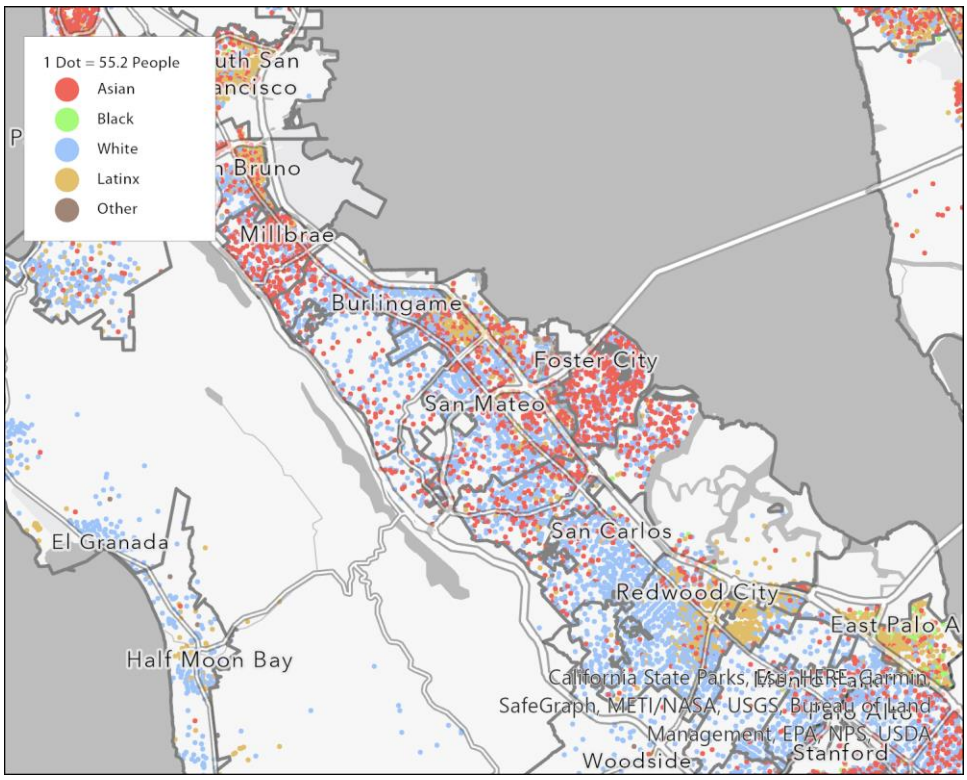

Figure 5: Racial Dot Map of San Mateo and Surrounding Areas (2020)

Universe: Population.
Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.
Note: The plot shows the racial distribution at the census block level for City of San Mateo and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

To understand how each city contributes to the total segregation of the Bay Area, one can look at the difference in the racial composition of a jurisdiction compared to the racial composition of the region as a whole. The racial demographics in San Mateo for the years 2000, 2010, and 2020 can be found in Table 4 below. The table also provides the racial composition of the nine-county Bay Area. As of 2020, San Mateo has a higher share of white residents than the Bay Area as a whole, a higher share of Latinx residents, a lower share of Black residents, and a lower share of Asian/Pacific Islander residents.

Table 4: Population by Racial Group, San Mateo and the Region

	San Mateo			Bay Area
Race	**2000**	**2010**	**2020**	**2020**
Asian/Pacific Islander	14.9%	20.7%	27.8%	28.2%
Black/African American	2.5%	2.2%	1.6%	5.6%
Latinx	20.5%	26.6%	25.7%	24.4%
Other or Multiple Races	5.6%	4.1%	6.5%	5.9%
White	56.5%	46.5%	38.3%	35.8%

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 6 below compares the racial demographics in San Mateo to those of all 109 Bay Area jurisdictions.[11] In this chart, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of that group's representation among Bay Area jurisdictions. Additionally, the black line within each racial group notes the percentage of the population of City of San Mateo represented by that group and how that percentage ranks among all 109 jurisdictions. Local staff can use this chart to compare the representation of different racial groups in their jurisdiction to those groups' representation in other jurisdictions in the region, which can indicate the extent of segregation between this jurisdiction and the region.

[11] While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

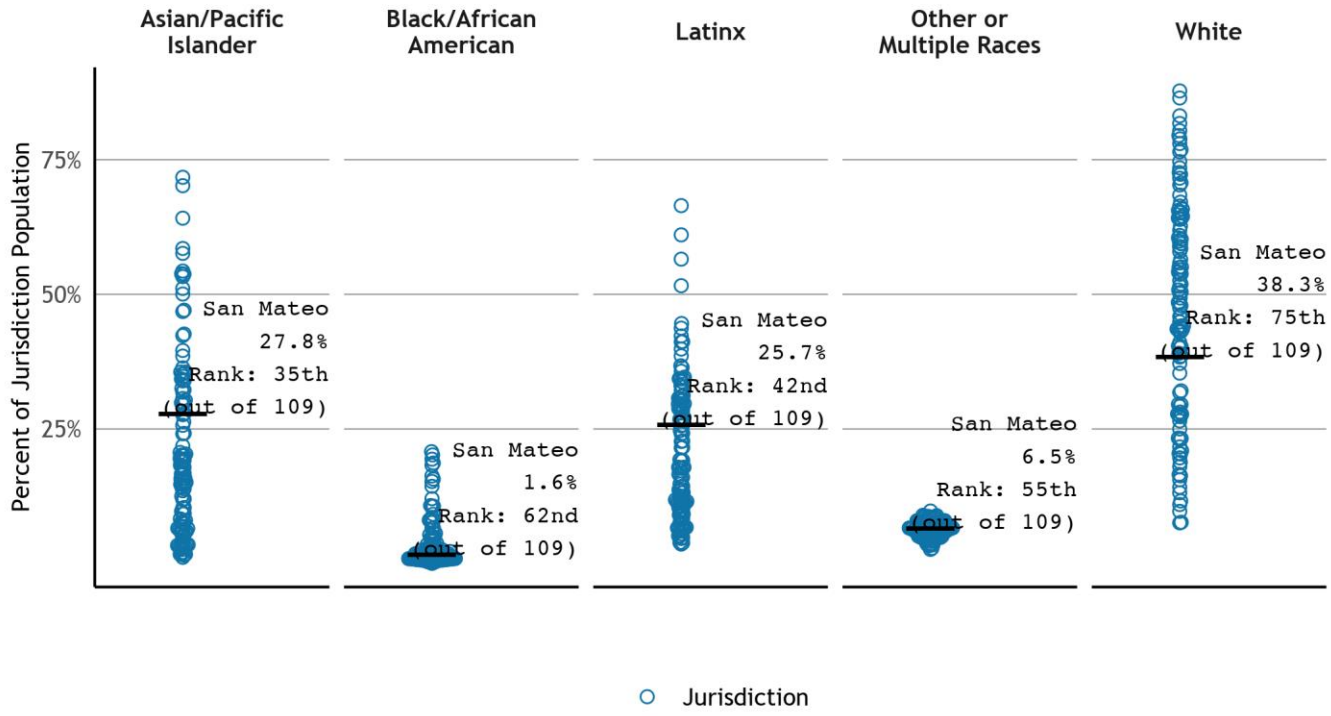

Figure 6: Racial Demographics of San Mateo Compared to All Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.
Source U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

The map in Figure 7 below also illustrates regional racial segregation between San Mateo and other jurisdictions. This map demonstrates how the percentage of people of color in San Mateo and surrounding jurisdictions compares to the Bay Area as a whole:

- Jurisdictions shaded orange have a share of people of color that is less than the Bay Area as a whole, and the degree of difference is greater than five percentage points.
- Jurisdictions shaded white have a share of people of color comparable to the regional percentage of people of color (within five percentage points).
- Jurisdictions shaded grey have a share of people of color that is more than five percentage points greater than the regional percentage of people of color.

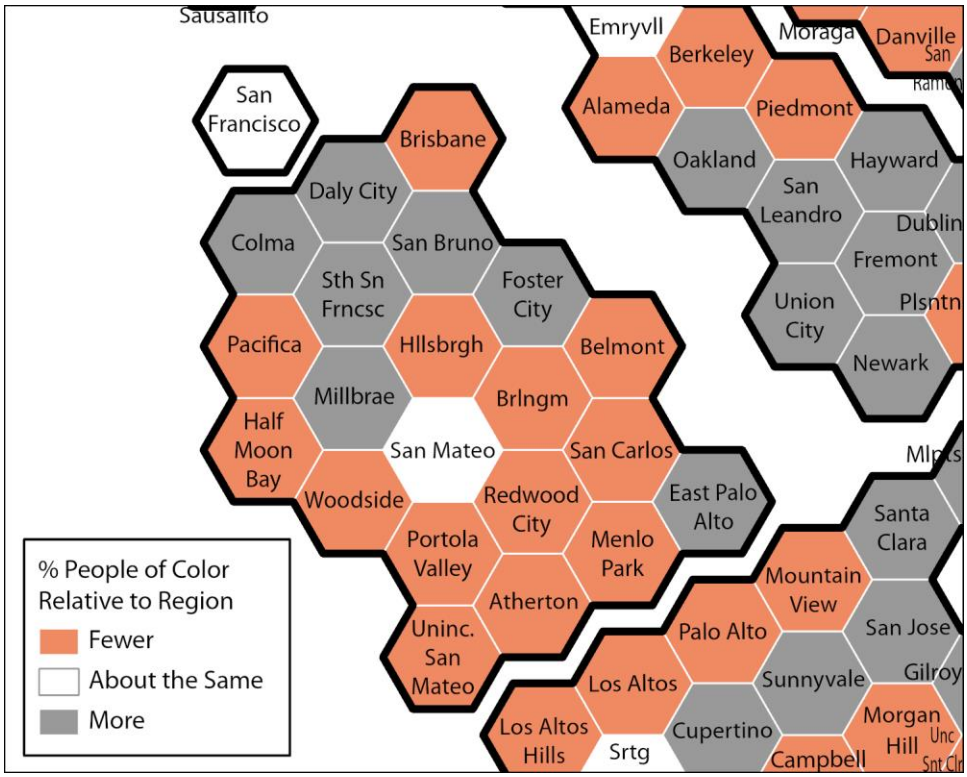

Figure 7: Comparing the Share of People of Color in San Mateo and Vicinity to the Bay Area (2020)

Universe: Population.
Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.
Note: People of color refer to persons not identifying as non-Hispanic white. The nine-county Bay Area is the reference region for this map.

Segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Table 5 presents dissimilarity index, isolation index, and Theil's H index values for racial segregation for the entire nine-county Bay Area in 2010 and 2020. In the previous section of this report focused on neighborhood level racial segregation, these indices were calculated by comparing the racial demographics of the census tracts within a jurisdiction to the demographics of the jurisdiction as a whole. In Table 5, these measures are calculated by comparing the racial demographics of local jurisdictions to the region's racial makeup. For example, looking at the 2020 data, Table 5 shows the white isolation index value for the region is 0.429, meaning that on average white Bay Area residents live in a jurisdiction that is 42.9% white in 2020. An example of regional dissimilarity index values in Table 5 is the Black/white dissimilarity index value of 0.459, which means that across the region 45.9% of Black (or white) residents would need to move to a different jurisdiction to evenly distribute Black and white residents across Bay Area jurisdictions. The dissimilarity index values in Table 5 reflect recommendations made in HCD's AFFH guidance for calculating dissimilarity at the region level.[12] The regional value for the Theil's H index measures how

[12] For more information on HCD's recommendations regarding data considerations for analyzing integration and segregation patterns, see page 31 of the AFFH Guidance Memo.

diverse each Bay Area jurisdiction is compared to the racial diversity of the whole region. A Theil's H Index value of 0 would mean all *jurisdictions* within the Bay Area have the same racial demographics as the entire region, while a value of 1 would mean each racial group lives exclusively in their own separate jurisdiction. The regional Theil's H index value for racial segregation decreased slightly between 2010 and 2020, meaning that racial groups in the Bay Area are now slightly less separated by the borders between jurisdictions.

Table 5: Regional Racial Segregation Measures

Index	Group	2010	2020
Isolation Index Regional Level	Asian/Pacific Islander	0.317	0.378
	Black/African American	0.144	0.118
	Latinx	0.283	0.291
	White	0.496	0.429
	People of Color	0.629	0.682
Dissimilarity Index Regional Level	Asian/Pacific Islander vs. White	0.384	0.369
	Black/African American vs. White	0.475	0.459
	Latinx vs. White	0.301	0.297
	People of Color vs. White	0.296	0.293
Theil's H Multi-racial	All Racial Groups	0.103	0.097

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4.

3 INCOME SEGREGATION IN CITY OF SAN MATEO

Definition of Terms - Income Groups

When analyzing segregation by income, this report uses income group designations consistent with the Regional Housing Needs Allocation and the Housing Element:

Very low-income: individuals earning less than 50% of Area Median Income (AMI)

Low-income: individuals earning 50%-80% of AMI

Moderate-income: individuals earning 80%-120% of AMI

Above moderate-income: individuals earning 120% or more of AMI

Additionally, this report uses the term "lower-income" to refer to all people who earn less than 80% of AMI, which includes both low-income and very low-income individuals.

The income groups described above are based on U.S. Department of Housing and Urban Development (HUD) calculations for AMI. HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County).

The income categories used in this report are based on the AMI for the HUD metro area where this jurisdiction is located.

3.1 Neighborhood Level Income Segregation (*within* San Mateo)

Income segregation can be measured using similar indices as racial segregation. Income dot maps, similar to the racial dot maps shown in Figures 1 and 5, are useful for visualizing segregation between multiple income groups at the same time. The income dot map of San Mateo in Figure 8 below offers a visual representation of the spatial distribution of income groups within the jurisdiction. As with the racial dot maps, when the dots show lack of a pattern or clustering, income segregation measures tend to be lower, and conversely, when clusters are apparent, the segregation measures may be higher as well.

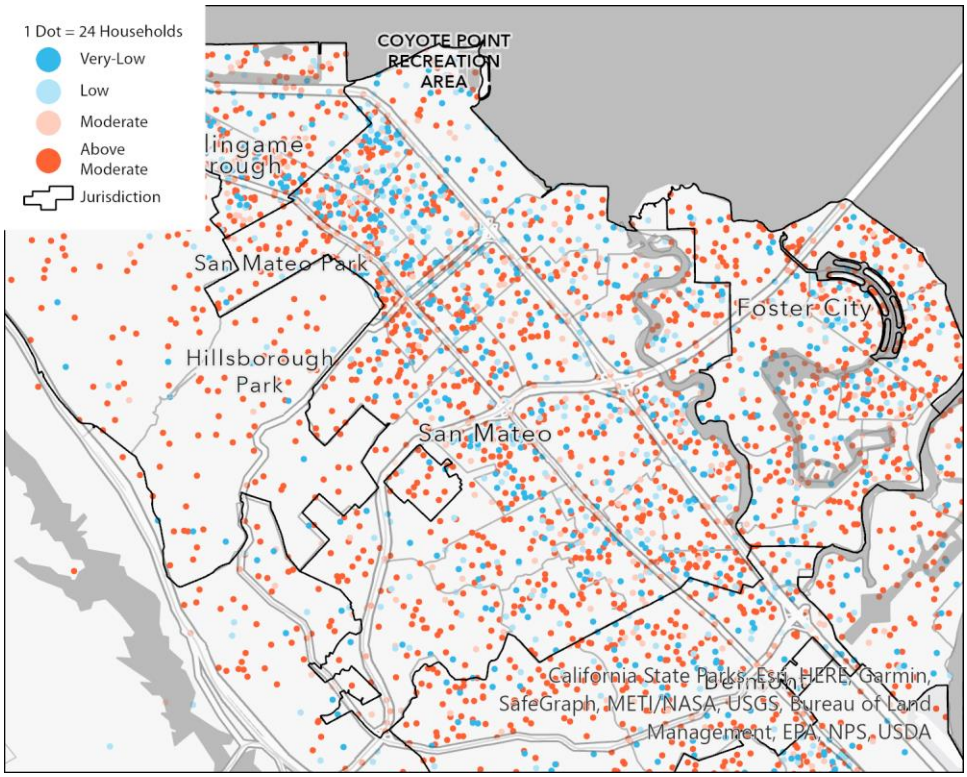

Figure 8: Income Dot Map of San Mateo (2015)

Universe: Population.
Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.
Note: The plot shows the income group distribution at the census block group level for City of San Mateo and vicinity. Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

The isolation index values for all income groups in San Mateo for the years 2010 and 2015 can be found in Table 6 below.[13] Above Moderate-income residents are the most isolated income group in San Mateo. San Mateo's isolation index of 0.420 for these residents means that the average Above Moderate-income resident in San Mateo lives in a neighborhood that is 42.0% Above Moderate-income. Among all income groups, the Very Low-income population's isolation index has changed the most over time, becoming more segregated from other income groups between 2010 and 2015.

Similar to the tables presented earlier for neighborhood racial segregation, the "Bay Area Average" column in Table 6 provides the average isolation index value across Bay Area jurisdictions for different income groups in 2015. The data in this column can be used as a comparison to provide context for the levels of segregation experienced by income groups in this jurisdiction. For example, Table 6 indicates the average isolation index value for very low-income residents across Bay Area jurisdictions is 0.269,

[13] This report presents data for income segregation for the years 2010 and 2015, which is different than the time periods used for racial segregation. This deviation stems from the data source recommended for income segregation calculations in HCD's AFFH Guidelines. This data source most recently updated with data from the 2011-2015 American Community Survey 5-year estimates. For more information on HCD's recommendations for calculating income segregation, see page 32 of HCD's AFFH Guidelines.

meaning that in the average Bay Area jurisdiction a very low-income resident lives in a neighborhood that is 26.9% very low-income.

Table 6: Income Group Isolation Index Values for Segregation within San Mateo

	San Mateo		Bay Area Average
Income Group	**2010**	**2015**	**2015**
Very Low-Income (<50% AMI)	0.263	0.361	0.269
Low-Income (50%-80% AMI)	0.203	0.179	0.145
Moderate-Income (80%-120% AMI)	0.228	0.212	0.183
Above Moderate-Income (>120% AMI)	0.465	0.420	0.507

Universe: Population.
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 9 below shows how income group isolation index values in San Mateo compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each income group, the spread of dots represents the range of isolation index values among Bay Area jurisdictions. Additionally, the black line within each income group notes the isolation index value for that group in San Mateo, and each dashed red line represents the Bay Area average for the isolation index for that group. Local staff can use this chart to contextualize how segregation levels for income groups in their jurisdiction compare to the rest of the region.

Figure 9: Income Group Isolation Index Values for San Mateo Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.
Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Table 7 below provides the dissimilarity index values indicating the level of segregation in San Mateo between residents who are lower-income (earning less than 80% of AMI) and those who are not lower-income (earning above 80% of AMI). This data aligns with the requirements described in HCD's AFFH Guidance Memo for identifying dissimilarity for lower-income households.[14] Segregation in San Mateo between lower-income residents and residents who are not lower-income has not substantively changed between 2010 and 2015. Additionally, Table 7 shows dissimilarity index values for the level of segregation in Albany between residents who are very low-income (earning less than 50% of AMI) and those who are above moderate-income (earning above 120% of AMI). This supplementary data point provides additional nuance to an analysis of income segregation, as this index value indicates the extent to which a jurisdiction's lowest and highest income residents live in separate neighborhoods.

Similar to other tables in this report, the "Bay Area Average" column shows the average dissimilarity index values for these income group pairings across Bay Area jurisdictions in 2015. For example, Table 7 indicates that the average dissimilarity index between lower-income residents and other residents in a Bay Area jurisdiction is 0.198, so on average 19.8% of lower-income residents in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect income group integration in that jurisdiction.

[14] For more information, see page 32 of HCD's AFFH Guidance Memo.

In 2015, the income segregation in San Mateo between lower-income residents and other residents was higher than the average value for Bay Area jurisdictions (See Table 7). This means that the lower-income residents are more segregated from other residents within San Mateo compared to other Jurisdictions in the region.

Table 7: Income Group Dissimilarity Index Values for Segregation within San Mateo

	San Mateo		Bay Area Average
Income Group	**2010**	**2015**	**2015**
Below 80% AMI vs. Above 80% AMI	0.241	0.247	0.198
Below 50% AMI vs. Above 120% AMI	0.325	0.378	0.253

Universe: Population.
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 10 below shows how dissimilarity index values for income segregation in San Mateo compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each income group pairing, the spread of dots represents the range of dissimilarity index values among Bay Area jurisdictions. Additionally, the black line within each income group pairing notes the dissimilarity index value in San Mateo, and each dashed red line represents the Bay Area average for the dissimilarity index for that pairing. Local staff can use this chart to contextualize how segregation levels between lower-income residents and wealthier residents in their jurisdiction compared to the rest of the region.

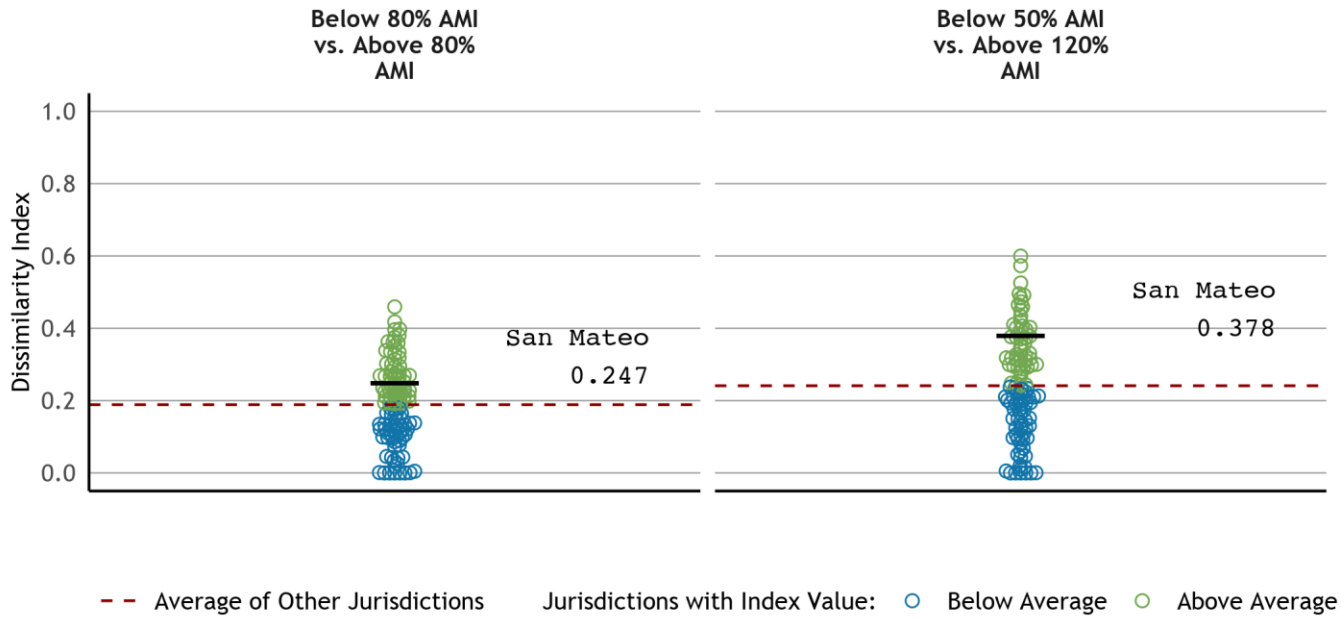

Figure 10: Income Group Dissimilarity Index Values for San Mateo Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.
Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

The Theil's H Index values for neighborhood income group segregation in San Mateo for the years 2010 and 2015 can be found in Table 8 below. The "Bay Area Average" column in this table provides the average Theil's H Index value across Bay Area jurisdictions for different income groups in 2015. By 2015, the Theil's H Index value for income segregation in San Mateo was about the same amount as it had been in 2010. In 2015, the Theil's H Index value for income group segregation in San Mateo was higher than the average value for Bay Area jurisdictions, indicating there is more neighborhood level income segregation in San Mateo than in the average Bay Area city.

Table 8: Theil's H Index Values for Income Segregation within San Mateo

	San Mateo		Bay Area Average
Index	**2010**	**2015**	**2015**
Theil's H Multi-income	0.059	0.066	0.043

Universe: Population.
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 11 below shows how Theil's H index values for income group segregation in San Mateo compare to values in other Bay Area jurisdictions in 2015. In this chart, each dot represents a Bay Area jurisdiction. Additionally, the black line notes the Theil's H index value for income group segregation in San Mateo, and the dashed red line represents the average Theil's H index value across Bay Area jurisdictions. Local staff can use this chart to compare how neighborhood income group segregation levels in their jurisdiction compare to other jurisdictions in the region.

Figure 11: Income Group Theil's H Index Values for San Mateo Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.
Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

3.2 Regional Income Segregation (*between* San Mateo and other jurisdictions)

At the regional level, segregation is measured between jurisdictions instead of between neighborhoods. Income dot maps are not only useful for examining neighborhood income segregation within a jurisdiction, but these maps can also be used to explore income demographic differences between jurisdictions in the region. Figure 12 below presents an income dot map showing the spatial distribution of income groups in San Mateo as well as in nearby Bay Area jurisdictions.

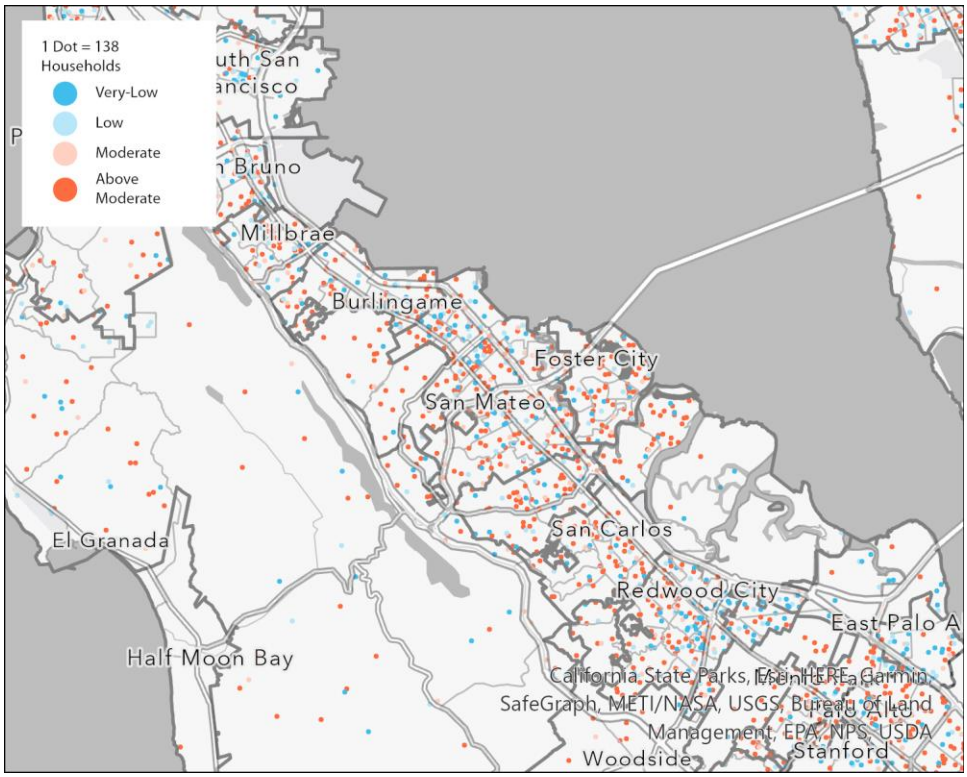

Figure 12: Income Dot Map of San Mateo and Surrounding Areas (2015)

Universe: Population.
Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.
Note: The plot shows the income group distribution at the census block group level for City of San Mateo and vicinity. Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

When looking at income segregation between jurisdictions in the Bay Area, one can examine how San Mateo differs from the region. The income demographics in San Mateo for the years 2010 and 2015 can be found in Table 9 below. The table also provides the income composition of the nine-county Bay Area in 2015. As of that year, San Mateo had a higher share of very low-income residents than the Bay Area as a whole, a higher share of low-income residents, a higher share of moderate-income residents, and a lower share of above moderate-income residents.

Table 9: Population by Income Group, San Mateo and the Region

	San Mateo		Bay Area
Income Group	**2010**	**2015**	**2015**
Very Low-Income (<50% AMI)	21.73%	30.26%	28.7%
Low-Income (50%-80% AMI)	18.48%	16.78%	14.3%
Moderate-Income (80%-120% AMI)	19.77%	19.51%	17.6%
Above Moderate-Income (>120% AMI)	40.01%	33.45%	39.4%

Universe: Population.
Source: Data for 2015 is from Housing U.S. Department of and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 13 below compares the income demographics in San Mateo to other Bay Area jurisdictions.[15] Like the chart in Figure 3, each dot represents a Bay Area jurisdiction. For each income group, the spread of dots represents the range of that group's representation among Bay Area jurisdictions. The smallest range is among jurisdictions' moderate-income populations, while Bay Area jurisdictions vary the most in the share of their population that is above moderate-income. Additionally, the black lines within each income group note the percentage of San Mateo population represented by that group and how that percentage ranks among other jurisdictions. Local staff can use this chart to compare the representation of different income groups in their jurisdiction to those groups' representation in other jurisdictions in the region, which can indicate the extent of segregation between this jurisdiction and the region.

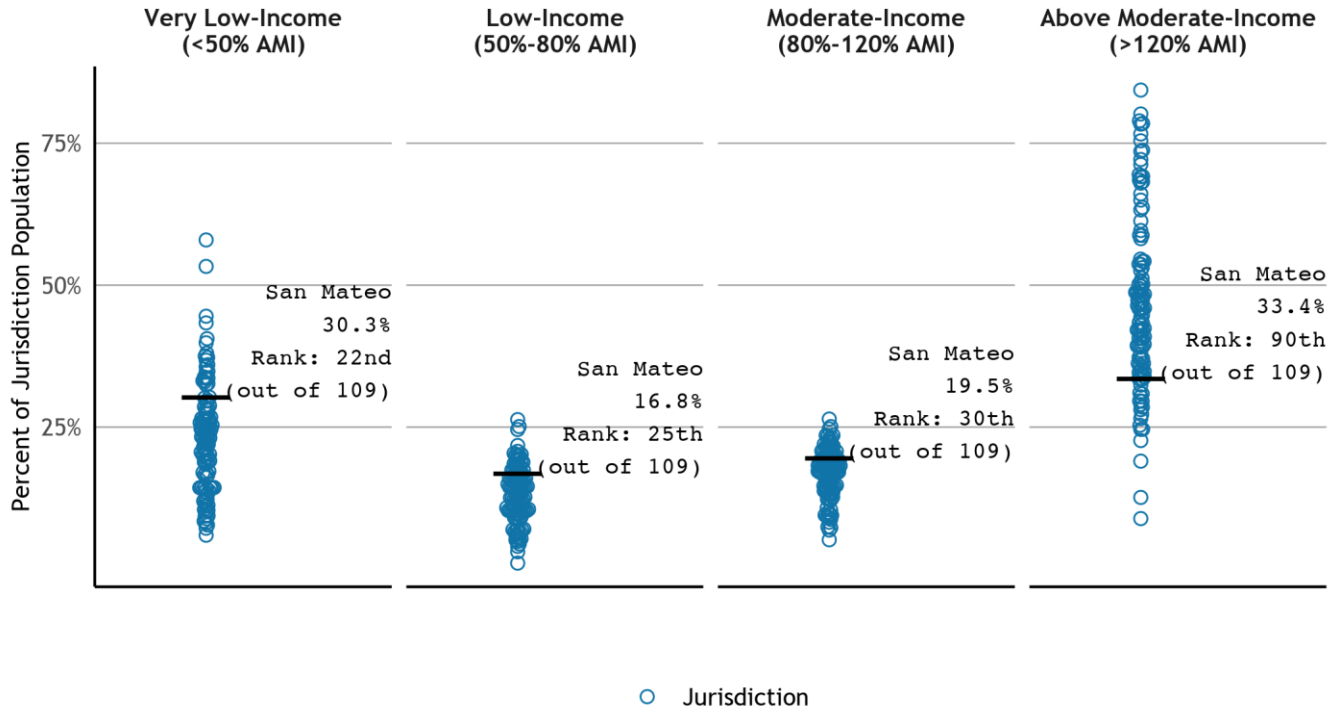

Figure 13: Income Demographics of San Mateo Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.
Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

[15] While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

Income segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Similar to the regional racial segregation measures shown in Table 5, Table 10 presents dissimilarity index, isolation index, and Theil's H index values for income segregation for the entire nine-county Bay Area in 2010 and 2015. In the previous section of this report focused on neighborhood level income segregation, segregation indices were calculated by comparing the income demographics of the census tracts within a jurisdiction to the demographics of the jurisdiction as a whole. In Table 10, these measures are calculated by comparing the income demographics of local jurisdictions to the region's income group makeup. For example, looking at 2015 data, Table 10 shows the regional isolation index value for very low-income residents is 0.315 for 2015, meaning that on average very low-income Bay Area residents live in a jurisdiction that is 31.5% very low-income. The regional dissimilarity index for lower-income residents and other residents is 0.194 in 2015, which means that across the region 19.4% of lower-income residents would need to move to a different jurisdiction to create perfect income group integration in the Bay Area as a whole. The regional value for the Theil's H index measures how diverse each Bay Area jurisdiction is compared to the income group diversity of the whole region. A Theil's H Index value of 0 would mean all jurisdictions within the Bay Area have the same income demographics as the entire region, while a value of 1 would mean each income group lives exclusively in their own separate jurisdiction. The regional Theil's H index value for income segregation decreased slightly between 2010 and 2015, meaning that income groups in the Bay Area are now slightly less separated by the borders between jurisdictions.

Table 10: Regional Income Segregation Measures

Index	Group	2010	2015
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
Dissimilarity Index Regional Level	Below 80% AMI vs. Above 80% AMI	0.186	0.194
	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-income	All Income Groups	0.034	0.032

Universe: Population.
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

4 APPENDIX 1: SUMMARY OF FINDINGS

4.1 Segregation in City of San Mateo

- The isolation index measures the segregation of a single group, and the dissimilarity index measures segregation between two different groups. The Theil's H-Index can be used to measure segregation between all racial or income groups across the city at once.
- As of 2020, white residents are the most segregated compared to other racial groups in San Mateo, as measured by the isolation index. White residents live in neighborhoods where they are less likely to come into contact with other racial groups.
- Among all racial groups, the white population's isolation index value has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.
- According to the dissimilarity index, within San Mateo the highest level of racial segregation is between Latinx and white residents.[16]
- According to the Theil's H-Index, neighborhood racial segregation in San Mateo declined between 2010 and 2020. Neighborhood income segregation stayed about the same between 2010 and 2015.
- Above Moderate-income residents are the most segregated compared to other income groups in San Mateo. Above Moderate-income residents live in neighborhoods where they are less likely to encounter residents of other income groups.
- Among all income groups, the Very Low-income population's segregation measure has changed the most over time, becoming more segregated from other income groups between 2010 and 2015.
- According to the dissimilarity index, segregation between lower-income residents and residents who are not lower-income has not substantively changed between 2010 and 2015. In 2015, the income segregation in San Mateo between lower-income residents and other residents was higher than the average value for Bay Area jurisdictions.

4.2 Segregation Between City of San Mateo and Other jurisdictions in the Bay Area Region

- San Mateo has a higher share of white residents than other jurisdictions in the Bay Area as a whole, a higher share of Latinx residents, a lower share of Black residents, and a lower share of Asian/Pacific Islander residents.

[16] The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction's total population. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction's population (see Table 15 in Appendix 2), jurisdiction staff could focus on the isolation index or Thiel's H-Index to gain a more accurate understanding of neighborhood-level racial segregation in their jurisdiction.

- Regarding income groups, San Mateo has a higher share of very low-income residents than other jurisdictions in the Bay Area as a whole, a higher share of low-income residents, a higher share of moderate-income residents, and a lower share of above moderate-income residents.

5 APPENDIX 2: SEGREGATION DATA

Appendix 2 combines tabular data presented throughout this report into a more condensed format. This data compilation is intended to enable local jurisdiction staff and their consultants to easily reference this data and re-use the data in the Housing Element or other relevant documents/analyses.

Table 11 in this appendix combines data from Table 1, Table 2, and Table 3 in the body of the report. Table 12 in this appendix combines data from Table 6, Table 7, and Table 8 in the body of the report. Table 13 represents a duplication of Table 5 in the body of the report; Table 14 represents a duplication of Table 10 in the body of the report; Table 15 in this appendix represents a duplication of Table 4 in the body of the report, while Table 16 represents a duplication of Table 9 in the body of the report.

Table 11: Neighborhood Racial Segregation Levels in San Mateo

		San Mateo			Bay Area Average
Index	**Race**	**2000**	**2010**	**2020**	**2020**
Isolation	Asian/Pacific Islander	0.180	0.220	0.293	0.245
	Black/African American	0.050	0.031	0.021	0.053
	Latinx	0.313	0.354	0.333	0.251
	White	0.627	0.527	0.428	0.491
Dissimilarity	Asian/Pacific Islander vs. White	0.218	0.202	0.168	0.185
	Black/African American vs. White	0.417*	0.350*	0.307*	0.244
	Latinx vs. White	0.389	0.363	0.345	0.207
	People of Color vs. White	0.288	0.267	0.228	0.168
Theil's H Multi-racial	All	0.089	0.071	0.053	0.042

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.
Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.

Table 12: Neighborhood Income Segregation Levels in San Mateo

		San Mateo		Bay Area Average
Index	**Income Group**	**2010**	**2015**	**2015**
Isolation	Very Low-Income (<50% AMI)	0.263	0.361	0.269
	Low-Income (50%-80% AMI)	0.203	0.179	0.145
	Moderate-Income (80%-120% AMI)	0.228	0.212	0.183
	Above Moderate-Income (>120% AMI)	0.465	0.420	0.507
Dissimilarity	Below 80% AMI vs. Above 80% AMI	0.241	0.247	0.198
	Below 50% AMI vs. Above 120% AMI	0.325	0.378	0.253
Theil's H Multi-racial	All	0.059	0.066	0.043

Universe: Population.
Source: Income data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Table 13: Regional Racial Segregation Measures

Index	Group	2010	2020
Isolation Index Regional Level	Asian/Pacific Islander	0.317	0.378
	Black/African American	0.144	0.118
	Latinx	0.283	0.291
	White	0.496	0.429
	People of Color	0.629	0.682
Dissimilarity Index Regional Level	Asian/Pacific Islander vs. White	0.384	0.369
	Black/African American vs. White	0.475	0.459
	Latinx vs. White	0.301	0.297
	People of Color vs. White	0.296	0.293
Theil's H Multi-racial	All Racial Groups	0.103	0.097

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4.

Table 14: Regional Income Segregation Measures

Index	Group	2010	2015
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
Dissimilarity Index Regional Level	Below 80% AMI vs. Above 80% AMI	0.186	0.194
	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-income	All Income Groups	0.034	0.032

Universe: Population.
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Table 15: Population by Racial Group, San Mateo and the Region

	San Mateo			Bay Area
Race	**2000**	**2010**	**2020**	**2020**
Asian/Pacific Islander	14.93%	20.67%	27.84%	35.8%
Black/African American	2.46%	2.16%	1.61%	5.6%
Latinx	20.52%	26.56%	25.74%	28.2%
Other or Multiple Races	5.58%	4.08%	6.46%	24.4%
White	56.51%	46.54%	38.35%	5.9%

Universe: Population.
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Table 16: Population by Income Group, San Mateo and the Region

	San Mateo		Bay Area
Income Group	**2010**	**2015**	**2015**
Very Low-Income (<50% AMI)	21.73%	30.26%	28.7%
Low-Income (50%-80% AMI)	18.48%	16.78%	14.3%
Moderate-Income (80%-120% AMI)	19.77%	19.51%	17.6%
Above Moderate-Income (>120% AMI)	40.01%	33.45%	39.4%

Universe: Population.
Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

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APPENDIX D | Attachment 5 – Quotes and Narrative from Outreach

Value of Diversity:

- "We love that we have many kinds of neighbors, socio-economically. We hope that can continue"
- "We should all have housing"

Race:

- "San Mateo… has a regrettable history wrt equity and racial discrimination… it needs to acknowledge that history and make amends."

Children/families:

- "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."

Intergenerational connections (there are lots of comments about people's children or retired parents not being able to afford to stay in area):

- "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."
- "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."

Accessibility:

- "City needs more single level 2-3 BR condos targeted to active senior downsize market"
- "2 stories [second floor walkup apartments] are bad because my legs are hurt."

Geographic Segregation:

- "We need to distribute additional housing throughout the city to avoid ghettoization."

Anti-Renter Policy Environment:

- "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."
- "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."

Disparate Impact (extreme cost of market rate, and relatively high cost of affordable housing itself has discriminatory results):

- "It is too expensive to live here"
- "All of the new building projects thus far are ridiculously expensive and [does] 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."

- “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.”

Othering of housing/urban/density

- “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 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”
- “Some kind of legislation should be passed to limit landowners greed. These are people who inherited property - they are lucky”

Not exactly Fair Housing, but a handful of responses for allowing pets in housing:

- “[There is a] great need for 1–2-person small residences with allowed pets”

Other quotes not AFH:

- “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.”

Additional Communications:

- From: chad
  Sent: Friday, October 22, 2021 4:52 PM
    - Linda; thank you for your reply. i appreciate the clarification. since the project meets ordinances, i think this is probably irrelevant, but just want to note that i'm not sure that this is enough off-site parking for projects in this neighborhood. i'm aware of several rental units on this block that have 4-6 adults in a 2 bedroom unit - each with their own vehicles. i dont blame them, i cant afford rent anymore than them. but every time there is another project in our neighborhood that converts a single house to a multi-dwelling unit, it only exacerbates the difficult parking situation here. thats not so much a concern related to this particular project vs. questioning whether the ordinances/zoning for north central overall need to be updated/rethought; but at least wanted to make sure it got communicated.
- 10/9/21, Dia de los Muertos – LL, can reach out for quotes
    - Met a San Mateo resident born and raised near the King Community Center. She is now a proud homeowner in North Central but shared that it was a challenging process. She would like to see improvements in her community (North Central) for pedestrian safety, traffic and more housing resources.
- 10/27/21, Storytime in Central Park – LL & NV

- A participant shared that her mother received a 60-day notice in south city. She is looking for more affordable housing options such as senior housing to move her mother into. She plans to attend the 11/2 workshop.

- 11/8/2021, Phone Call
  - A landlord in San Mateo called into comment his frustration regarding the Housing Element process. He stated that he dislikes density and wants the City to push back on RHNA numbers as well as SB 9. He loves living single family neighborhood and wants there to be less ADUs. He believes that housing affordability is an impossible goal to ever fully attain and wants the city to consider lowering it as priority in order to preserve space for other uses such as the golf course.

- Todd
  - 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 XXX 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!

- Laureen
  - Dear Committee, I am a property owner and have lived in the San Mateo area for over 45 years and have run a business for over 35 years. I have fond memories of my life here and I love this area. It has timely beauty, thus I too, am concerned about affordable housing. I am all for helping people find a place to live affordably and I am concerned with the well-being of all San Mateo residents. My question is this: along with other neighbors in close proximity to us from So. San Francisco to Redwood City who face the same dilemma, what do you do about the traffic, the noise, the parking and the pollution that severely impact an overcrowded small town? I am a native of San Francisco and have watched such a beautiful city become overbuilt and esthetically destroyed. No one wants to go there on a vacation or for example, downtown Market Street, because of the crime. You simply can’t blame it all on COVID! Now the peninsula is being destroyed as well. Who is really benefiting from this but big league Contractors who bid on these projects. San Francisco esthetically looks atrocious. What a shame! Now they want to ruin San Mateo to line their pockets. How does that better serve the needs of our community and improve housing by destroying our lifestyle? It’s a proven fact that overcrowded towns and cities experience more crime, unemployment, poor sanitation and the spread of disease. May I ask how these issues and concerns are being addressed?

APPENDIX D | Attachment 6 – State Fair Housing Laws

This appendix summarizes key State laws and regulations related to mitigating housing discrimination and expanding housing choice.

California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2) is the State fair housing law that prohibits those engaged in the housing business—landlords, real estate agents, home sellers, builders, mortgage lenders, and others—from discriminating against tenants or homeowners.

California law protects individuals from illegal discrimination by housing providers based on:

- Race, color
- Ancestry, national origin
- Citizenship, immigration status
- Primary language
- Age
- Religion
- Disability, mental or physical
- Sex, gender
- Gender identity, gender expression
- Marital status
- Familial status
- Source of income
- Military or veteran status

Government Code section 65008. Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the State because of membership in a protected class, the method of financing, and/or the intended occupancy.

- For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.
- Government Code section 65008, subdivision (e), authorizes preferential treatment of affordable housing

Government Code section 8899.50 requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.

Government Code section 11135 et seq. requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the State, regardless of one's membership or perceived membership in a protected class.

Density Bonus Law (Gov. Code, section 65915) requires California jurisdictions to adopt ordinances that specify how density bonuses will be offered to incentivize affordable housing. The State law contains the minimum specifications for density bonuses.

Housing Accountability Act (Gov. Code, section 65589.5) prohibits local agencies from disapproving housing developments, including farmworker housing and emergency shelters, or requiring conditions that make such housing infeasible except under certain conditions specified in the law.

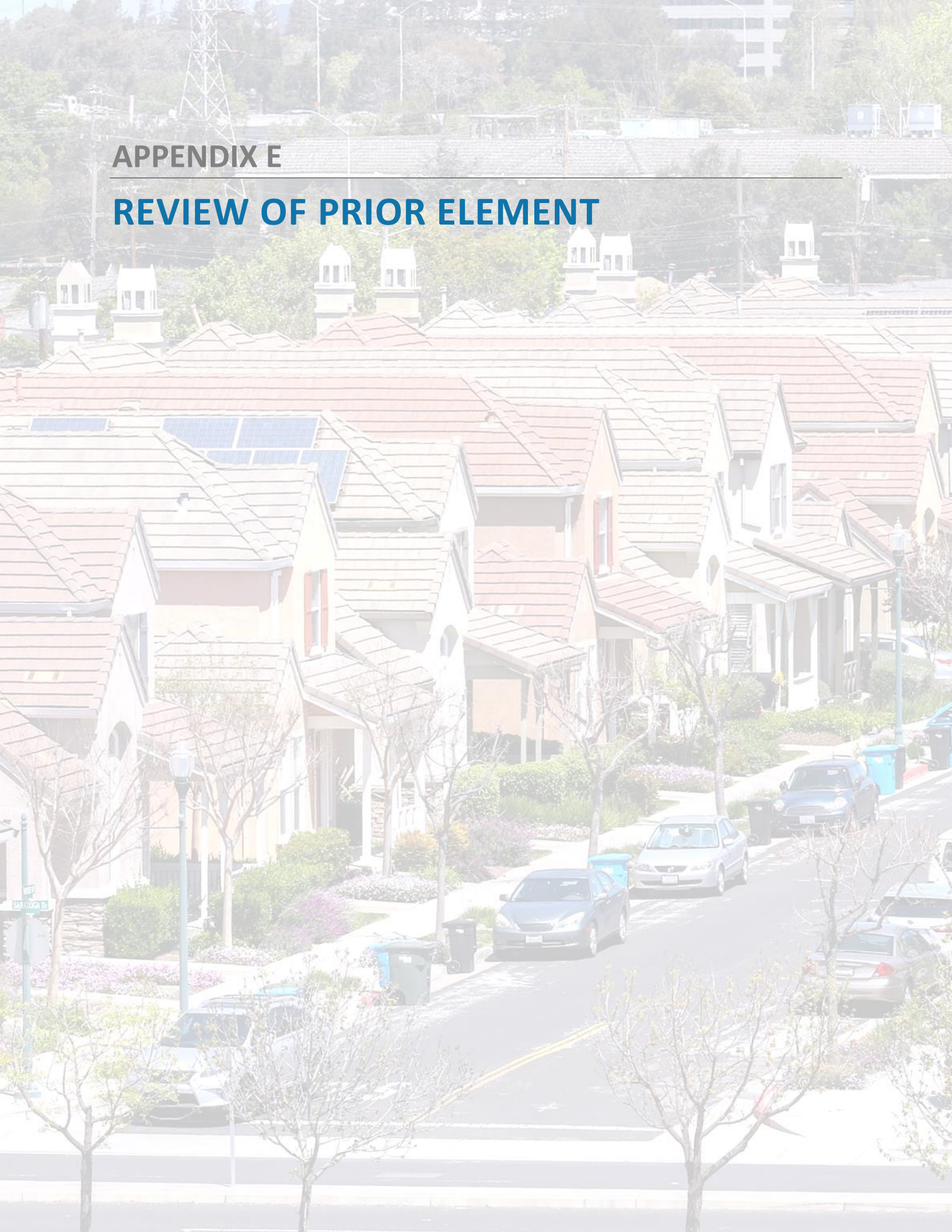
No-Net-Loss Law (Gov. Code, section 65863) is meant to ensure that development opportunities remain available throughout a jurisdiction's regional housing need allocation (RHNA) period, especially for low- and moderate-income households. It prohibits jurisdictions from lowering residential densities without substantial evidence.

Least Cost Zoning Law (Gov. Code, section 65913.1) requires jurisdictions to designate and zone sufficient vacant land for residential use with sufficient standards in relation to growth projections.

Excessive subdivision standards (Gov. Code, section 65913.2) prohibits jurisdictions from imposing design criteria that make residential development infeasible.

Limits on growth controls (Gov. Code, section 65302.8) describes how flood plains are used in comprehensive planning and zoning.

Housing Element Law (Gov. Code, section 65583, esp. subds. (c) (5), (c) (10) governs State-required Housing Elements.



APPENDIX E

REVIEW OF PRIOR ELEMENT

APPENDIX E | REVIEW OF PRIOR ELEMENT

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- Table A – Prior Housing Element Evaluation

1 INTRODUCTION

The update of the Housing Element provides an opportunity to reflect on past achievements and challenges, identifying what is working, and what are the impediments in meeting the City of San Mateo's housing needs.

The following summary highlights key accomplishments and challenges from the previous Housing Element's planning period (2015 to 2023). This information will help ensure that the updated element for 2023 to 2031 builds on success, responds to lessons learned, and positions the City to better achieve the community's housing priorities.

A more detailed program-by-program review of progress and performance is in Table A.

2 ACHIEVEMENTS

Implementation of San Mateo's Housing Element over the past eight years has resulted in a number of achievements:

2.1 Progress Towards Meeting Affordable Housing Goals

Through a combination of policy changes, planning, investment and use of City land, the City is making progress towards meeting its affordable housing goals—both for creating new units and rehabilitating existing units. This is a big accomplishment, and the result of a lot of hard work and support from the City Council. The City's specific plans have played a key role in laying the groundwork along with City-owned land assets and affordable housing funds. Key projects included:

- **Kiku Crossing,** which includes 225 affordable units on city-owned land adjacent to the Caltrain tracks in addition to a parking structure that serves both residents of these units and the downtown. The project broke ground in 2022, but the certificate of occupancy will be granted in 2024 during the 6th cycle of the Housing Element.
- **Montara**, in which the City has negotiated an acre of land for affordable housing as part of the overall master plan for this significant new area of redevelopment in close proximity to the Caltrain station and other amenities. The development has 68 affordable units with a set aside of 12 units for formerly homeless veterans.
- **Station Park Green,** a multi-phased transit-oriented housing development which will place hundreds of new housing units near the Hayward Park Caltrain station. As of 2022, three phases have been completed, creating 492 new units with 49 of them being available at 50% AMI due to the City's Below Market Rate inclusionary ordinance.
- **Rehab Housing:** As of the end of 2021, 246 rehabilitation projects were completed on homes owned by low-income households through City of San Mateo programs. As a result, low-income families were able to stay in their homes which were naturally affordable.

2.2 New Policies to Generate Affordable Housing Funds

In 2016 the City adopted a new ordinance to establish a commercial linkage fee, which has generated over $7 million. There are three tiers of pricing for the fee, with retail/service at $5.40 per square foot, hotel at $10.79 per square foot, and office/research at $26.99 per square foot. In addition to this, the City increased its Inclusionary Housing requirement, which is now at 15% for rental housing at 80% Area Median Income (AMI) and 15% for ownership housing at 120% AMI. Additional affordable units can be provided for bonuses and concessions.

2.3 Market Rate Housing Goals Were Met

Developers built 1,784 new units of "above moderate income" housing between 2015 and 2022, exceeding our housing need target or Regional Housing Needs Allocation (RHNA) for this income category by 44% percent. The reasons for success in this income bracket are because the demand for housing is high while rents and sales prices for these units make the projects comparatively more economically viable.

2.4 Increased Production of Accessory Dwelling Units

Accessory dwelling units, or ADUs (often referred to as second units or in-law units) have become increasingly popular after the City adopted a new ADU ordinance in response to changes in State law. Since these changes were enacted, interested homeowners are able to add ADUs to their property with ease, which helps to create new rental housing in existing neighborhoods. Prior to these changes, the City averaged completing between 2 and 5 ADUs each year. The City is now receiving between 40 and 60 applications a year as a result and continues to work to provide better information and other resources to help homeowners interested in creating ADUs, including updating its zoning code requirements to provide additional flexibility on size and height requirements beyond State minimums.

2.5 Accessing New Funding Sources from Non-local Sources

In 2020, the City began receiving the Permanent Local Housing Allocation (PLHA) grant from State Department of Housing and Community Development (HCD). One portion of the grant is being utilized for subsidizing tenant services in special needs affordable housing while the remainder of the funds were used to develop and fund a new rapid rehousing program. The City anticipates continuing to receive this funding as an annual formula grant and plans to use it to increase housing affordability within the City.

2.6 Increasing Efficiency in the Housing Development Process

One of the local responses to the emerging COVID-19 pandemic included streamlining the development review process, which has now switched to an all-electronic plan submittal and review process. The City will continue this progress to provide clear, measurable guidance for multifamily developments using modern technology.

2.7 Interventions to Preserve Affordable Housing

In the previous Housing Element cycle, two affordable housing projects that had expiring agreements on their BMR units were identified. Through collaborative efforts between staff and housing managers, new agreements on both Lesley Park Towers and Humboldt House were able to extend their affordability through a new rehabilitation HOME loan and contract extensions respectively.

2.8 Addressing Special Needs Populations

The City of San Mateo took several actions to address the unique housing challenges faced by special needs populations. The following describes in further detail the specific actions and their effectiveness.

The Community Development Block Grant (CDBG) program provided funding for a non-profit organization which provides legal advocacy for individuals living in long-term care to address the needs of the elderly. This program has served 181 elderly individuals annually. CDBG is also used to fund the City's residential accessibility rehabilitation program, which provides in-home modifications for low-income disabled individuals. This program has severed 9 disabled individuals annually with an average of 5 individuals being elderly.

In 2014 the City adopted a Reasonable Accommodation ordinance to provide persons with disabilities reasonable accommodation in regulations and procedures to ensure equal access to housing, and to facilitate the development of housing for persons with disabilities. The ordinance is based on

requirements of Federal and State housing laws, including the Federal Americans with Disabilities Act, the Federal Fair Housing Act and the California Fair Employment and Housing Act. The City's zoning code currently allows ramps, lifts and other physical improvements for residents to access their dwelling through a ministerial building permit process without the need for a Variance or other discretionary permit process, or a Reasonable Accommodation application. No fees are required for the application and assistance to apply is available upon request. When there are requests for changes to a dwelling for persons with disabilities, city staff are available to discuss the specific needs with the applicants and their architects, contractors and/or designers to discuss their ideas and explore feasibility of options; and help facilitate the permitting process. In most cases, applicants are able to address their needs through existing zoning code and building code provisions without the need for a Variances or other discretionary review permits, or a Reasonable Accommodation application. To date, the city has received one Reasonable Accommodation request which was submitted in December 2022. City staff is working with the applicant and their contractor to address the requestor's disability and needs of the ongoing treatment which requires accommodation outside of the residence. Based on the preliminary information available, the request is likely to be approved. As such the Reasonable Accommodation ordinance is effective as a tool in addressing the specific needs for persons with disability. The City's reasonable accommodation policy and residential accessibility rehabilitation programs were supported to aid persons with disabilities.

The PLHA program provided funding for a rapid rehousing program and assisted in the creation of a resident services program for affordable housing units which are occupied by formerly homeless individuals. Both programs were created to assist persons experiencing homelessness. The rapid rehousing program has served 23 individuals and families in danger of experiencing homelessness annually, with on average 1 person being elderly, 2 persons being disabled, and 19 families having minor children. The resident services program assists 67 individuals annually, with 5 elderly persons, 12 veterans, 7 disabled persons, 16 formerly homeless individuals, 21 families with minor children, and 8 transition aged youth.

In the upcoming Housing Element cycle, opportunities to create new policies to address the needs of large households, female headed households and farmworkers will be explored.

3 CHALLENGES

The City was unable to meet all of the goals set forth by the previous Housing Element. The following challenges were experienced:

3.1 A Divided Vision for the Future of the City

While there has been strong support for the new programs and policies implemented to increase housing affordability, some members of the community fear the impact that height and density could have on their neighborhoods. They are also concerned about increased traffic, despite the City's focus on Transit Oriented Development (TOD). This has resulted in voter initiatives to limit new development. The City has had to strike a balance that is fair for all members of the community while responding to housing responsibilities.

3.2 High Land and Construction Costs

With the exception of building housing for the upper end of the market, it is difficult to build more affordable housing without some form of incentive and subsidy. The barrier of land cost causes the City to struggle to find new sites for all types of development.

It should be noted during Housing Element 5th Cycle (2015 – 2022) several global and national external factors contributed to the high cost of construction including: a) The Great Recession which affected the banking industry and residential investments; b) COVID-19 pandemic which contributed to construction worker shortage; and c) 2021-2022 Global Supply Chain Crisis which contributed to construction material cost increases and delays that extended construction schedules locally by a year or more based upon feedback from local developers with current construction projects.

3.3 Outdated Housing Programs and Policies

In the previous Housing Element, some items under the Goals, Policies, and Programs, such as those focused on protections for design of single family neighborhoods, were either misplaced and would have been better located in the Urban Design element or were potentially undermining other housing goals through not incentivizing or furthering affordable housing development. This list has been updated in the current cycle to ensure the City has the tools available in the form of goals, policies and programs that can best respond to the current and emerging housing challenges.

In addition, prior programs generally did not specifically address the needs to special needs groups, including people with disabilities, farmworkers, seniors and others. The new Housing Element includes more targeted programs to reach various special needs group, including but not limited to the Fair Housing Action Plan.

3.4 Falling Short of Quantified Objectives

In the previous Housing Element Cycle, the City estimated that a grand total of 3,164 housing units would be made through both construction and preservation. The combination of all the above challenges led the City to struggle in meeting this goal, with a total of 2,573 units by 2022. See the tables below:

Table 1: Quantified Objectives, 2015-2022

Conservation/Preservation	Total	ELI	VLI	LI	MOD
Lesley Park Towers	200		200		
Humboldt House	9		9		
Sub Total	**209**	**0**	**209**	**0**	**0**

New Construction	Total	ELI	VLI	LI	MOD
2000 S. Delaware	60				60
Bay Meadows Affordable Site	60	20	40		
Bay Meadows BMR	65			25	40
Station Park Green BMR	60		60		
Other BMR	150		45	25	80
Other Affordable TBD	85	30	45	10	
Sub Total	**480**	**50**	**190**	**60**	**180**
AFFORDABLE TOTAL	**689**	**50**	**399**	**60**	**180**
Private Sector/Market Rate	**2475**				
GRAND TOTAL	**3164**				

Table 2: Quantified Objective Actuals, 2015-2022

Conservation/Preservation	Total	ELI	VLI	LI	MOD
Lesley Park Towers	200		200		
Humboldt House	9		9		
1110 Cypress	7			7	
Sub Total	**216**	**0**	**209**	**7**	**0**

New Construction	Total	ELI	VLI	LI	MOD
2000 S. Delaware	60				60
Bay Meadows Affordable Site	67	14	36	17	
Bay Meadows BMR	54			31	23
Station Park Green BMR	60		60		
Other BMR	123		82	29	12
Other Affordable Kiku Crossing	223	35	86	102	
Sub Total	**587**	**49**	**264**	**179**	**95**
AFFORDABLE TOTAL	**803**	**49**	**473**	**186**	**95**
Private Sector/Market Rate	**1776**				
GRAND TOTAL	**2,579**				

4 OPPORTUNITIES

Through the existing work efforts and trends, the City has taken lessons learned to incorporate in the updated Housing Element:

4.1 Revise the Zoning Code

Several items have been identified in the current zoning code that will require revisions to facilitate affordable housing development to meet a diverse set of housing challenges. The City plans to implement objective design standards; adopt minimum density, by-right designation, single family revisions; and to amend the housing overlay. City staff plan to research what practices can best encourage missing middle housing, special needs housing, supportive housing, farmworker housing, and many others.

4.2 The General Plan Update

While the COVID-19 pandemic has delayed the General Plan 2040 update process, the City has met with a team to coordinate land use and zoning changes with housing needs. The General Plan update will help address many of the community's development-related concerns, for example by complementing extra height and density with community benefits. The City aims to add an additional consultant to help craft a package of measurable community benefits, that can be used in conjunction with density bonus requirements above State minimums, to provide developer with options.

4.3 New Opportunities for Transit Oriented Development

In 2021, the City welcomed the opening of the new Hillsdale Caltrain station and throughout 2020 – 2022, parts of the Bicycle Master Plan began to be implemented around the North Central Neighborhood. These changes reflect developments being made in non-auto dependent modes of transportation, may lead to more non-auto centric housing choices. Opportunities for increased diversity in housing forms may soon follow.

4.4 Creative Solutions to Site Limitations

This may include finding new types of feasible sites for development, such as repurposing retail, strip shopping centers, older low-rise office buildings and more. As demonstrated by recent projects and developer interest, this solution is viable to max out development potential in underutilized areas in order to meet requirements set by the Regional Housing Needs Allocation (RHNA).

4.5 More Uses for Technology to Increase Efficiency of Housing Programs

The City has begun the process of improving the webpage to make housing programs more accessible to the typical applicant. With new collaboration, the changes can also make service providers more connected to their prospective clients. In addition, the City has joined other jurisdictions in putting support behind a County-wide effort to establish a centralized electronic BMR unit portal to match people to units more efficiently than ever before.

4.6 New Affordable Housing Opportunities Identified

The "Bespoke" project is currently proposed on a City-owned site in the downtown area, located within a half-mile of transit and many other amenities, such as parks and grocery. The City has received a pre-application for a public-private partnership proposing a mixed-use project with future affordable housing development. The City intends to lease the City-owned portion of the site to the developer for $1 per year. Additionally, the City has acquired another site located a block away called the "Ravioli" site, which the City anticipates highlighting for future redevelopment. A third City-owned site, 4142 South El Camino Real, is listed in the Sites Inventory table as it is currently vacant and has an ideal location for housing redevelopment.

4.7 Creating the Next Cycle's Goals, Policies, and Programs

Through evaluating the effectiveness of the 5th cycle's Goals, Policies, and Programs, the City decided to either remove, revise, or retain the existing programs for the 6th cycle. Their effectiveness was determined by the measurable ways they would be able to either produce more housing, protect existing affordable housing units, or prevent displacement of low-income residents. Policy H 1.2 Single Family Preservation was entirely removed as it did not have any measurable positive impact for these goals. Policy H 2.14 The Homeless was revised and greatly expanded on since it was seen as mostly effective but required a more nuanced approach in order to produce the desired results. In the upcoming cycle, it has been remade into Policy H 3.1 Prevent Homelessness and H 3.7 Evaluate Opportunities for Expanding Homeless Shelters. Policy H 2.3 Public Funding of Low/Moderate Income Housing was retained as H 1.2 Utilize Public Funding for New Affordable Housing as it was an effective policy that continues to be worthy pursuit of the Housing Element. A description of how each policy from the prior element was reviewed in effectiveness and used for the 6th cycle is included in the attachment Table A – Prior Housing Element Evaluation.

APPENDIX E | TABLE A – Prior Housing Element Evaluation

Program No./Name	*Description and Objective*	*Timeframe and Achievements*	*Recommendation*
Goal 1: Protecting and Conserving Existing Housing			
H 1.1 Residential Protection	Consider policy during the Special Use Permit process with respect to the intrusion of incompatible uses and overconcentration of non-residential uses; during the Site Plan and Architectural Review process with respect to adequate buffers; and during design review of developments, on the design character of neighborhoods.	The City has adopted zoning code amendments which limit the over-concentration of non-residential uses in residential zoning districts while at the same time allowing for provision of Special Use Permit request to provide for case-by-case review of facilities which meet identified community needs. Case-by-case evaluation of the impact of non-residential land uses has occurred with all Special Use Permits. Adequate buffers between residential and non-residential uses are reviewed during the initial plan check. Zoning code provisions require quantitative setbacks and buffers to ensure that both the residential and non-residential uses are protected. *Timeline: Ongoing*	Move to Land Use Element, amend as appropriate
H 1.2 Single Family Preservation	Consider potential impacts on intact single-family neighborhoods during the review of land use changes and special use permits for proposed development other than single family dwellings; also consider buffering provisions during the design review process.	Review of Special Use Permits for development near single-family neighborhoods are reviewed for land use compatibility including findings that the granting of such permit would not adversely affect the general health, safety, or welfare of the community. Multi-family Dwelling Design Guidelines and Zoning Code	Remove

			requirements include provisions to ensure new multi-family developments are designed to transition to nearby single-family residences through tiered building heights and massing. In multi-family zoned properties that abut single-family zones, there are increased setbacks and buffers to ensure that the impact to single family neighborhoods is reduced. Additional buffering above and beyond the quantitative requirements outlined in the Zoning Code is considered during the design review process. *Timeline: Ongoing*	
H 1.3	**Housing Rehabilitation**	Continue funding for a free minor home repair program with a goal of 125 minor home repairs for Low-Income Households. Encourage energy and water retrofits in existing housing stock through this program.	2015: Rehabs = 38 2016: Rehabs = 53 2017: Rehabs = 38 2018: Rehabs = 30 2019: Rehabs = 36 2020: Rehabs = 23 2021: Rehabs = 28 2022: Rehabs = 17 *Running Total: Rehabs = 263* *Timeline: Ongoing, current goal 16/year.*	Retain, amend as appropriate
H 1.4	**Code Enforcement**	Continue code enforcement efforts and provide staff as needed to improve residential areas. Continue use of administrative citations and fees, civil penalties, and civil and criminal litigation to bring about compliance.	The City continues its enforcement efforts and provides staff to improve residential areas through abatement, administrative citations and fees, civil penalties, and civil litigation to bring about compliance. The City also uses court ordered inspection and abatement warrants to enter, inspect, and clean up hoarders and residential junkyards	Move to Land Use Element, amend as appropriate

		that present immediate health and safety violations. *Timeline: Ongoing*	
H 1.5 Building Bulk	Through plan check review of single-family dwellings and duplex buildings, ensure compliance with both the single family and duplex regulations and design guidelines that control the bulk of and height of buildings.	Plan checking of single-family dwellings is ongoing. Second-story additions to single-family dwellings, new single-family dwellings, and duplexes require design review. Adopted Single Family Design guidelines to help control the bulk and height of second-story additions and new single-family dwellings. These guidelines help protect against over-sized additions and new construction in R-2 zoning districts. *Timeline: Ongoing*	Move to Urban Design Element, as appropriate
H 1.6 Variances and Lot Divisions	Consider existing neighborhood character during variance and subdivision review.	Existing neighborhood character continues to be considered in the review of all variance and lot split applications. Property and building characteristics of properties in the vicinity of any variance or lot split application become the basis of findings and recommendations for these types of applications. *Timeline: Ongoing*	Remove
H 1.7 Retention of Existing Lower Income Units	1) Monitor Lesly Park Towers to ensure refinance, guaranteeing affordability upon the expiration of existing covenants. 2) Coordinate extension of existing City Loan terms and affordability requirements for Humboldt House. 3) Support regional and local efforts to	Accomplishments: 1) Lesley Towers was able to secure a loan from HUD to complete full upgrades of the building and to preserve the building as senior affordable housing for an additional 40 years.	Completed - update and retain

	address renter displacement. Examine issues for City Council review and establish strategies as warranted.	2) Affordability extension for Humboldt House for 2021-2041 approved. 3) The City continues communications with the County Housing Authority and Department of Housing for ongoing opportunities. During Spring 2016 the City's Housing Task Force finalized its report to Council. The task force was not able to agree on recommending any specific renter displacement policies to Council. During November 2016, City voters rejected Measure Q, a rent stabilization and just-cause for eviction measure on the ballot. In November 2017, the City adopted its Assessment of Fair Housing. In 2019 the City adopted Relocation Assistance Ordinance for tenants displaced due to unsafe conditions, as determined by Code Enforcement. The City also budgeted funds to front relocation assistance in urgent situations. *Timeline: 1) 2015; 2) 2020; 3) 2016*	
H 1.8 Condominium Conversion	Continue the existing policy of protecting existing residents by offering purchase opportunities, long-term leases, and relocation assistance.	There were zero (0) condo conversions in 2018. There were two (2) condo conversions in 2019. There were zero (0) condo conversions in 2020, 2021, and 2022. *Timeline: Ongoing*	Retain, amend as appropriate
H 1.9 Demolitions	Prohibit the demolition of existing residences until a building permit for new construction has been issued unless health and safety problems are present. Prevent housing stock	Demolition ordinance will continue to be implemented. Code enforcement will continue to be implemented. *Timeline: Ongoing*	Retain and revise

	from becoming health and safety hazards through code enforcement.		
Goal 2: Encouraging New Housing Construction			
H 2.1 Fair Share Housing	Monitor housing production against ABAG Fair Share Allocation. (Regional Housing Need Allocation: RHNA)	See Table B and LEAP of the San Mateo Annual Progress Report for detail. *Timeline: Ongoing (Annual)*	Retain
H 2.2 Jobs/Housing Balance	Monitor housing production against new job creation.	The City continues to work toward addressing the jobs-housing balance. The jobs-housing ratio is based upon number of jobs per employed resident and is considered balanced the closer the ratio is to 1.00. *Timeline: Ongoing (Annual)*	Move to land use element, amend as appropriate
H 2.3 Public Funding of Low/Moderate Income Housing	Set aside 20% of general fund property tax revenues from former RDA areas, aka "boomerang funds" Assist: 1) 50 Extremely Low units 2) Assist 85 Very Low units 3) 10 Low Income units 4) 60 Moderate income units	City set aside "boomerang funds" for housing from 2015-19, but not in 2020 due to fiscal constraints of the General fund. 1) The lease-up of 60 units designated as moderate income was completed at the 2000 S. Delaware project in 2015. 2) City executed Development Agreement with BRIDGE Housing to construct 68 family rental units targeted to households 30-60% AMI. Planning approvals were obtained January 2018, project completed in August 2020, and move-ins began September 2020. 3) City has also entered into development agreement with MidPen for 225 units of AH in downtown San Mateo. Entitlements were granted in 2020 with construction estimated to start in December 2021, and construction	Completed - retain

		commenced throughout 2022. *Timeline Targets:* *1) 60 units, July 2015; 2) 60 units, July 2017;* *3) 60 Units, July 2019; 4) 25 Units, July 2022*	
H 2.4 Private Development of Affordable Housing	1) Maintain Inclusionary Housing Requirements on ownership and rental residential developments. 2) Implement Commercial Linkage Fee.	1) City increased the minimum inclusionary requirement from 10% to 15% for its BMR program in February 2020. 2) The City participated in a County-wide Nexus study that was completed September 2015, and City Council adopted Commercial Linkage Fee ordinance in 2016. All non-housing projects with net-new construction of 5,000SF or greater are required to pay the fee. So far, the linkage fee has generated $6-7m. *Timeline: Ongoing*	Completed - revise
H 2.5 Distribution of Low/Moderate Income Housing	Consider distribution of income level during the review of applications for the funding of affordable housing projects.	The City's current Below Market Rate program ensures that affordable housing is developed throughout the City rather than in specific areas, since it is applied on all new housing projects that contain 11 or more units. Additionally, staff tries to avoid concentration of new affordable housing in any given neighborhood. *Timeline: Ongoing*	Retain and revise
H 2.6 Rental Housing	Consider during review of applications for multi-family housing.	The decision to develop rental vs. for-sale units in multi-family projects varies with the market. Some developers do not decide whether to sell or rent units until the units are under construction and the market is	Complete - remove

		evaluated at that time. *Timeline: Ongoing*	
H 2.7 Secondary Units	Ensure compliance with regulations, architectural standards, and design guidelines that promote design compatibility with both the principal residence and the neighborhood, provide required parking on-site, and minimize privacy impacts on adjoining properties.	Consistent with 2016 state housing legislation, the City Council adopted a new Accessory Dwelling Unit ordinance in March 2017, which allows for one Accessory Dwelling Unit as of right within residential zoning districts. Prior to the 2017 ordinance, an average of 2-3 permits were issued each year. Between April and December 2017, a total of 16 applications for ADU permits were submitted, of which seven projects were issued building permits. By 2019 numbers had increased substantially, with 45 permits issued. In 2020, 52 were issued permits and 35 were completed. The city is working on another revision of the ADU Ordinance to further streamline production in 2020. A One-stop webpage was designed to provide a user-friendly resource regarding development standards. The City developed a flat fee for ADU planning applications to limit costs. In 2021, 68 were issued building permits and 51 were completed. In 2022, 84 ADU permits were issued and 53 ADU projects were completed. *Timeline: Ongoing*	Retain and update
H 2.8 Single Room Occupancy	Adopt a Single Room Occupancy ordinance to allow the development of new SRO projects.	The City does not have a Single Room Occupancy (SRO) ordinance. There were no applications for SRO developments during this reporting period. An SRO ordinance will	Remove

		be developed in conjunction with any request for development of an SRO project. *Timeline: 2018*.	
H 2.9 Multi-Family Location	Maintain multi-family zoning on specified sites consistent with the Land Use Map or Land Use Element policies.	The locations designated in this policy have been designated as multi-family residential on the Land Use Map and have been reclassified to a multi-family zoning designation. The City has maintained existing land zoned for multi-family use. Multi-family projects have been developed at Bay Meadows and throughout the Rail Corridor Plan area. *Timeline: Ongoing*	Complete - remove
H 2.10 Housing Densities	Consider density policy during the development review process.	Regulations to provide for greater density upon provision of public benefits and comprehensive multi-family guidelines have not yet been developed. Measure H (1991), Measure P (2004) and Measure Y (2020) voter initiatives established density ranges in the City. Project-specific amenities are analyzed on a case-by-case basis during the public review process. *Timeline: Ongoing*	Retain and revise
H 2.11 Senior Project Location	Consider during review of reclassification applications to the Senior Citizen Overlay district and Residential Care Facility Special Use Permits.	The City allows Senior Projects within multi-family and commercially zoned properties. The City continues to promote the development of senior housing through its use of the Senior Citizen Overlay District. The Kimochi Senior Care Facility, approved in 2013, was completed during 2016. The City	Complete - remove

		will continue to identify sites which meet appropriate criteria for Senior housing, especially with a focus on proximity to transit routes and commercial services. *Timeline: Ongoing*	
H 2.12 Mixed Use	Permit the construction of housing or mixed-use projects in commercial areas. Encourage mixed use in specific area plans, the El Camino Real Master Plan, and the San Mateo Rail Corridor Transit-Oriented Development Plan. Consider designation in the future plans for 42 Avenue.	Construction of mixed-use buildings are permitted in all commercial zoning districts. Applicants developing in specific areas such as the El Camino Real Master Plan and San Mateo Corridor Plan areas are encouraged to develop mixed-use buildings. *Timeline: Ongoing*	Retain and revise
H 2.13 Transportation Oriented Development (TOD)	Encourage TOD in locations near transit nodes. Ensure that proposals conform to the TOD and the San Mateo Rail Corridor TOD Plan.	The San Mateo Rail Corridor TOD Plan, and a subsequent TOD ordinance, was adopted by the City Council in 2005. This document and the subsequent specific plan and design guidelines have regulated development in rezoned properties. As of 2021, Bay Meadows has completed 927 units with 67 units approved for MU 2 & MU3, Station Park Green has built 492 units with 107 units under construction (Certificate of Occupancy anticipated in 2022). In 2022, Station Park Green completed construction of the remaining 107 units which are now occupied. Also in December 2022, Bay Meadows submitted building permit applications for MU 2 and MU 3, the latter includes 67 units. The applications are under review by City departments (permit issuance anticipated in	Retain and revise

		2023) *Timeline: Ongoing*	
H 2.14 The Homeless	1) Continue support where feasible for programs and facilities to prevent homelessness. 2) Allow shelters a permitted use designation in Regional/Community Commercial zones. Review Buffer zones and amend code if necessary. 3) Support home-sharing as alternative to homelessness.	1) The City provides continuous representation and participation on the County Continuum of Care focusing on programs for prevention of homelessness and services to homeless families & individuals. The City actively participated in development of HOPE San Mateo County, the 10-year plan to end homelessness. The HOT Program (Housing Outreach Team) started as a first-year pilot project in 2006 focused on developing a Housing First model for chronically homeless persons in Downtown San Mateo, now replicated throughout the county. The Vendome, located downtown, provides 16 units of permanent supportive housing for formerly chronically homeless individuals. First Step for Families provide 39 units for emergency and transitional shelter for families with children. Starting in 2021, The City began providing assistance for client services for formerly homeless individuals living at the Montara Affordable Housing Development as well as starting a rapid-rehousing program for individuals and families at risk of homelessness. 2) Zoning Code was amended in 2009 to allow emergency shelters in C2 and C3 Districts as a permitted use. Emergency shelters were also made a permitted use for	Retain, amend as appropriate

		religious institutions located in residentially zoned areas. The City's Zoning Code designates a 300ft buffer from parks and schools which will be removed during this Housing Element, in coordination with the next update to the City's Zoning Code. 3) The City supports home sharing, through funding Human Investment Project (HIP) Housing, a local non-profit whose main service is matching home-seekers with those offering space for home-sharing. *Timeline: Ongoing*	
H 2.15 Open Choice	Continue implementation of the Fair Housing Resolution, affirmative marketing of city-subsidized housing projects, and provision of available funding for private non-profit organizations that monitor and aid those experiencing discrimination in housing choice.	The City contracts with Project Sentinel to provide Fair Housing services, monitoring, and investigation. All housing related projects or services funded by the City include affirmative marketing guidelines and are monitored on a regular basis. The City began the Assessment of Fair Housing process alongside San Mateo County and other entitlement Cities within the county in 2016. The report was completed and approved in 2017. *Timeline: Ongoing*	Retain/Update
H 2.16 Special Need Groups	1) Continue to support programs particularly designed to accommodate special needs groups. 2) Consider requests for Reasonable Accommodations to City zoning code in accordance with appropriate ordinance.	1) 2015: The City provided financial assistance to three non-profit organizations that provided housing, rental assistance and/or housing-related services to variety of special needs populations.	Retain/Update

		2) Reasonable Accommodation Ordinance was adopted on 6/16/14. *Timeline: Ongoing*	
Goal 3: Incorporate Sustainability into Housing Development			
H 3.1 Sustainable Housing Development	Ensure future housing developed in sustainable manner.	The City has had a Green Building Ordinance since 2009 and adopted the latest state Cal-Green code effective January 2020, as well as new reach codes effective January 2021 that go beyond state building codes. In 2020, the City updated its 10-year Climate Action Plan to implement programs to increase energy and water efficiency, and to decrease auto use, lowering greenhouse gas emissions. *Timeline: Ongoing*	Retain/Update
Goal 4: Increase Energy and Water Efficiency in Existing Residential Units			
H 4.1 Energy and Water Efficiency	Coordinate countywide marketing efforts to promote Property Assessed Clean Energy (PACE) financing programs to residents.	The City joined 5 PACE programs including California First, HERO, Figtree, Ygrene, and Open PACE to provide financing options to homeowners. Information about the PACE programs is being promoted through local contractors. *Timeline: July 2015*	Retain/Update

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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).

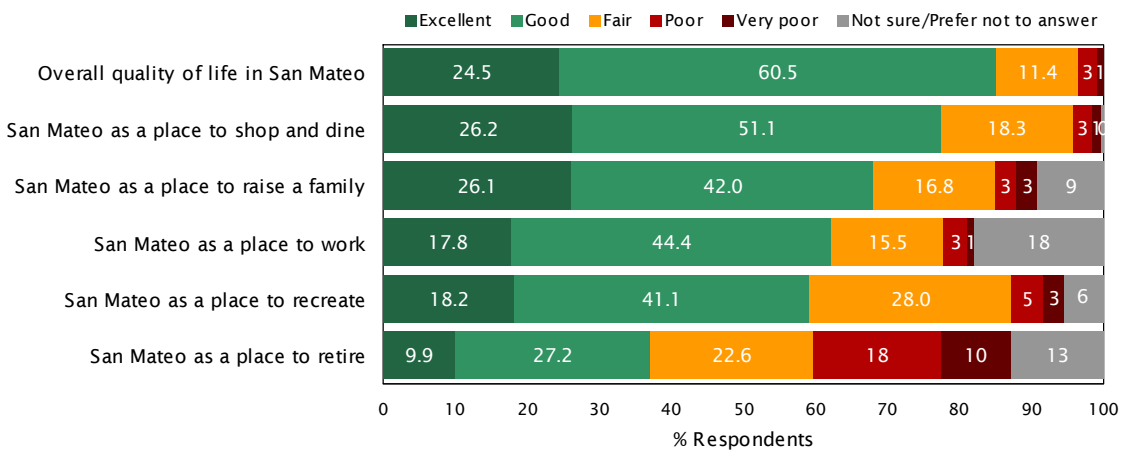
Quality of Life

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

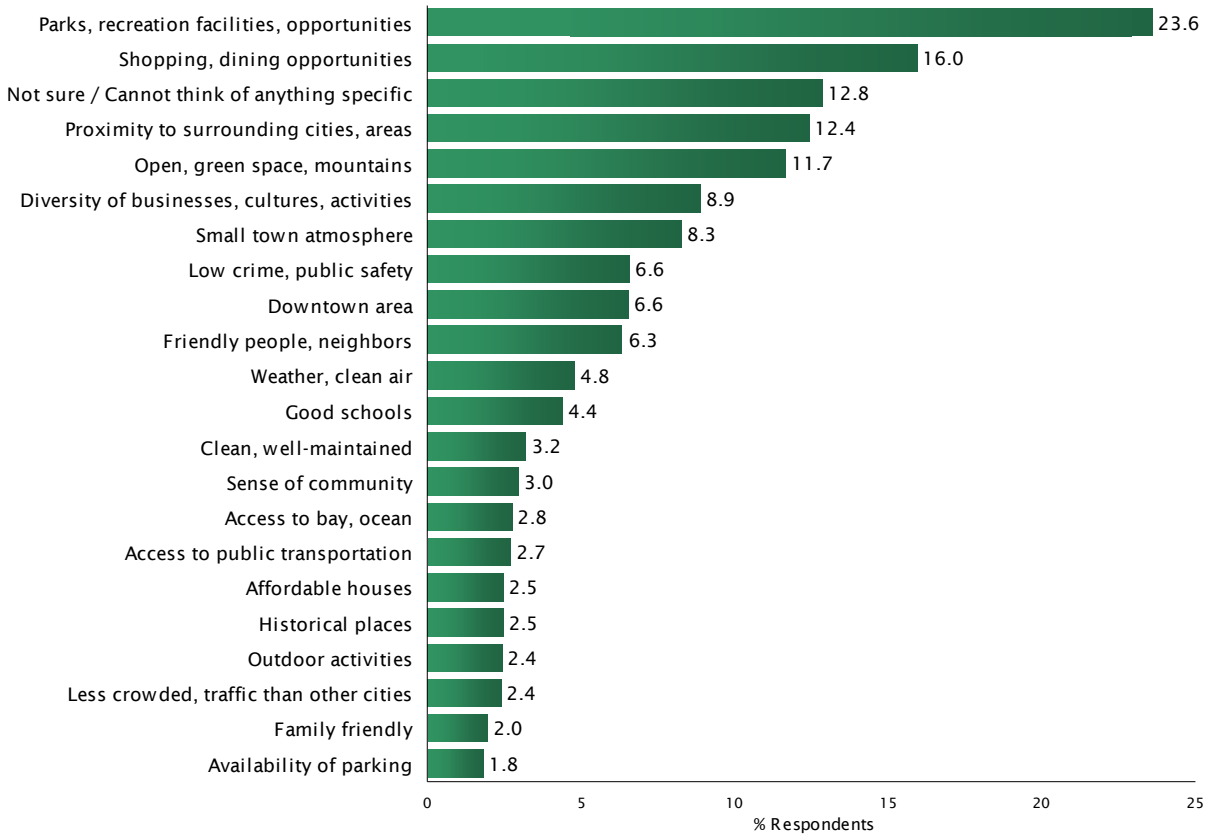


TABLE 6 LIKE MOST ABOUT SAN MATEO BY STUDY YEAR

Study Year 2022	Study Year 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

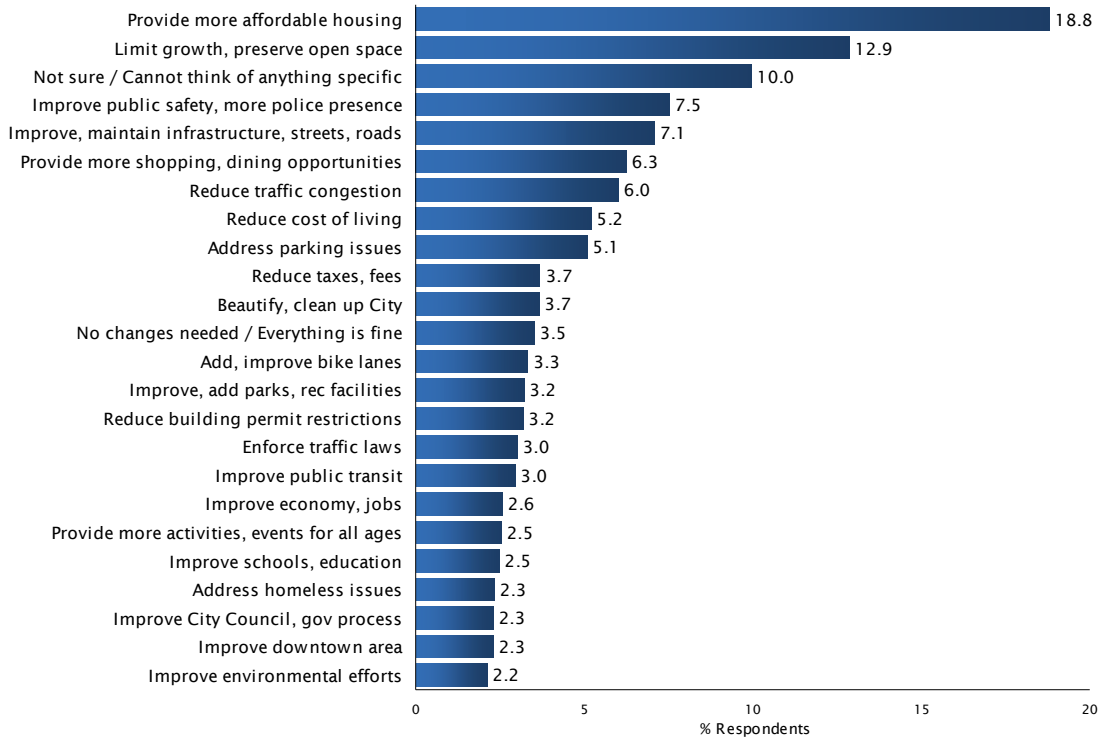


TABLE 7 CHANGES TO IMPROVE CITY BY STUDY YEAR

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

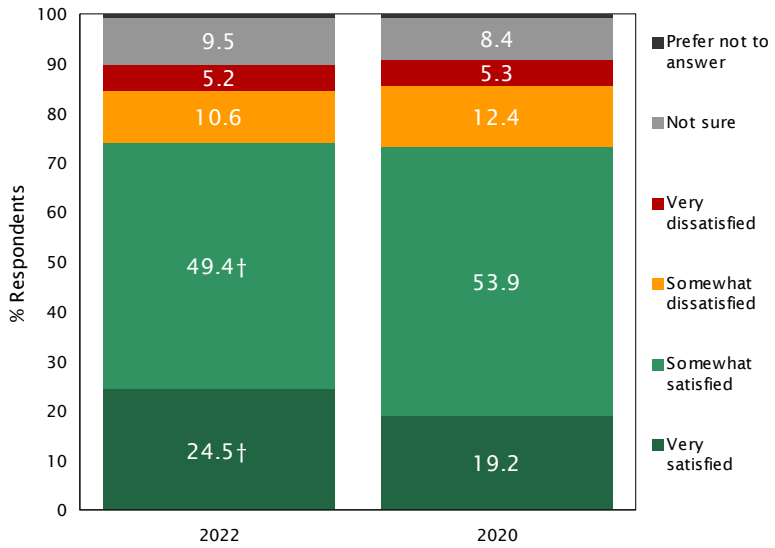
After measuring respondents' perceptions of the quality of life in San Mateo, the survey next turned to assessing their opinions about the City's performance in providing various municipal services.

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

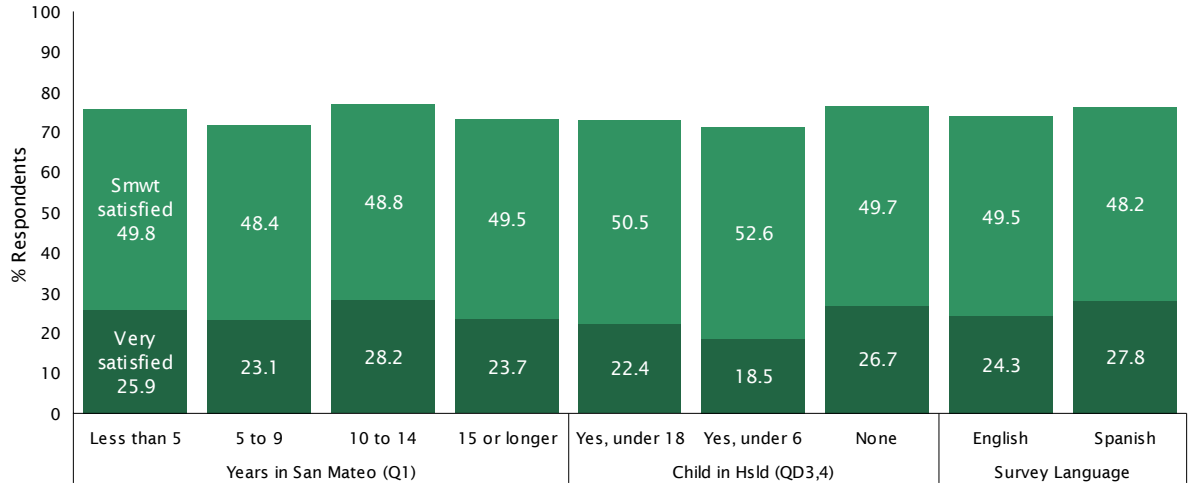


FIGURE 6 OVERALL SATISFACTION BY AGE & GENDER

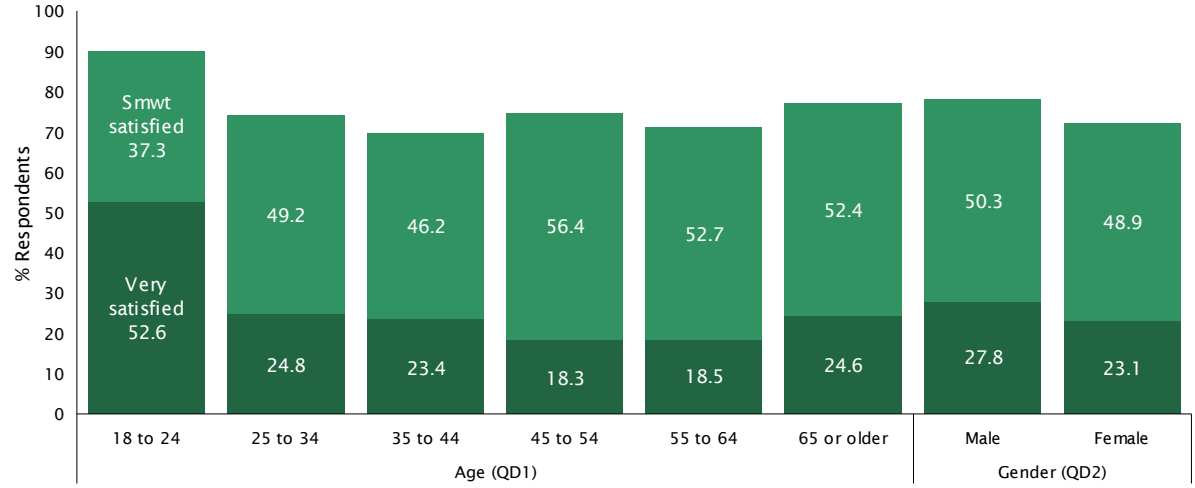
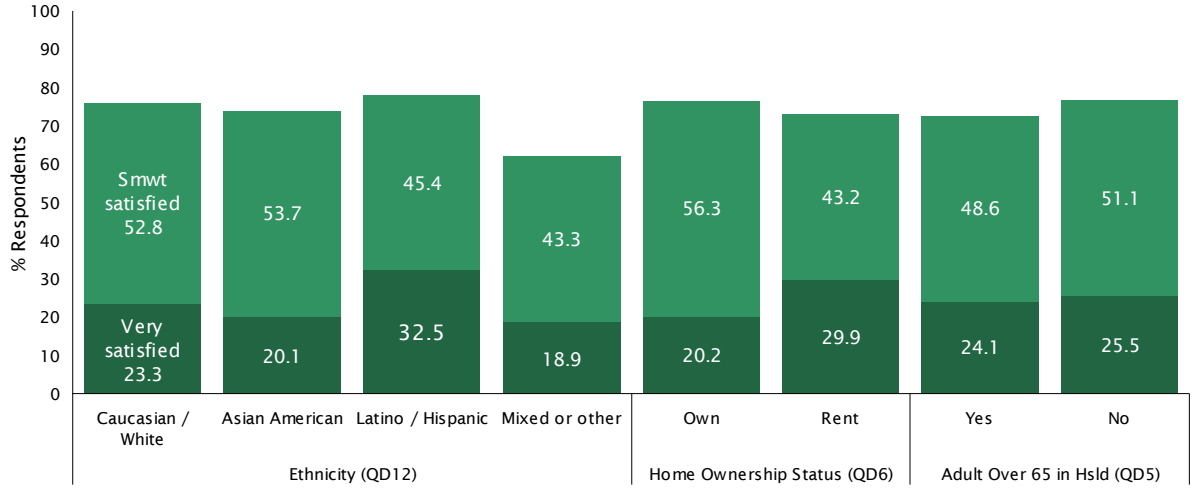


FIGURE 7 OVERALL SATISFACTION BY ETHNICITY, HOME OWNERSHIP STATUS & ADULT OVER 65 IN HSLD

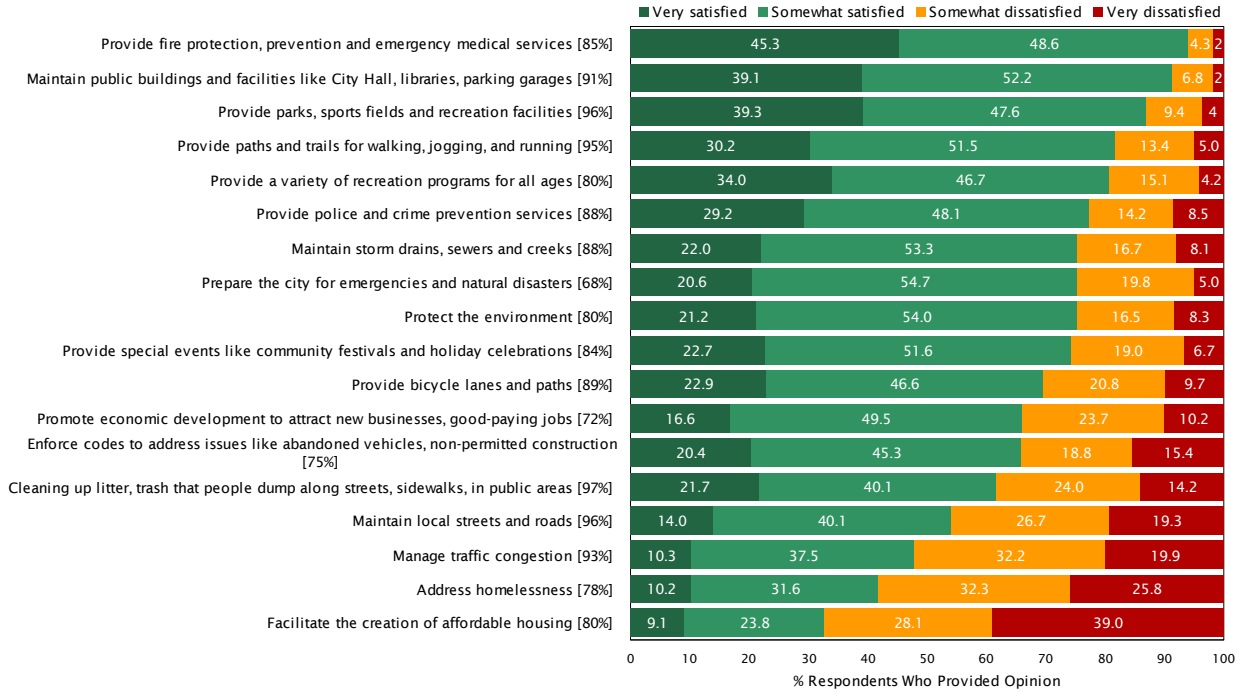


SPECIFIC SERVICES Whereas Question 5 addressed the City's *overall* performance, Question 6 asked residents to rate their level of satisfaction with each of the 18 specific service areas shown in Figure 8. The order in which the service areas were presented was randomized for each respondent to avoid 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

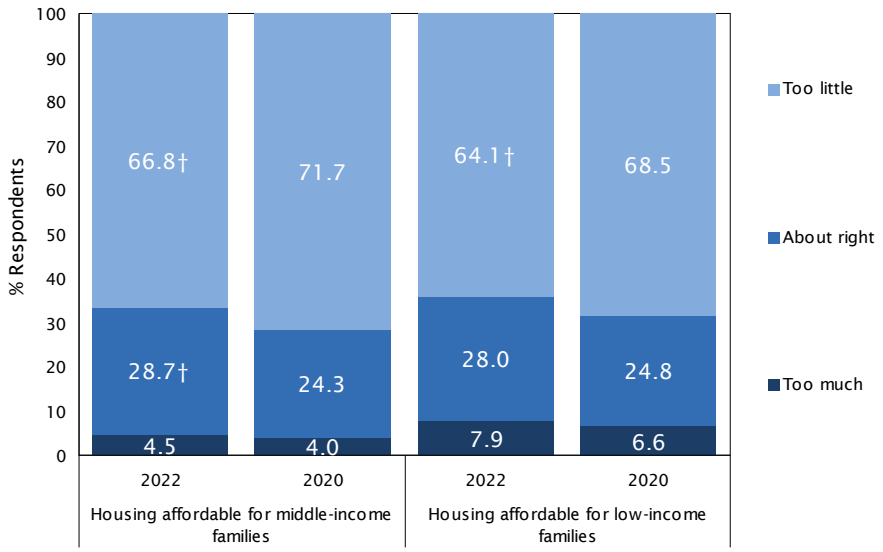
HOUSING & LAND USE

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

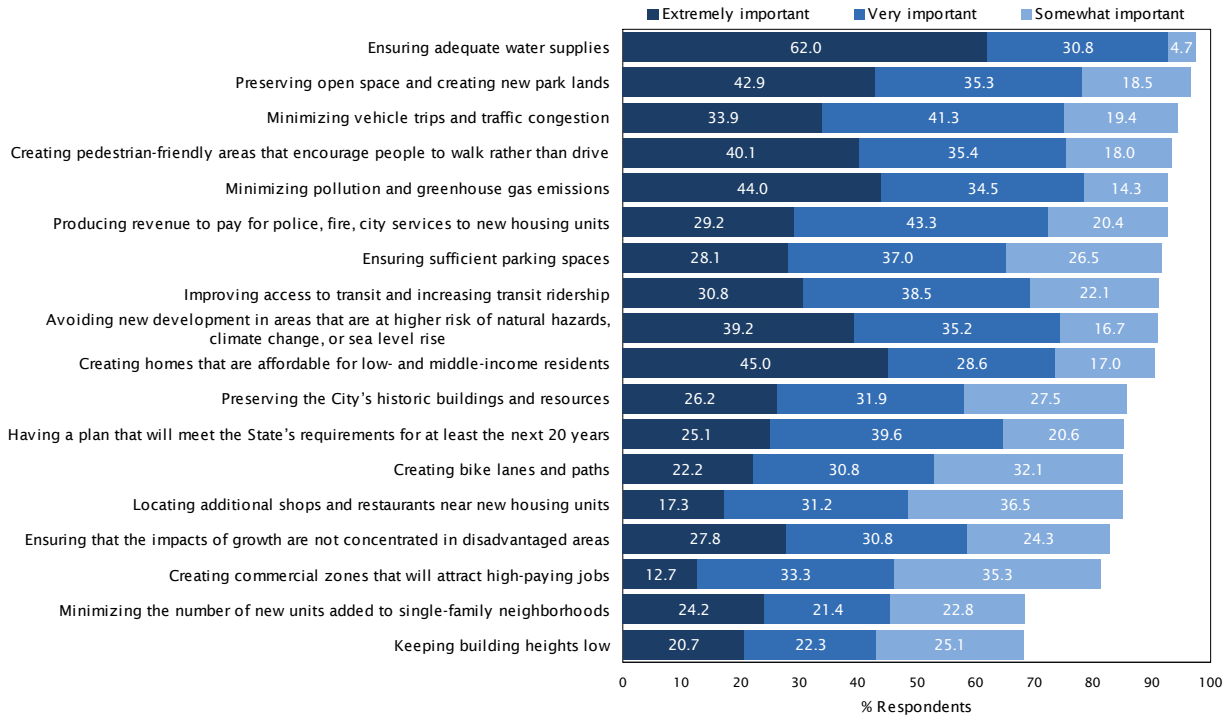
California State law requires that all cities plan for additional housing. With a general shortage of housing in California, the state is requiring that the City of San Mateo plan for thousands of new housing units. After providing this background information, Question 8 presented respondents with each 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

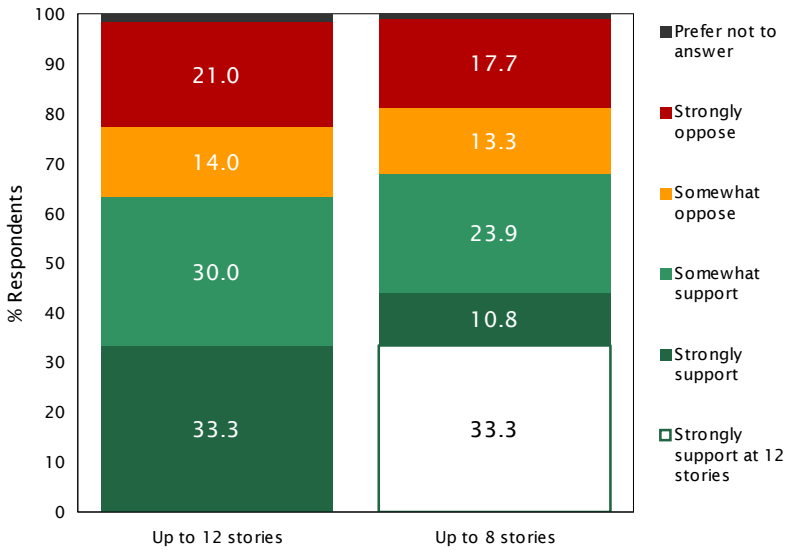


FIGURE 12 SUPPORT CONCENTRATING FUTURE HOUSING IN HIGHER DENSITY BUILDINGS UP TO 8 STORIES BY YEARS IN SAN MATEO & AGE

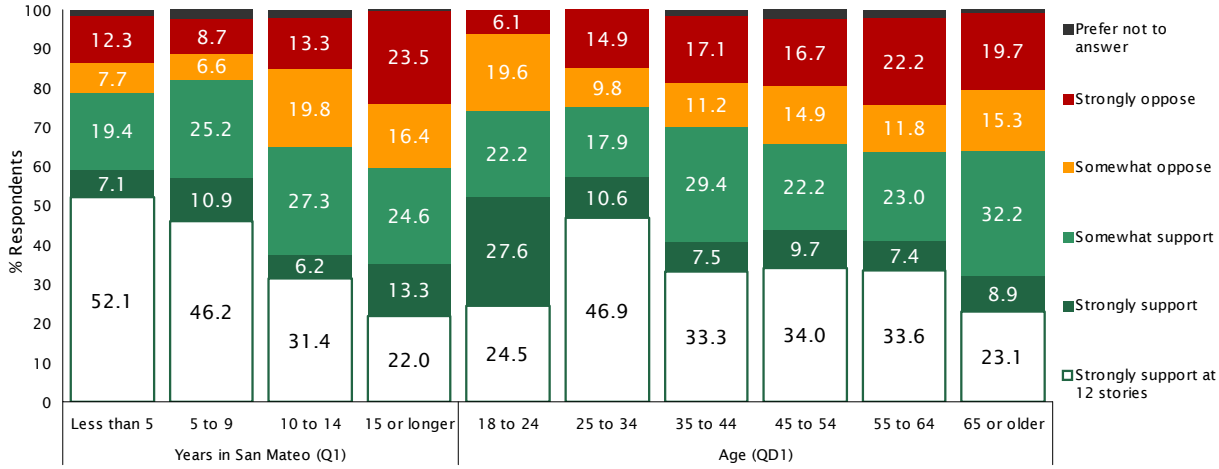


FIGURE 13 SUPPORT CONCENTRATING FUTURE HOUSING IN HIGHER DENSITY BUILDINGS UP TO 8 STORIES BY CHILD IN HSLD, ANTICIPATED YEARS IN SAN MATEO & ADULT OVER 65 IN HSLD

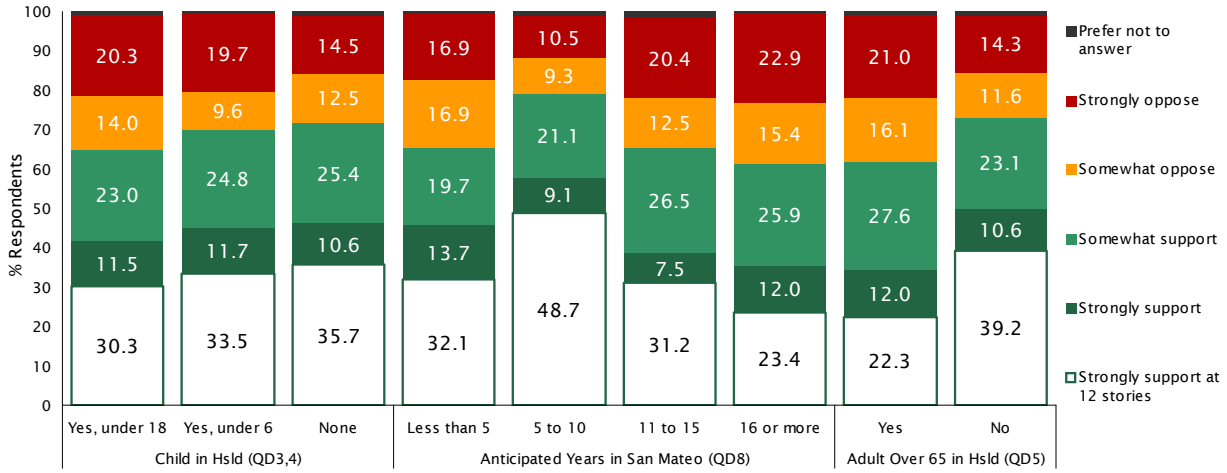
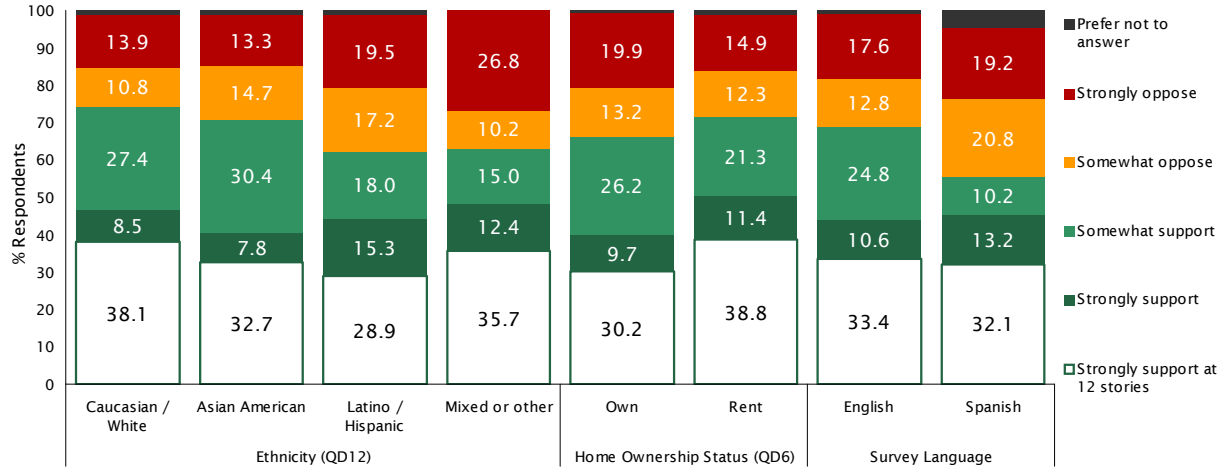


FIGURE 14 SUPPORT CONCENTRATING FUTURE HOUSING IN HIGHER DENSITY BUILDINGS UP TO 8 STORIES BY ETHNICITY, HOME OWNERSHIP STATUS & SURVEY LANGUAGE



Background & Demographics

Table 25 Demographics of Sample by Study Year

	Study Year 2022	Study Year 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.

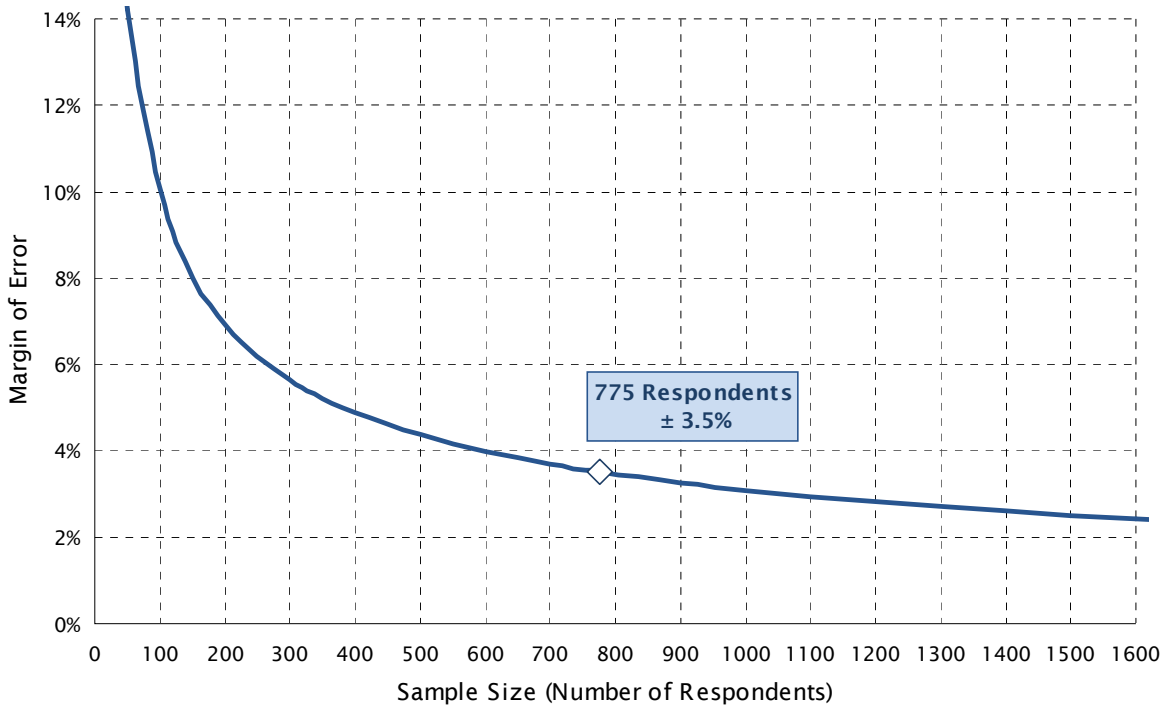
SAMPLE, RECRUITING & DATA COLLECTION A comprehensive database of households in the City of San Mateo was utilized for this study, ensuring that all households in San Mateo had the opportunity to be selected for the survey. After random selection, households were recruited to participate in the survey 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

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?

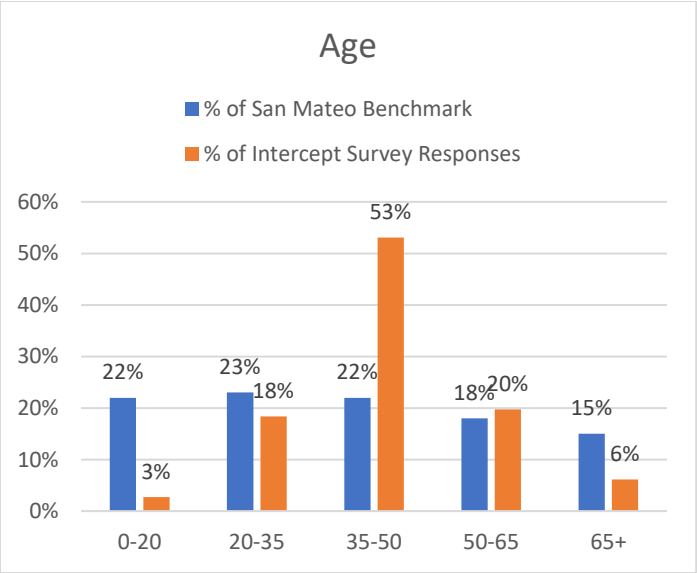
Summary: 44 community members shared additional comments. Several recurring themes could be extracted from these responses, including: the high cost of housing in general, an interest in additional development to house more people, rental housing assistance, and traffic concerns. Select responses include: "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)."

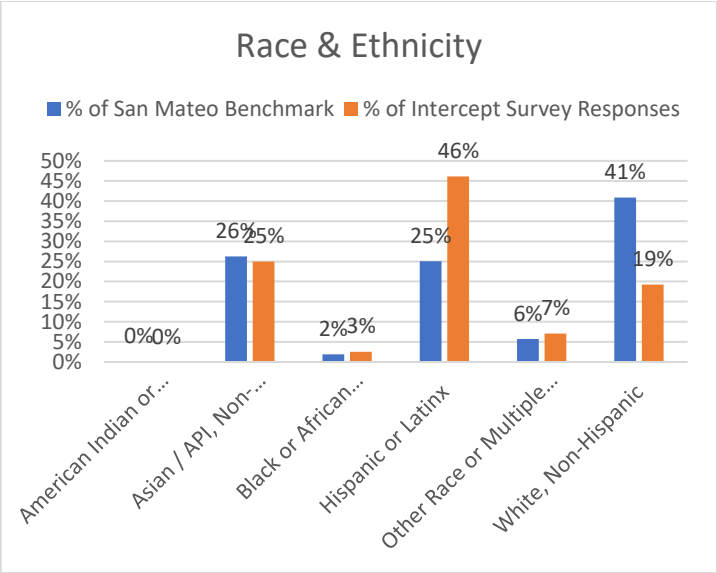
- improve traffic flow through dense areas
- more golf courses
- taller buildings mean more housing without compromising single fmaily neighborhoods
- build more
- more affordable BMRS
- build awareness about housing how to navigate services. Its confusing. Integrate behavioral developmental services 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

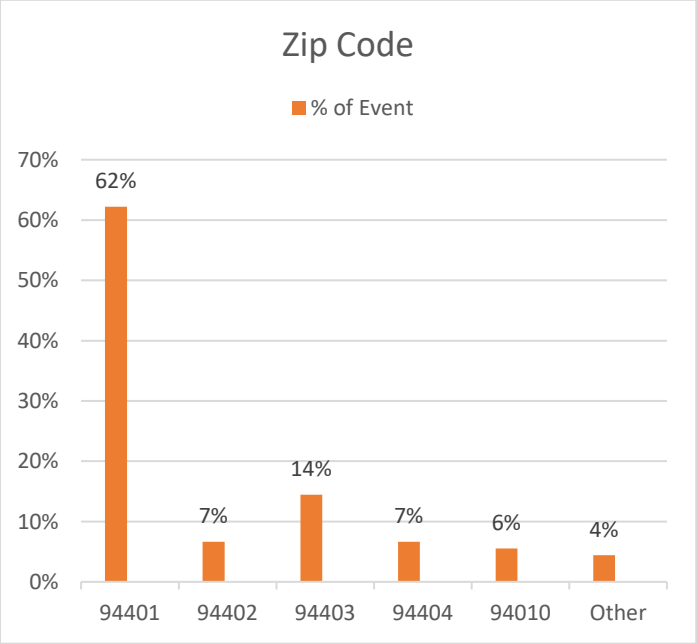
- bigger = better
- more affordable housing opportunities (renters)
- thank you for helping the people who need this
- building more means more parking problems (edificando mas es mal problema de estaonamiente)
- we should all have housing (que todos teugamos vivienda)
- low income families don't have 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)

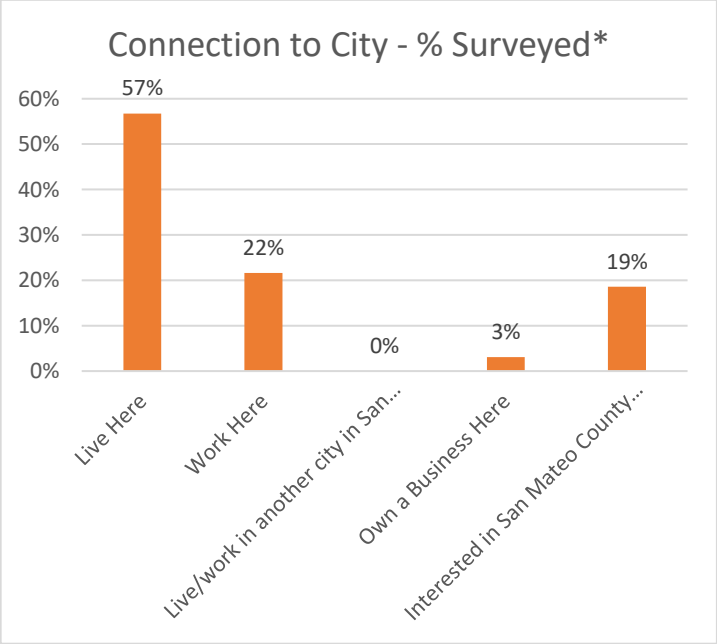
- 2 stories are bad b/c leggs are hurt. I only need a place that is safe, close, and affordable. More density lowers price & increases safety
- increase wages and not allow landlords to charge more than the minimum wage. (aumentando los sueldos y que los propietarios no puedan cobrar mas que el salario 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.

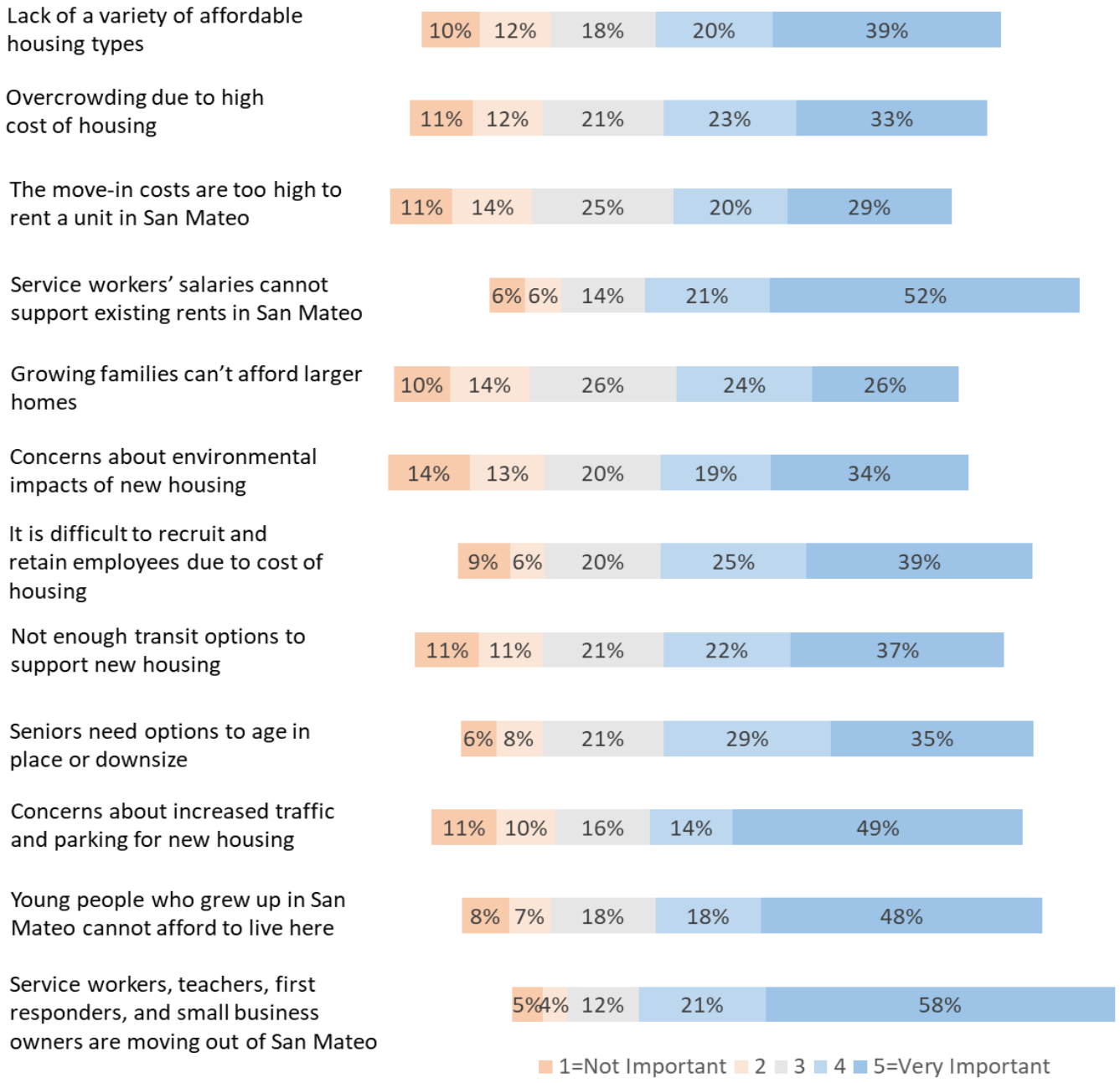
This report includes three sections:

- **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

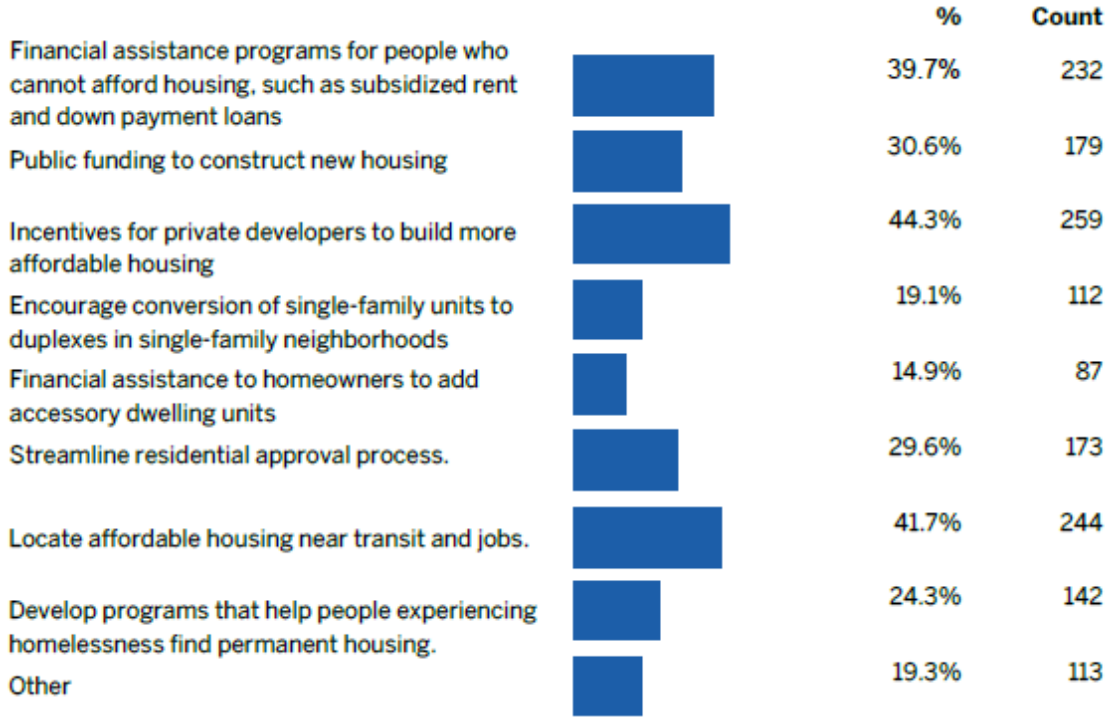
Others noted:

- 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

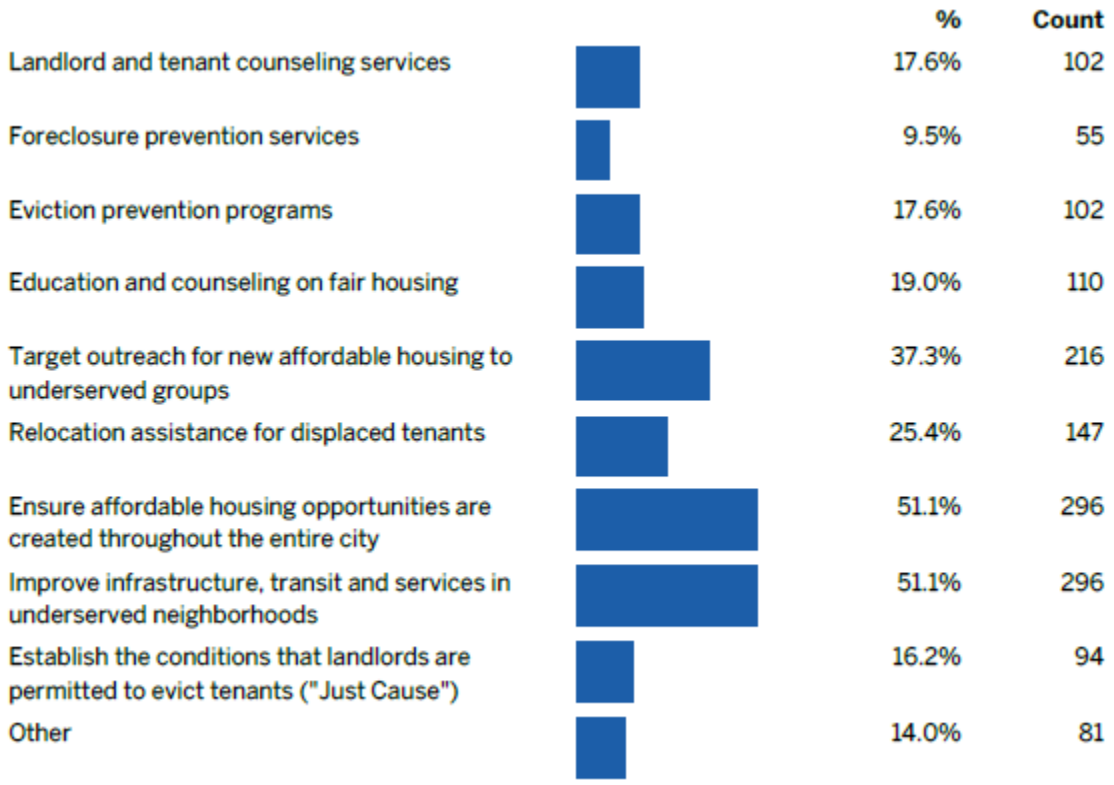
Others noted:

- 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

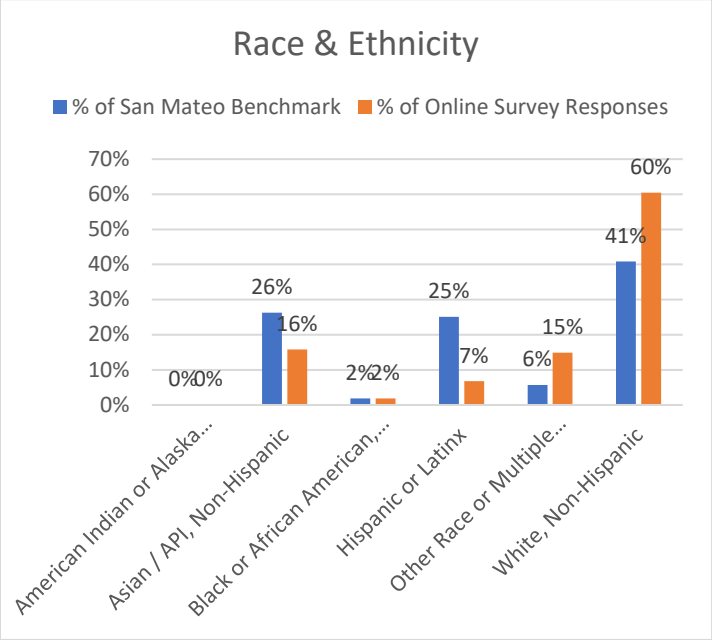
Select responses:

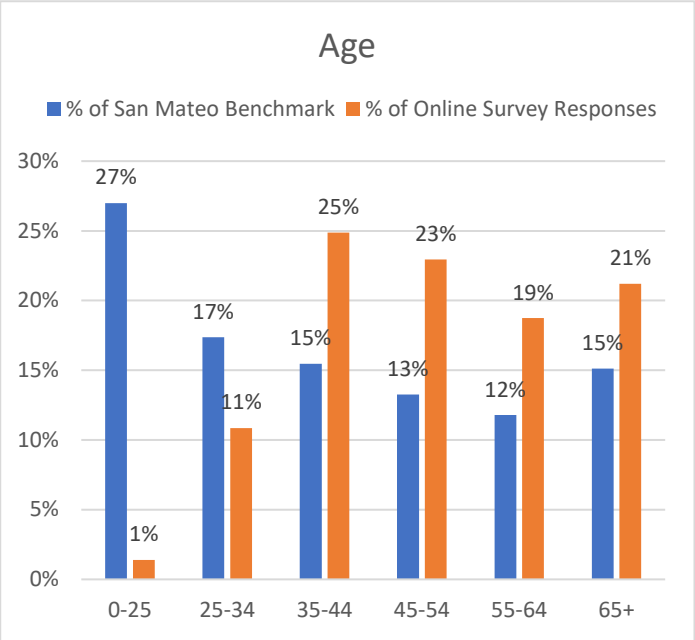
- "San Mateo is a beautiful, beautiful place, I would like to buy a small house and grow old here to see the sunsets"
- "Forcing residents to live in more crowded conditions by increasing density throughout the city and converting homes to multiple housing units or converting single-family zoning to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

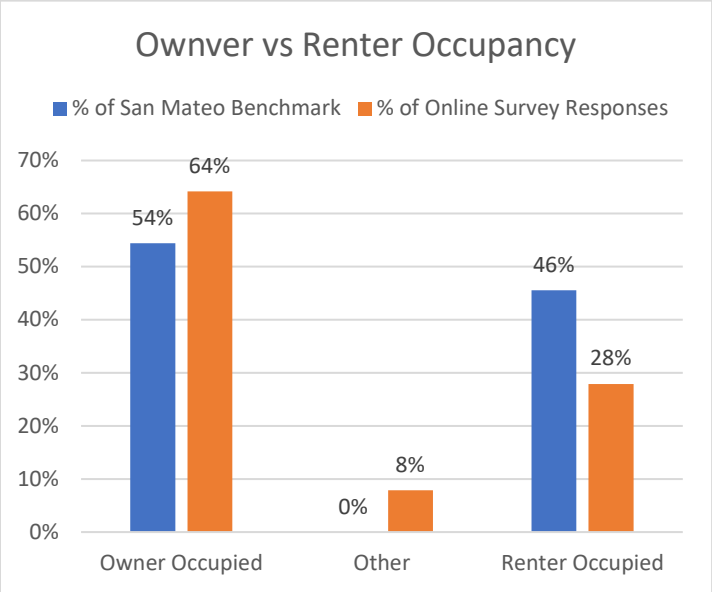
- “Please do not create another Bay Meadows-type situation, where their community is built to further house and serve privilege... Stop prioritizing non-affordable ‘luxury’ rental housing for high-wage tech workers.”
- “As someone who has lived in San Mateo since 1963 and in my single-family home since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

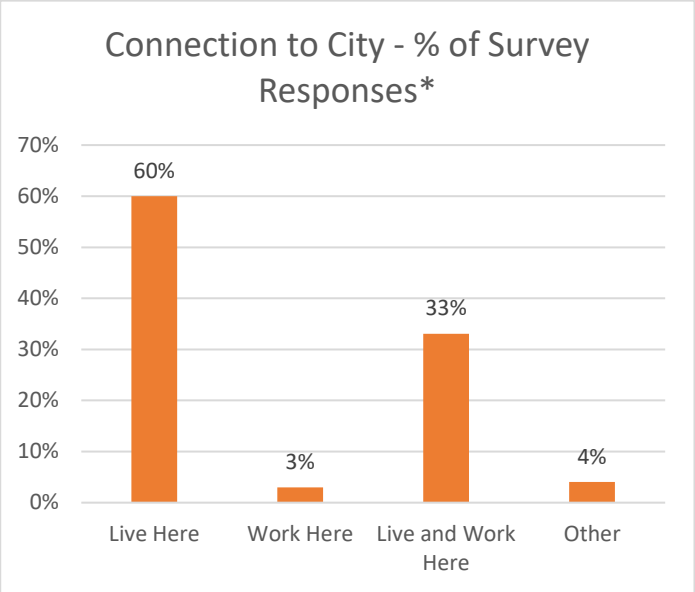
SECTION II

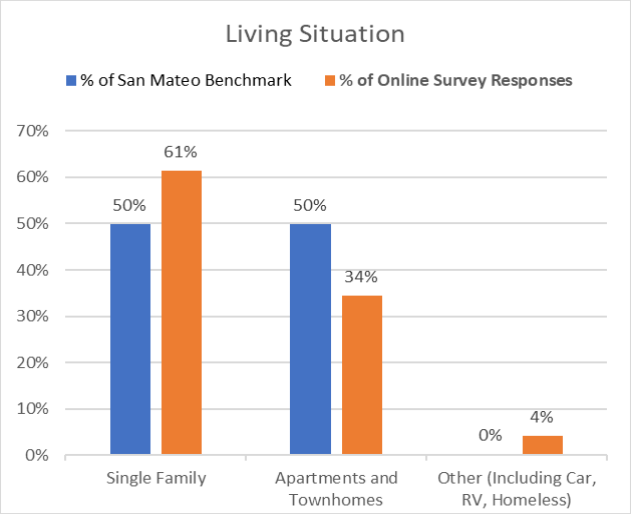
DEMOGRAPHIC DATA (QUESTIONS 8-15)



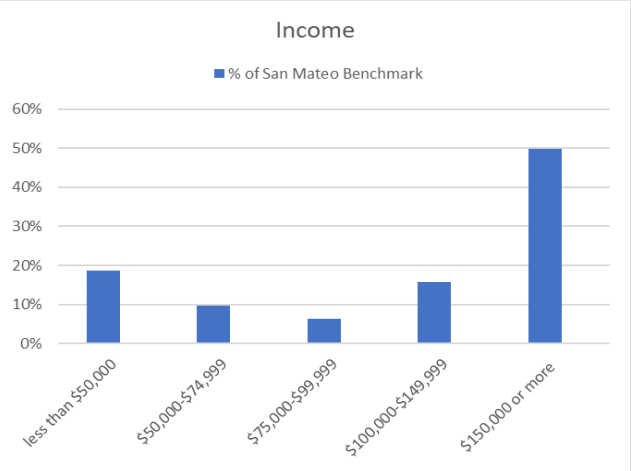


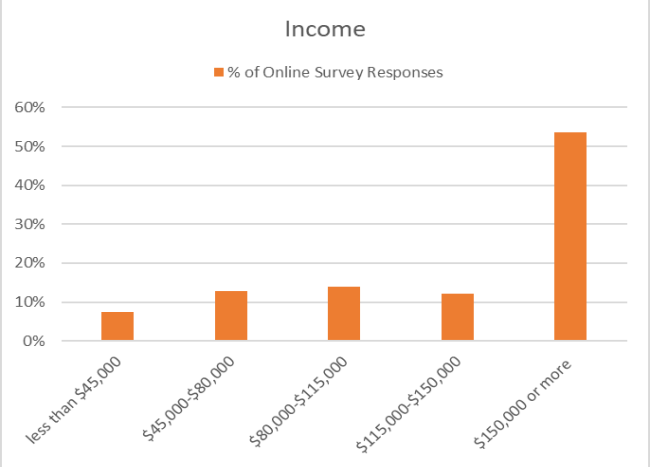


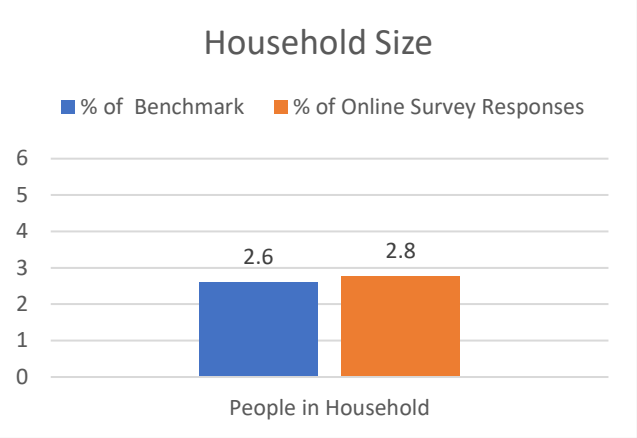



Living Situation
% of San Mateo Benchmark
% of Online Survey Responses
70%
60%
50%
40%
30%
20%
10%
0%
50%
61%
50%
34%
0%
4%
Single Family
Apartments and Townhomes
Other (Including Car, RV, Homeless)

Zip Code
% of San Mateo Benchmark
% of Online Survey Responses
40%
35%
30%
25%
20%
15%
10%
5%
0%
94401
94402
94403
Other (Including 94404)


Income
% of San Mateo Benchmark
60%
50%
40%
30%
20%
10%
0%
less than $50,000
$50,000-$74,999
$75,000-$99,999
$100,000-$149,999
$150,000 or more


Income
% of Online Survey Responses
60%
50%
40%
30%
20%
10%
0%
less than $45,000
$45,000-$80,000
$80,000-$115,000
$115,000-$150,000
$150,000 or more


Household Size
% of Benchmark
% of Online Survey Responses
6
5
4
3
2
1
0
2.6
2.8
People in Household

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

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."

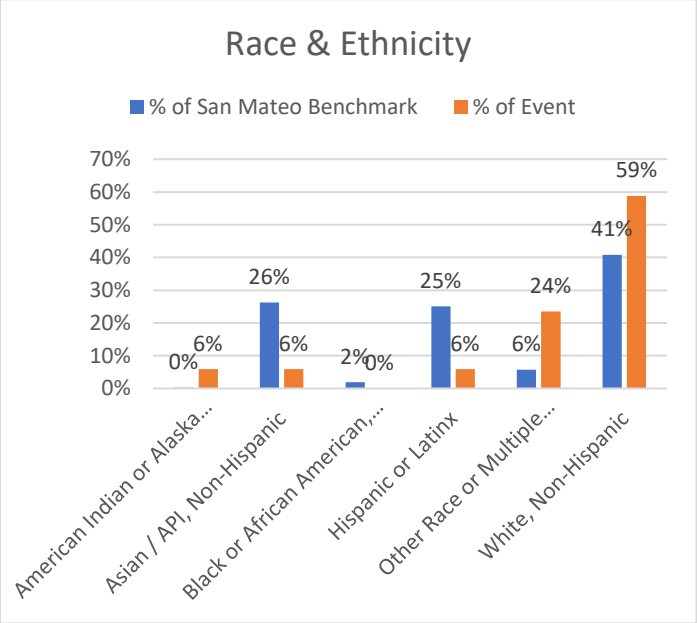
What do you think are the highest equity priorities for SM to focus on? Do you have ideas to address these needs?

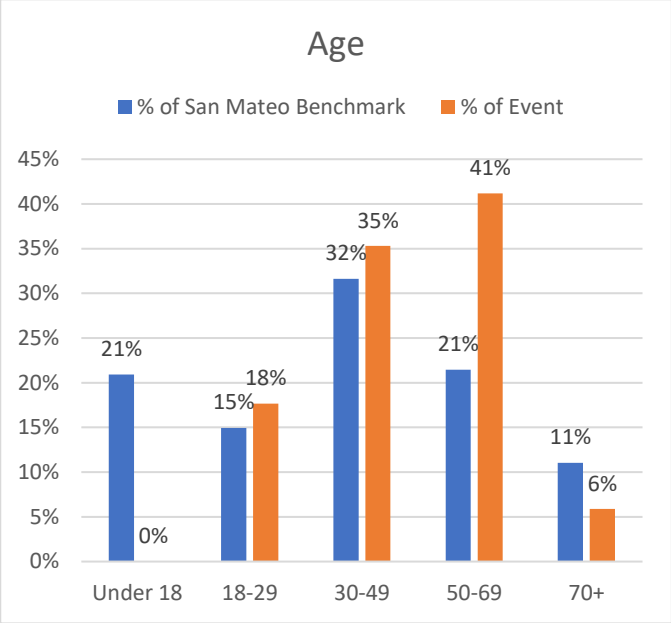
- "We need more tenant protections. Rents in older buildings may be affordable, but rent increases may drive the renter out. Nearly 48% of City are renters. To increase protections we should increase renter/eviction protections, consider rent stabilization to avoid rent fluctuation, establish a renter 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."

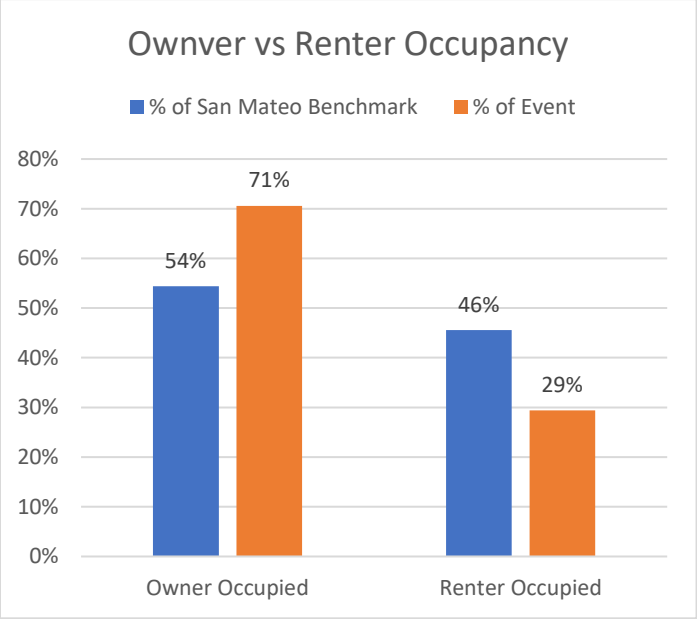
Do you think that the segregation patterns in SM create any housing equity issues? Can you think of ways to address? Should the City prioritize improving lower resourced neighborhoods? If so, how?

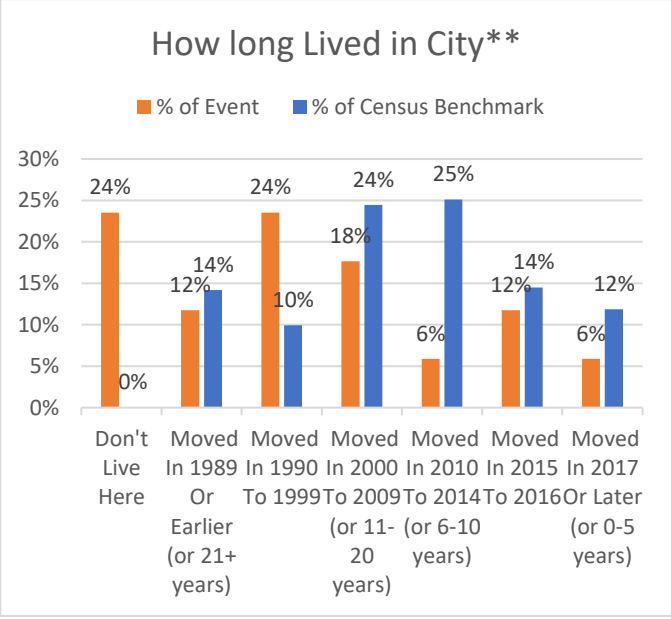
- "Absolutely yes, as evidenced by racial and economic disparities among neighborhoods"
- "Higher resourced neighborhoods tend to be single family"
- "We need to invest, through development impact fees for example, in the infrastructure of lower resourced neighborhoods, which are often found in higher 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"

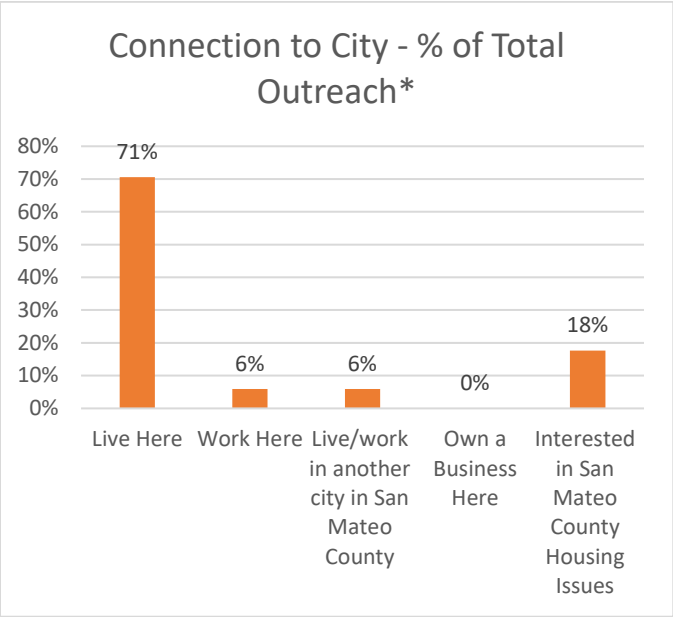
Demographic data:










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

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:

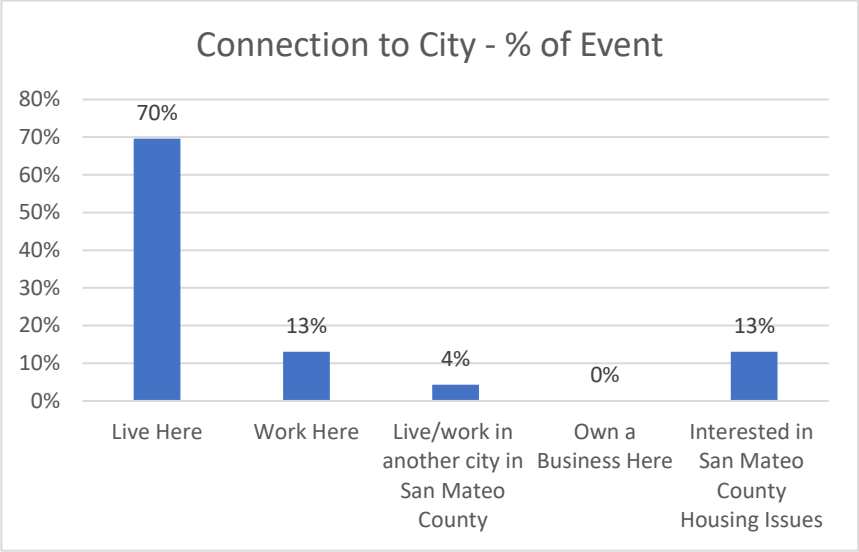
Community members in group five would like the City to: expand the first-time homebuyer program; invest more in upgrading existing buildings, increase density and mixed uses around transit hubs, increase the commercial linkage fee, strengthen tenant protections. There was also interest in expanding the 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.

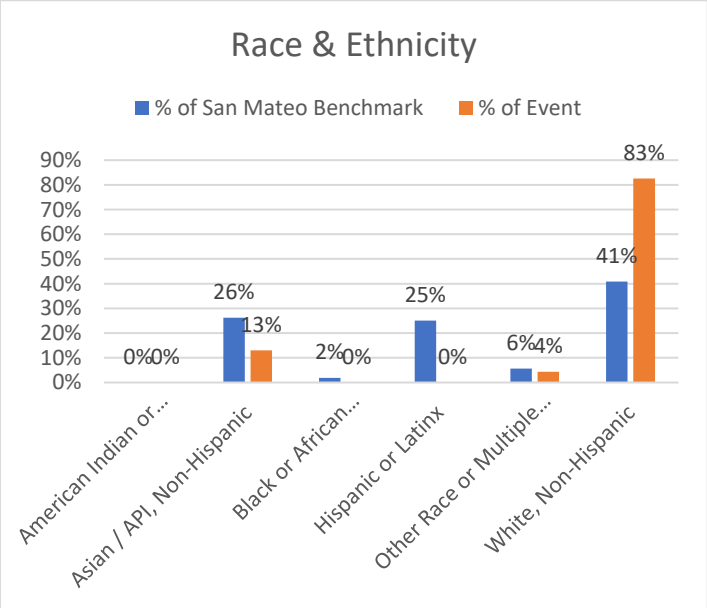
- "I'm proud of redevelopment commitment that exists in San Mateo. The inclusionary program is pretty good and the commercial linkage fee is a great start. The City is also very good about identifying publicly owned sites and prioritizing them for affordable housing development/redevelopment."
- "I'm 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

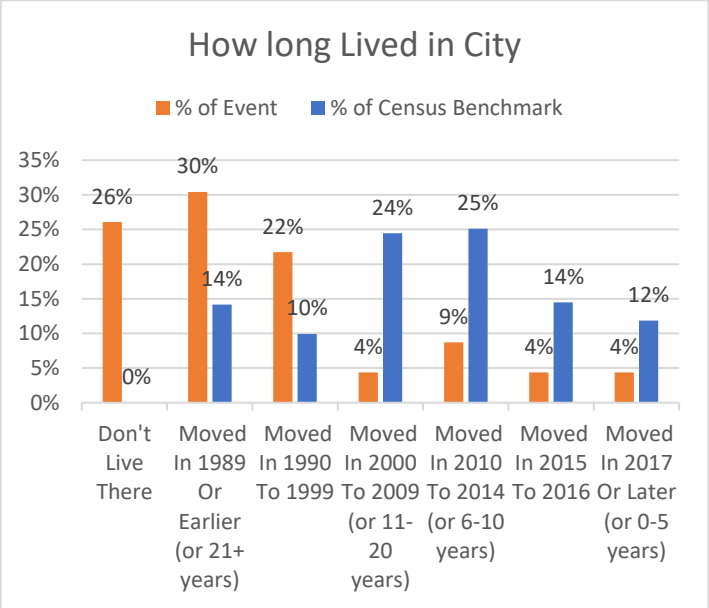
ownership will never be an option for us. Affordable housing is a major challenge for the City to address."

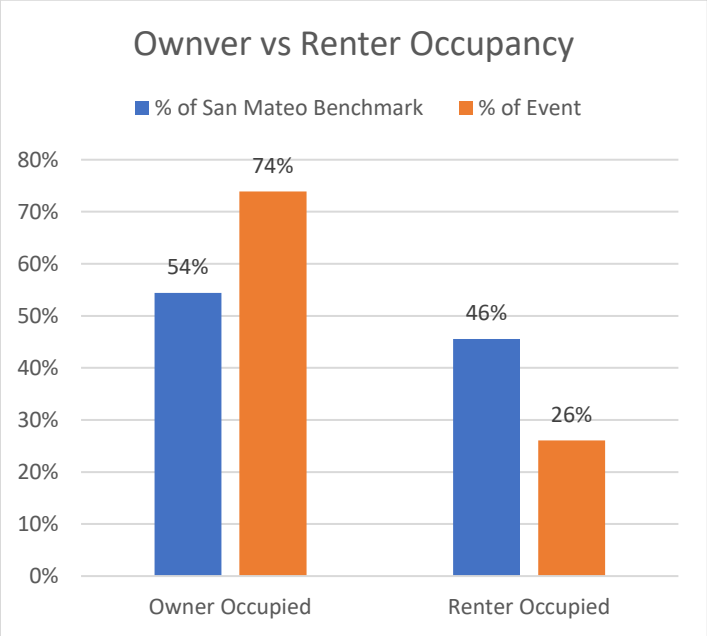
- "It feels like 15% BMR rate is an arbitrary number that does not actually meet the needs of the people to retain our young families and seniors. We need to study what the actual percentage of affordable units we need and explore revisiting this percentage."
- "I'd like to see more events on B Street. 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."

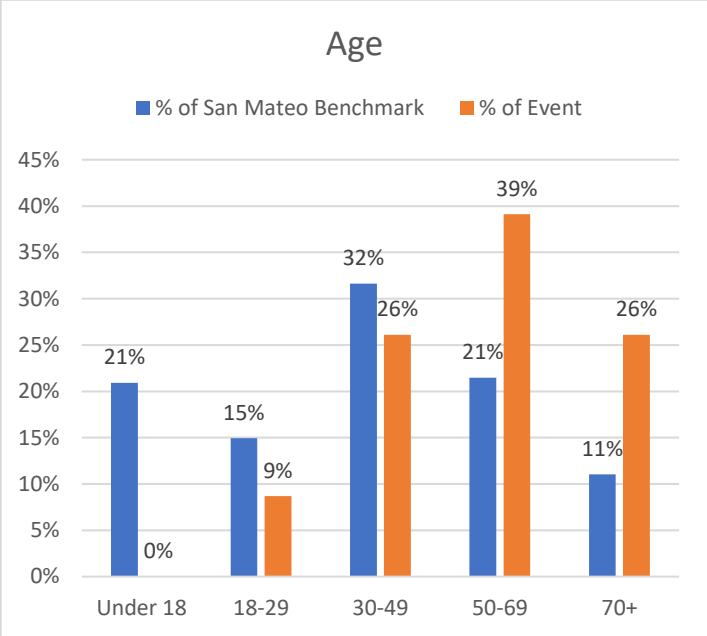
Results of a poll conducted during the workshop:








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

California Department of Housing and Community 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.

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.

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

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

21 Elements

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

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

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

21 Elements

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)

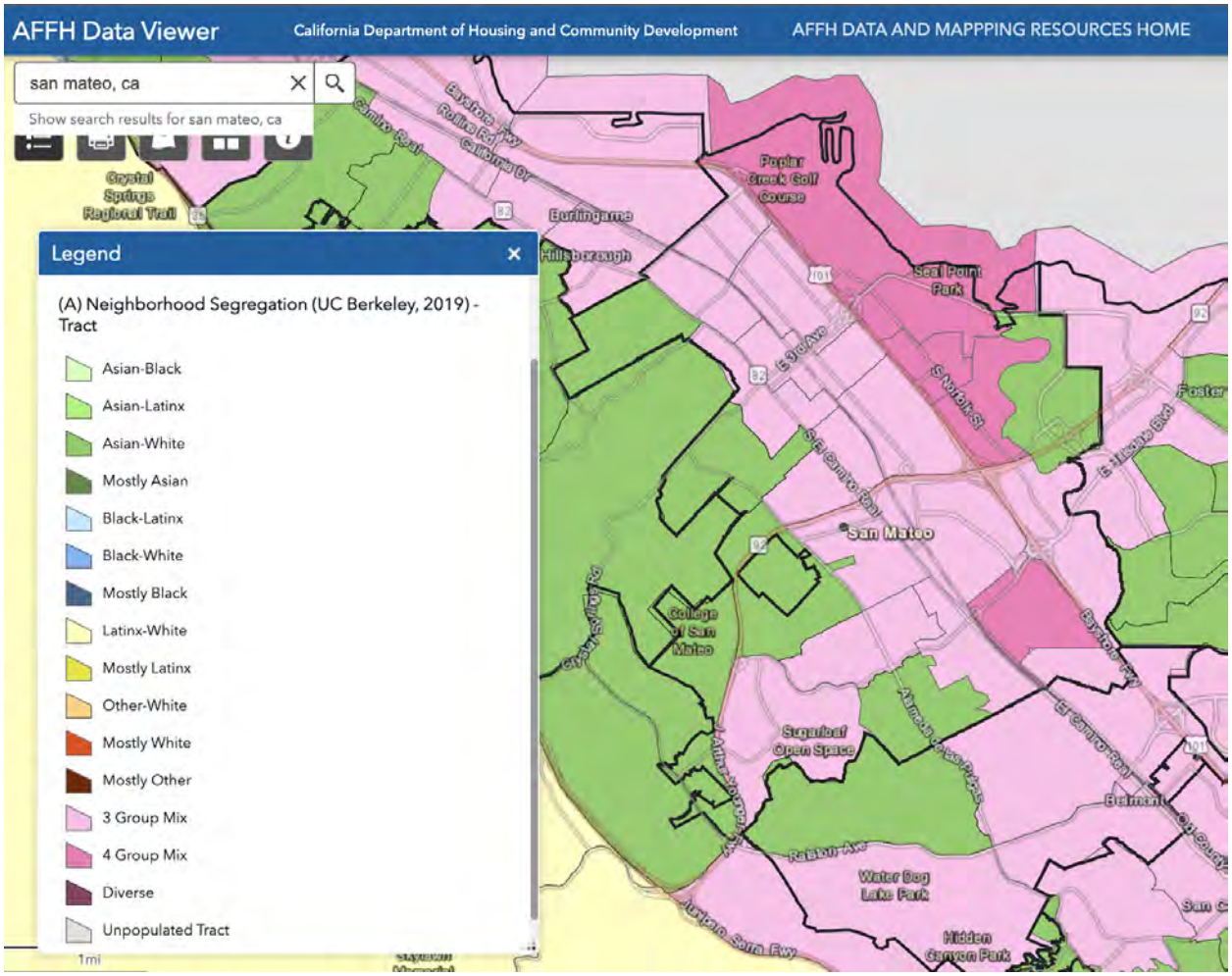
Per HCD's Guidance Memo on Affirmatively Furthering Fair Housing, "AB 686 now requires that a jurisdiction identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing (AFFH) and the findings of its assessment of fair housing, pursuant to 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.

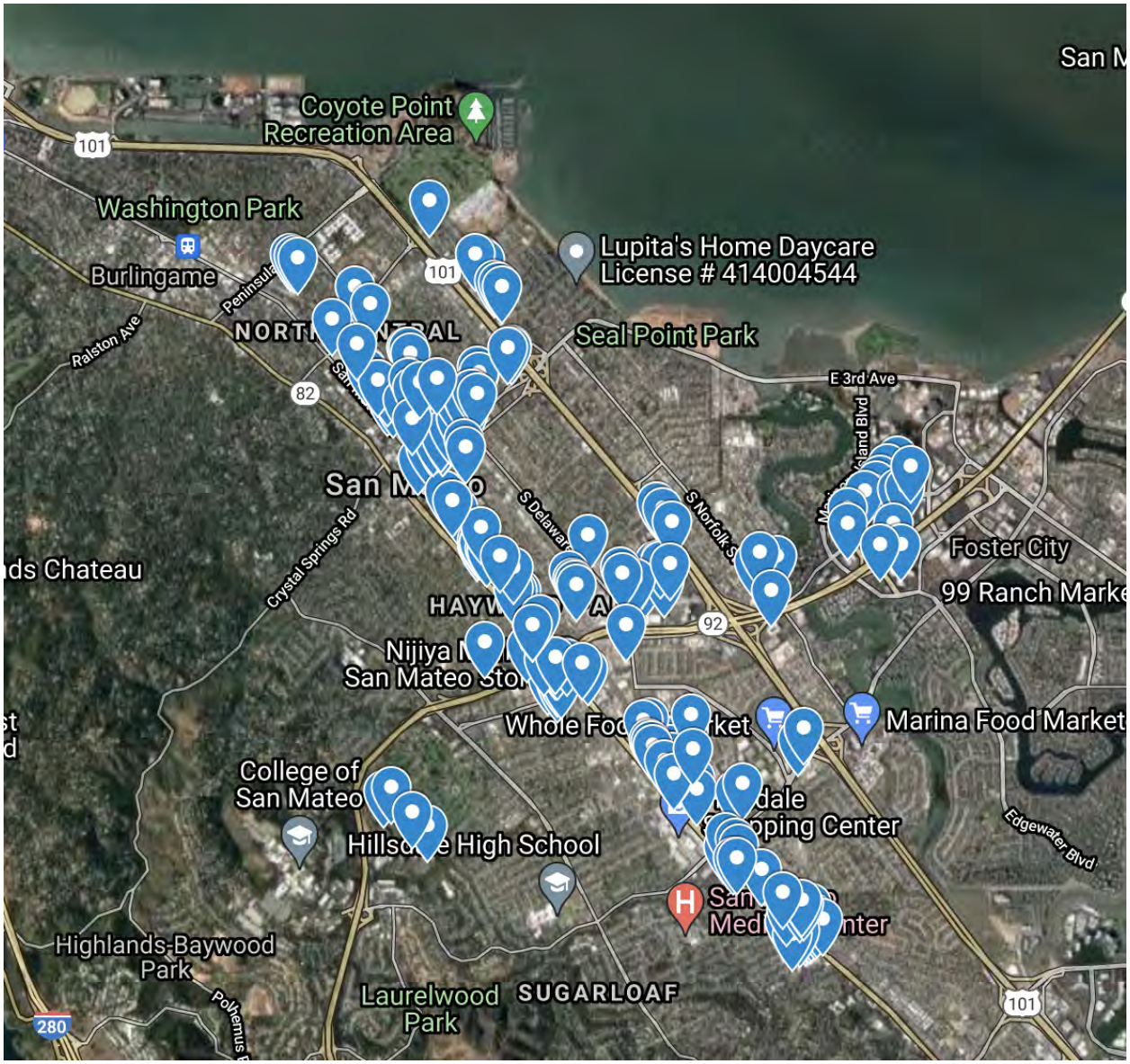
For example, no sites fall into the “Highest Resource” TCAC Opportunity Area designation and it appears that the sites predominantly fall into areas where three or four racial groups mix.

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

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

Subject: FW: Joint Meeting on Housing Element

Hi Joan,

Here is another Public Comment for tonight's meeting.

Mary

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

IBEW LOCAL UNION 617

1701 LESLIE STREET
SAN MATEO, CA 94402

POWERING SAN MATEO COUNTY
SINCE 1908

(650) 574-4239
FAX (650) 574-1408

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.

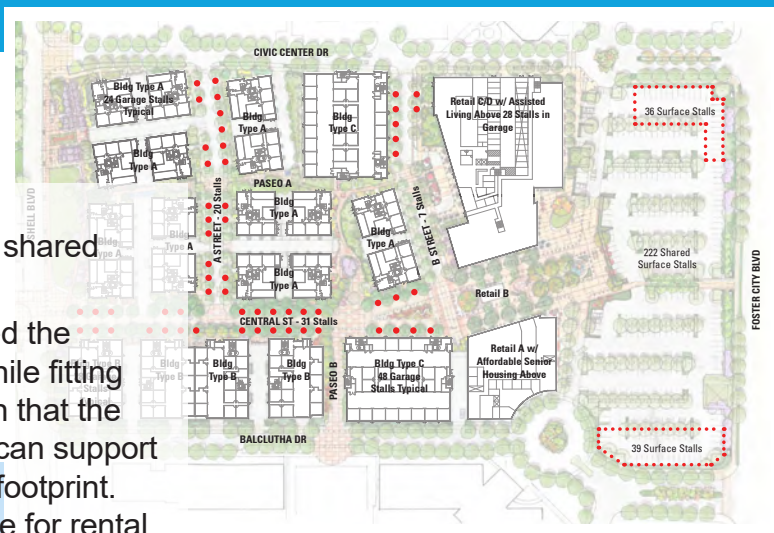
The Housing Element is a key step to advance the infrastructure needed to support inclusive development through planning and building tools. The most effective jurisdictions had site inventories and policies that were complementary. As jurisdictions work on their policy tools with this cycle, it is critical 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

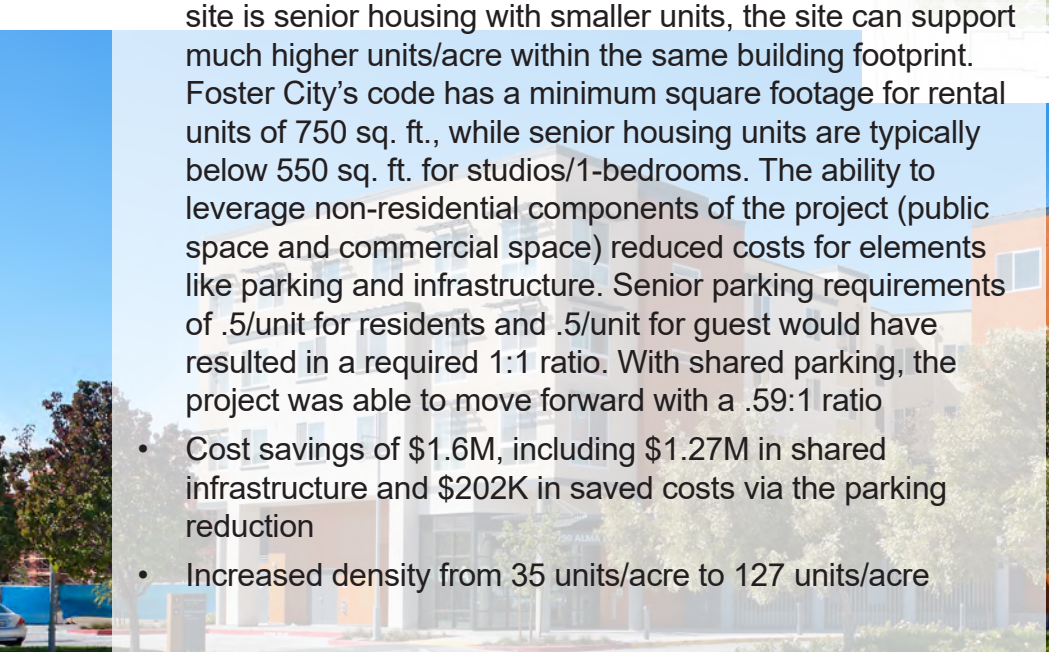
Foster City identified an undeveloped 15-acre City-owned property adjacent to City Hall as a housing opportunity site with a vision for a master-planned, mixed-use, mixed-income senior community. In 2011, the City began negotiations with the master developer and pursued a project that consisted of 66 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

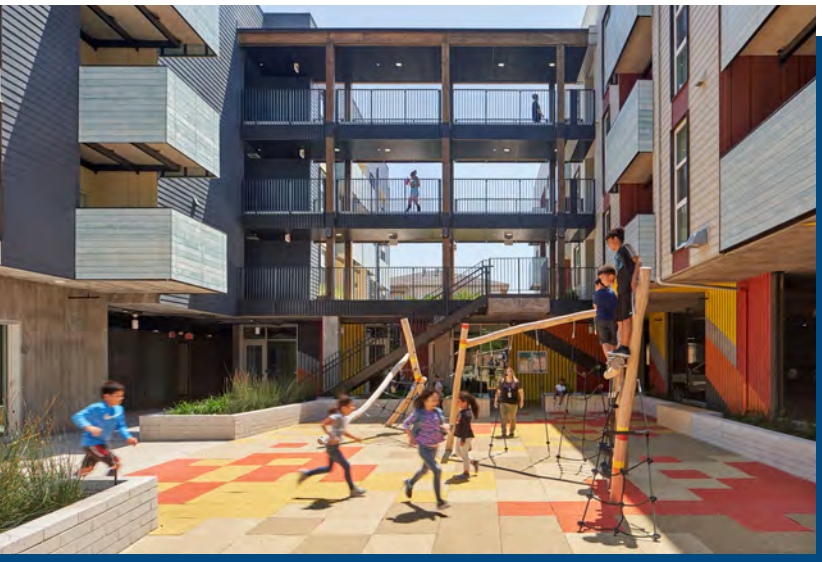


POLICY: Fee exemptions for affordable housing

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

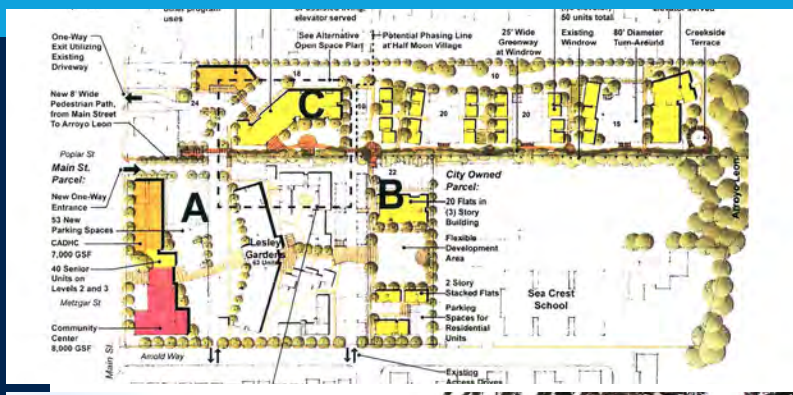
- Units: 58 (46 units/acre)
- Parking spaces required without restrictions: 122
- Parking spaces provided with reductions: 93
- Cost per space: $22.5K
- Parking savings: $653K
- Impact: This policy reduced the total development budget by about 2% and enabled the project to utilize its SDBL concessions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

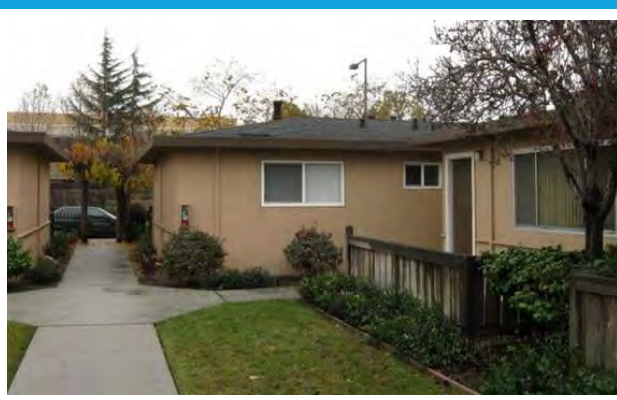
POLICY: Affordable Housing Overlay zone

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

Upzoning tied to community benefit

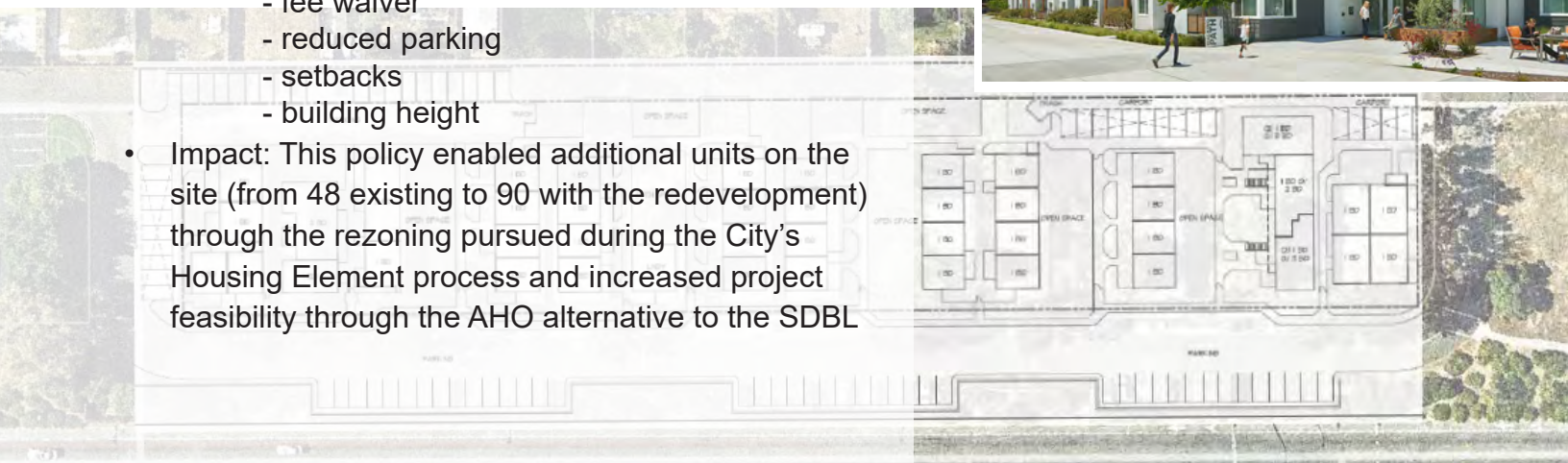
CITY EXAMPLE: Menlo Park Affordable Housing Overlay (AHO)

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

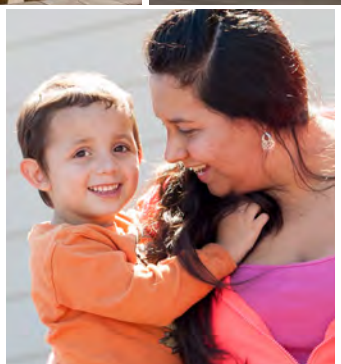
CITY EXAMPLE: Santa Cruz County

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

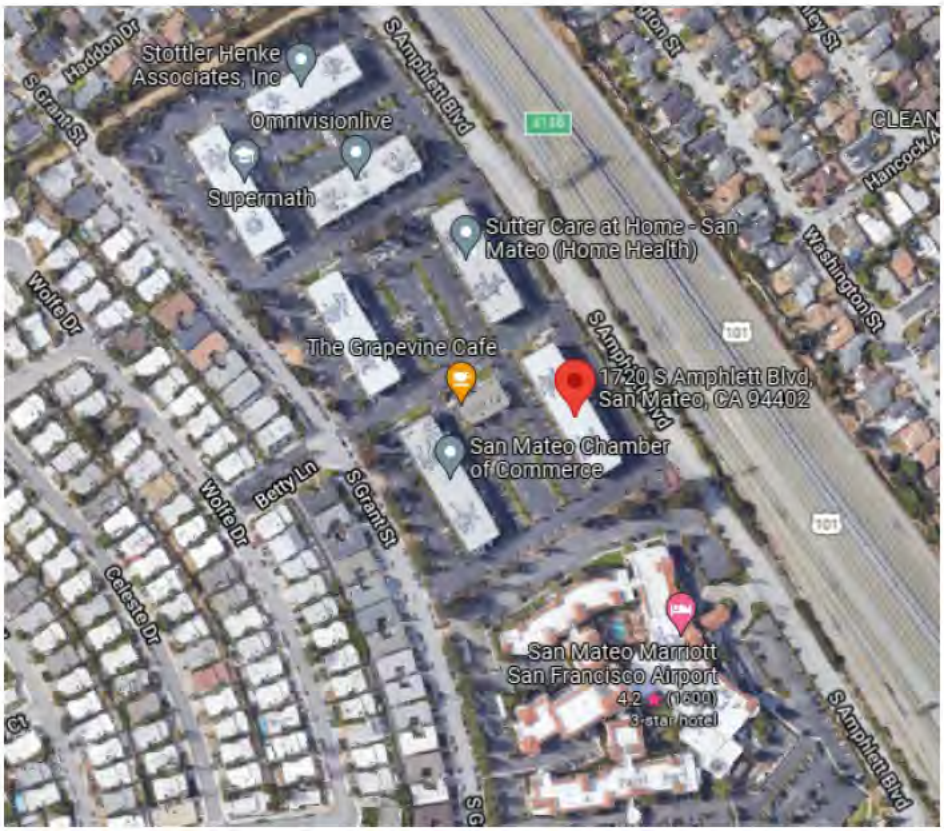
RE: Bayshore Corporate Commons—1720 South Amphlett Boulevard

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.

PSBUSINESSPARKS.

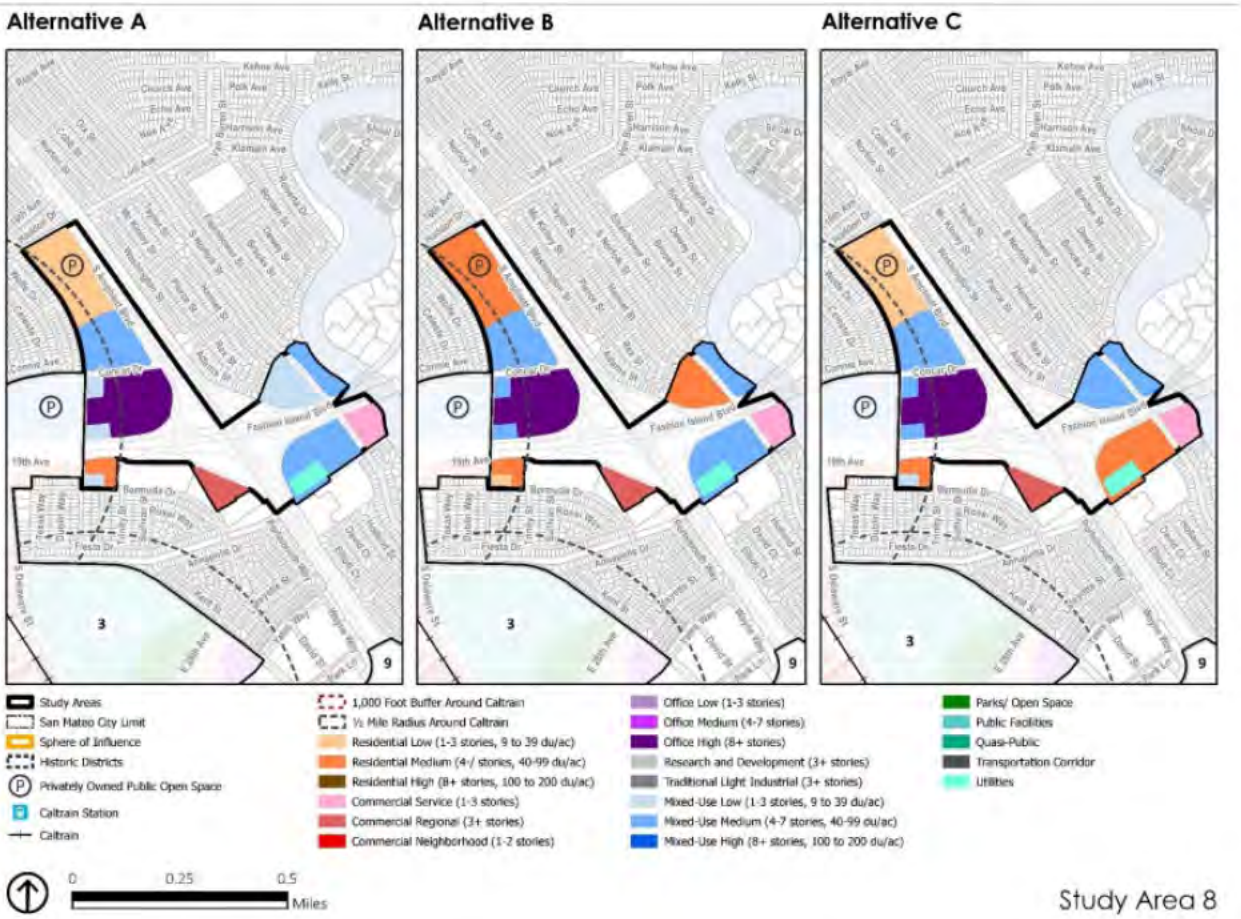


We have reviewed the Land Use and Circulation Alternatives Evaluation dated January 14, 2022 and have some observations about the designations chosen for the Site in the three Land Use Alternatives—A, B, and C (shown below)—in Study Area 8. Alternatives A and C both show the Site designated as Residential 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.

Local Hire Policy:

> Contractor will be required to provide documentation that the contractor will hire a minimum of twenty-five percent (25%) of staff for any job classification with more than four (4) employees employed whose primary residence, which is not a post office box, is, and has been, within the Counties of San Mateo or Santa Clara within 180 days of the expected date of issuance of the Notice to Proceed for the project.

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.

CTCNC recruitment strategies include robust diversity and inclusionary outreach programs, such as pre-apprenticeship, with proven results in representative workplaces and strong local economies. It is imperative that our underserved populations have supportive and effective pathways to viable construction careers, while ensuring that employers are able to find and develop the best and brightest talent needed to thrive in a competitive economy.

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.

Embracing new technologies and delivery systems will have a significant impact on the construction industry, particularly the residential sector. Increasing housing delivery methods reduces project durations and provides San Mateo residents housing sooner. Local 217 is at the forefront of ensuring that new construction technologies deliver those benefits while also creating work opportunities for those already in the trades as well as those looking to begin a construction career. These technologies could help the City meet its jobs/housing linkage goals within the San Mateo General Plan and Housing Element.

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

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[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,

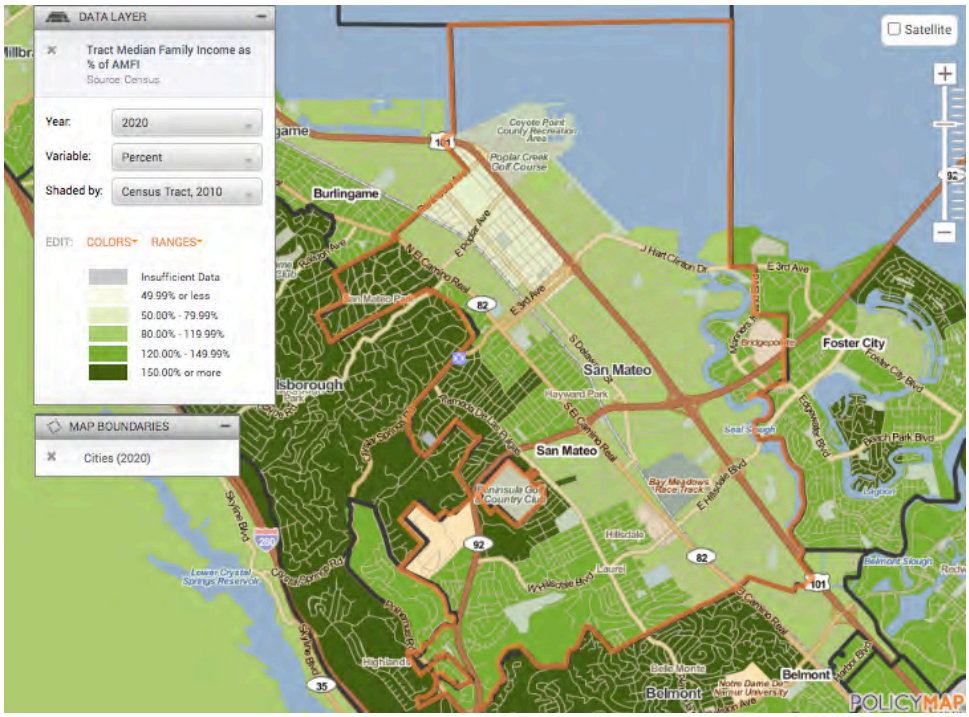
Natalie Spievack
Master of City Planning Candidate
University of California, Berkeley

Appendix

FIGURE 1
School Ratings Within Each School Assignment Boundary, SMFCSD

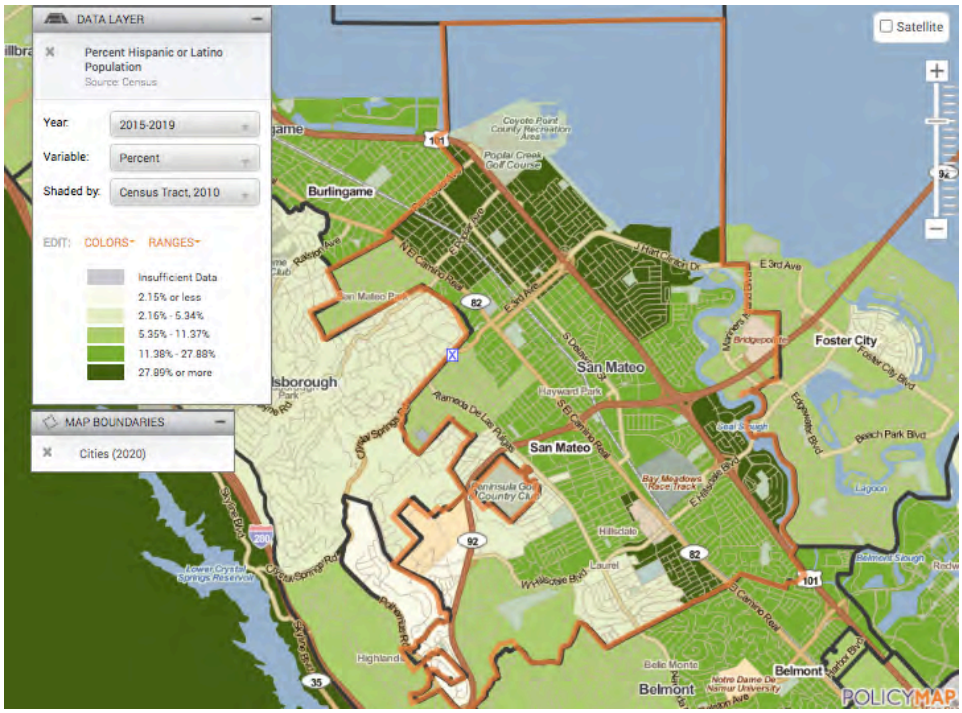
Source: San Mateo-Foster City School District (2022); GreatSchools (2022).

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



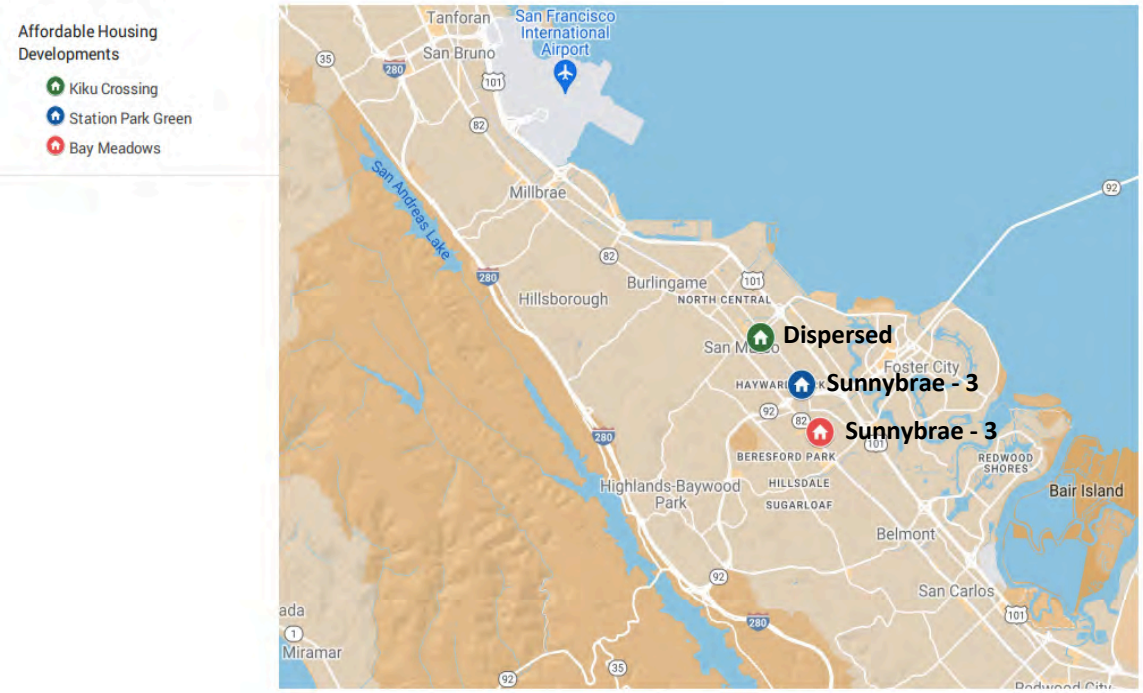
Source: PolicyMap using American Community Survey 5-Year Estimates (2015-2019).

FIGURE 3
Percent Hispanic or Latino



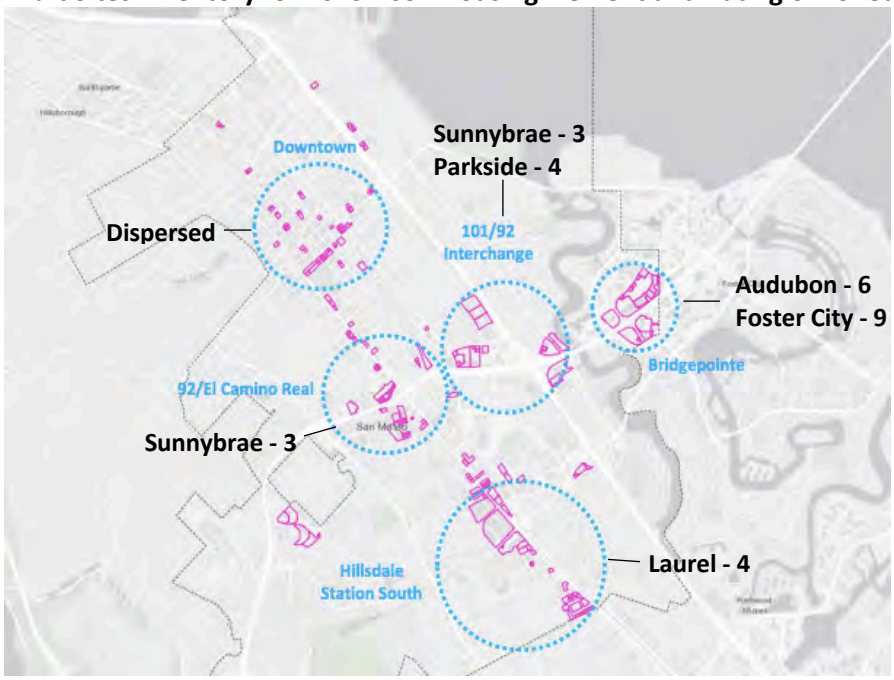
Source: PolicyMap using American Community Survey 5-Year Estimates (2015-2019).

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



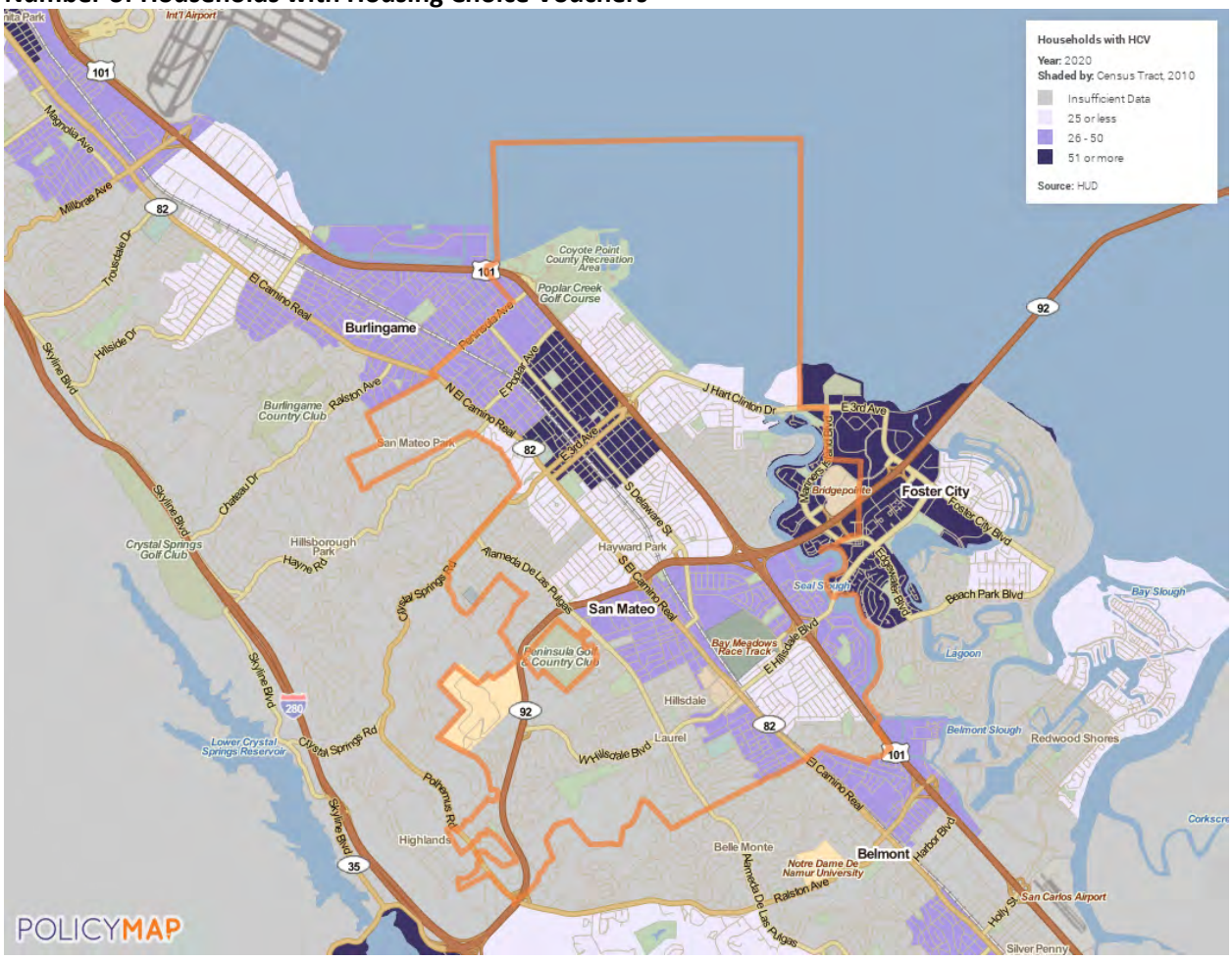
Notes: Kiku Crossing marked as "dispersed" because it is located in North Central San Mateo, where students are assigned to various elementary schools throughout San Mateo.
Source: Google Earth using the City of San Mateo's Draft 2023-2031 Housing Element; GreatSchools (2022).

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]

"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 20, 2022

[redacted]

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:

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.

Local Hire Policy:

> Contractor will be required to provide documentation that the contractor will hire a minimum of twenty-five percent (25%) of staff for any job classification with more than four (4) employees employed whose primary residence, which is not a post office box, is, and has been, within the Counties of San Mateo or Santa Clara within 180 days of the expected date of issuance of the Notice to Proceed for the project.

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.

CTCNC recruitment strategies include robust diversity and inclusionary outreach programs, such as pre-apprenticeship, with proven results in representative workplaces and strong local economies. It is imperative that our underserved populations have supportive and effective pathways to viable construction careers, while ensuring that employers are able to find and develop the best and brightest talent needed to thrive in a competitive economy.

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.

Embracing new technologies and delivery systems will have a significant impact on the construction industry, particularly the residential sector. Increasing housing delivery methods reduces project durations and provides San Mateo residents housing sooner. Local 217 is at the forefront of ensuring that new construction technologies deliver those benefits while also creating work opportunities for those already in the trades as well as those looking to begin a construction career. These technologies could help the City meet its jobs/housing linkage goals within the San Mateo General Plan and Housing Element.

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
CC: City Clerk: clerk@cityofsanmateo.org
OPEIU:29/afl-cio

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

[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]

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--

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.

BIA BAY AREA
BUILDING INDUSTRY ASSOCIATION

[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)

[redacted]

Sign up for our emails at www.TransFormCA.org. Follow us on Twitter, Instagram, Facebook, and Linkedin, too.

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.

Email not displaying correctly? View it in your browser.

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 Finn

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.

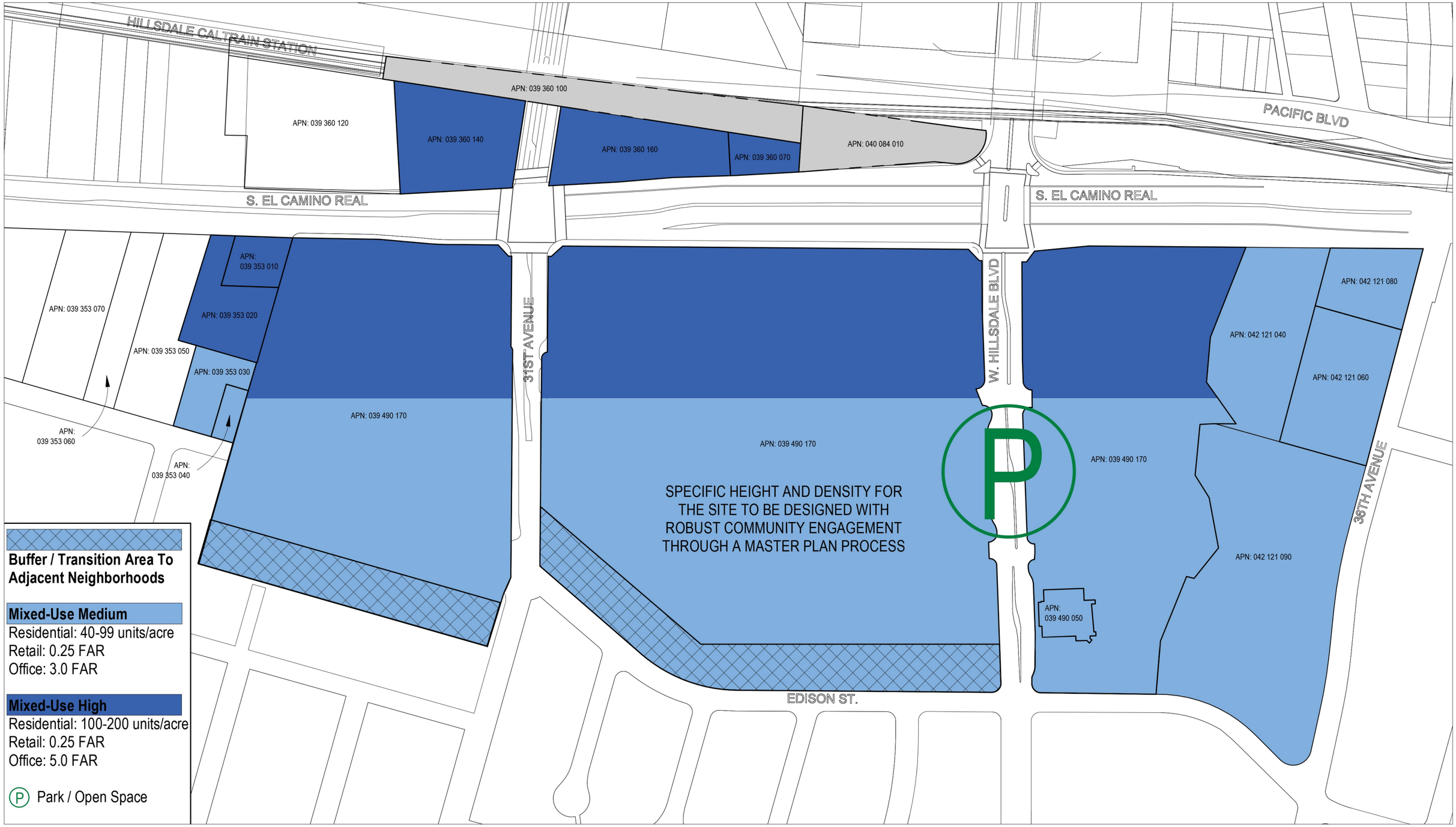
Thank you for your consideration.

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



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

Gmail

Nicholas Hamilton <nhamilton@goodcityco.com>

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.

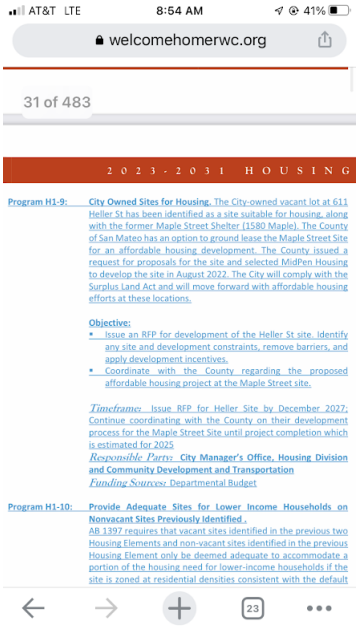
Objective:

- 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!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welcomehomerwc.org

31 of 483

2023-2031 HOUSING

Program H1-9: **City Owned Sites for Housing.** The City-owned vacant lot at 611 Heller St has been identified as a site suitable for housing, along with the former Maple Street Shelter (1580 Maple). The County of San Mateo has an option to ground lease the Maple Street Site for an affordable housing development. The County issued a request for proposals for the site and selected MidPen Housing to develop the site in August 2022. The City will comply with the Surplus Land Act and will move forward with affordable housing efforts at these locations.

Objective:
- Issue an RFP for development of the Heller St site. Identify any site and development constraints, remove barriers, and apply development incentives.
- Coordinate with the County regarding the proposed affordable housing project at the Maple Street site.

Timeframe: Issue RFP for Heller Site by December 2027; Continue coordinating with the County on their development process for the Maple Street Site until project completion which is estimated for 2025
Responsible Party: **City Manager's Office, Housing Division and Community Development and Transportation**
Funding Sources: Departmental Budget

Program H1-10: **Provide Adequate Sites for Lower Income Households on Nonvacant Sites Previously Identified .**
AB 1397 requires that vacant sites identified in the previous two Housing Elements and non-vacant sites identified in the previous Housing Element only be deemed adequate to accommodate a portion of the housing need for lower-income households if the site is zoned at residential densities consistent with the default

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

2905 El Camino Real

San Mateo, CA 94403

www.hlcsmc.org

650.242.1764

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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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(415) 455-0300 • FAX (415) 453-2892

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
clerk@cityofsanmateo.org
Drew Corbett Drew Corbett <dcorbett@cityofsanmateo.org>
Christina Horrisberger chorrisberger@cityofsanmateo.org
Zach Dahl zdahl@cityofsanmateo.org
Ken Busch kbusch@srgnc.com

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]

FARELLA BRAUN + MARTEL LLP

Russ Building
[redacted]

T [redacted]
F
www.fbm.com

FARELLA
BRAUN + MARTEL LLP

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

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[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.

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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

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[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.

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[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."

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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

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[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. <u>Additional Comments On Zoning Status.</u>

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

---

[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).

---

[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.

FARELLA BRAUN + MARTEL LLP

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

36615\15195239.2

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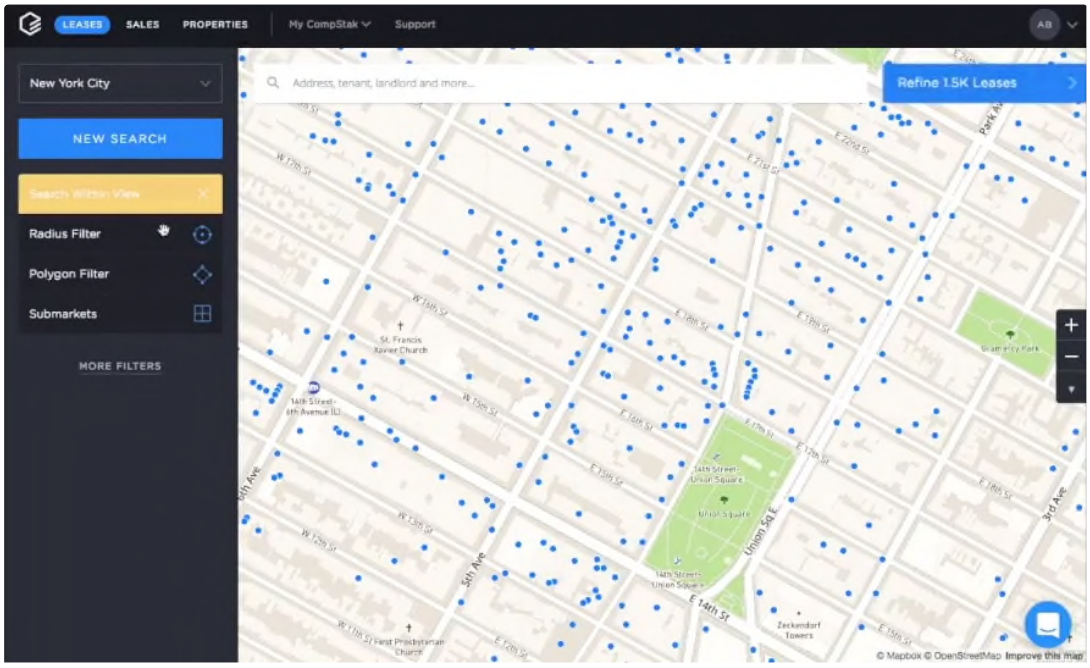
Nationwide Commercial Real Estate Data. One Platform.

Timely, analyst-reviewed commercial lease comps, sales comps, and property details.

GET STARTED



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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

+ up to 79 other details

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Critical property details and market analysis, instantly accessible.

Property Info-

View key building details such as building size and class.

Sales History+

Lease Comps+

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Every comp undergoes an extensive collection and review process to maintain the highest caliber of data.

01

Sourcing

Professionals at commercial brokerages and appraisal firms + public records for some sales comps

02

Collection

Comps come from an average of three unique contributors each

03

Standardization

Analysts standardize number formats, calculations, etc.

04

Integration

Multiple versions of each comp collected are merged into one

05

Detection

Regression analysis flags anomalies for further review

06

Review

Research properties and markets to correct errors and omissions

07

Approval

Upload comps that meet automated and manual review standards

08

Regulation

Members constantly submit updates that fill in and improve records

Our Coverage Nationwide

Find lease and sales comps across the US.

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4M
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1.5M
PROPERTIES

35B
LEASE SQFT

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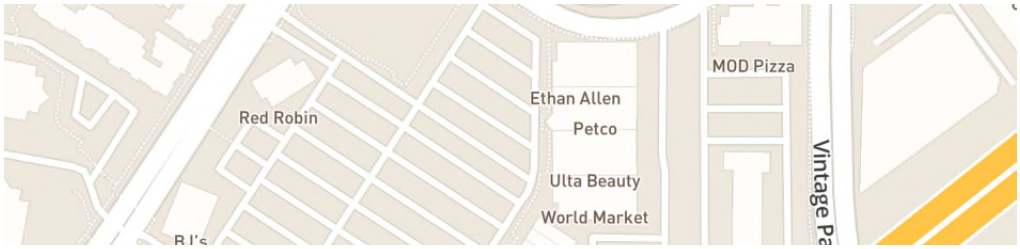

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Hobby Lobby

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 %

*Available to CompStak members and customers

VIEW FULL SALES HISTORY

2270 Bridgepointe Parkway Tenants:

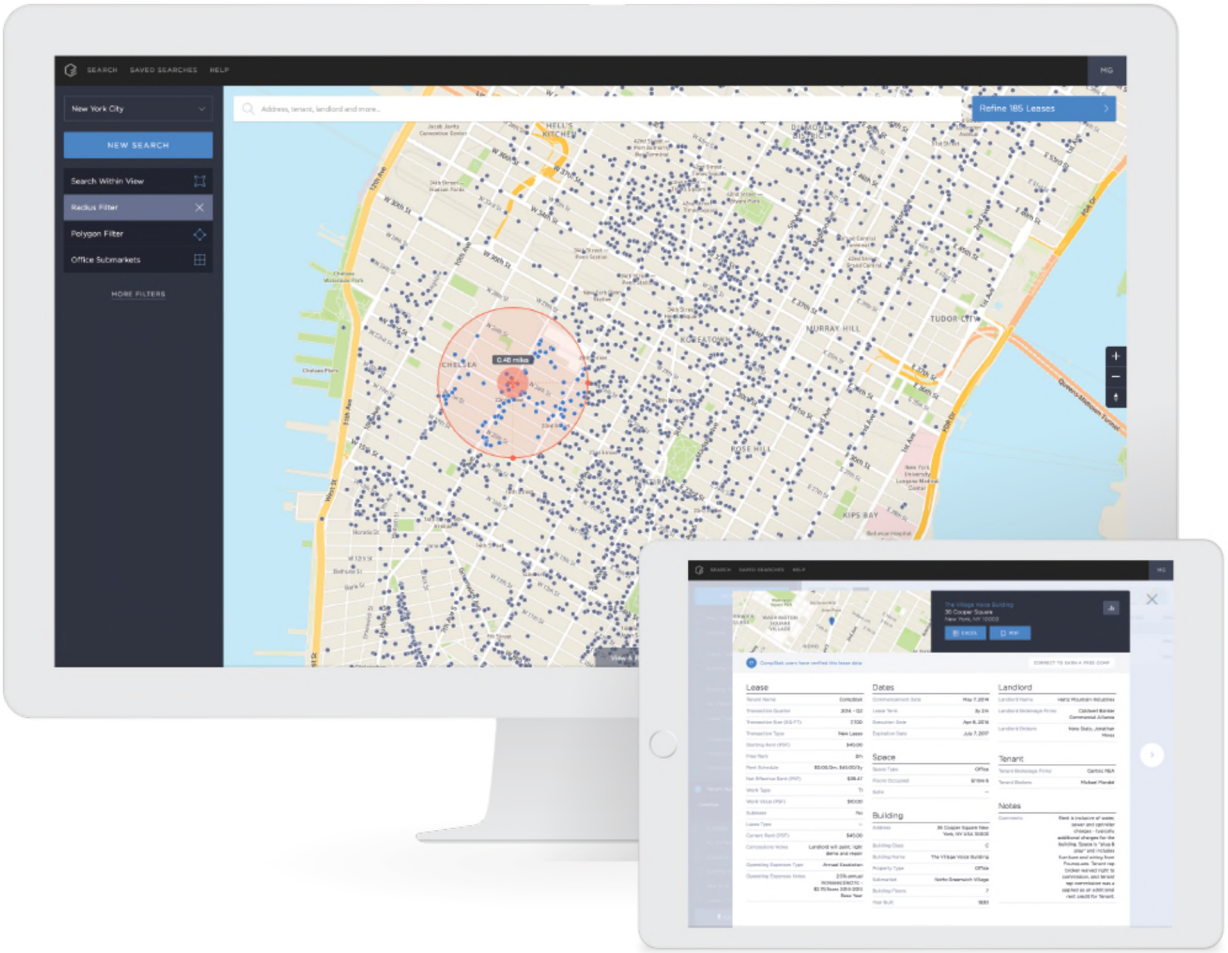
Hobby Lobby
2020 | New Lease

Comparable properties for 2270 Bridgepointe Parkway:

3000 Bridgepointe Parkway, San Mateo (Bridgepointe Shopping)

COMPSTAK PRODUCTS

Sign up for a CompStak account to access the full lease comparables at **2270 Bridgepointe Parkway**.



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- Baltimore
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- Buffalo
- California - Other
- Charleston
- Charlotte
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Kentucky - Other

Knoxville

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Long Island

Los Angeles - Orange - Inland

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Louisville - Lexington Metro

Maine

Massachusetts - Other

Memphis Metro

Miami - Ft. Lauderdale

Michigan - Other

Milwaukee Metro

Minneapolis - St. Paul

Minnesota - Other

Mississippi - Other

Missouri - Other

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Nebraska - Other

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New Jersey - Other

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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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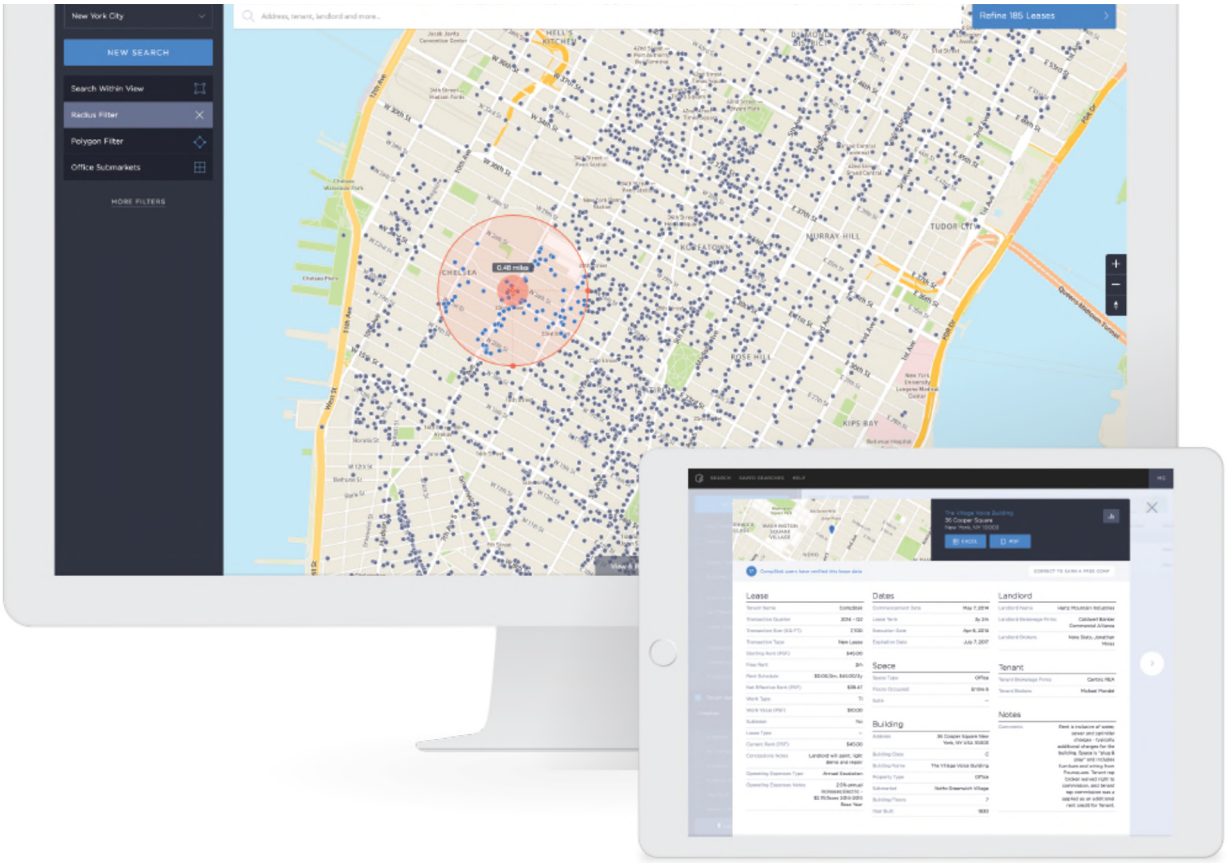

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Maryland - Other

Massachusetts - Other

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Miami - Ft. Lauderdale

Michigan - Other

Milwaukee Metro

Minnesota - Other

Mississippi - Other

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Nashville

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New Jersey - Other

New Mexico - Other

New Orleans

New York - Other

New York City

Norfolk

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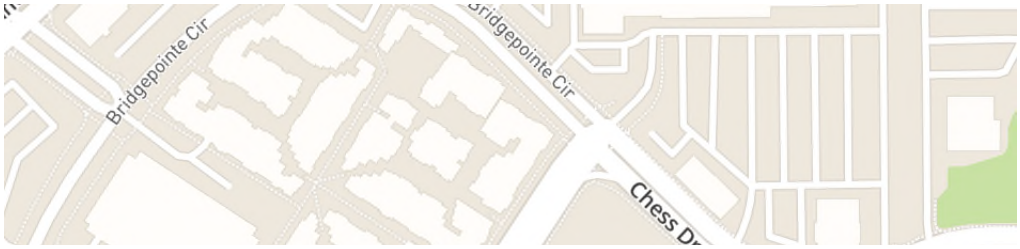

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Bridgepointe Shopping Center

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

VIEW FULL LEASE COMP

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)

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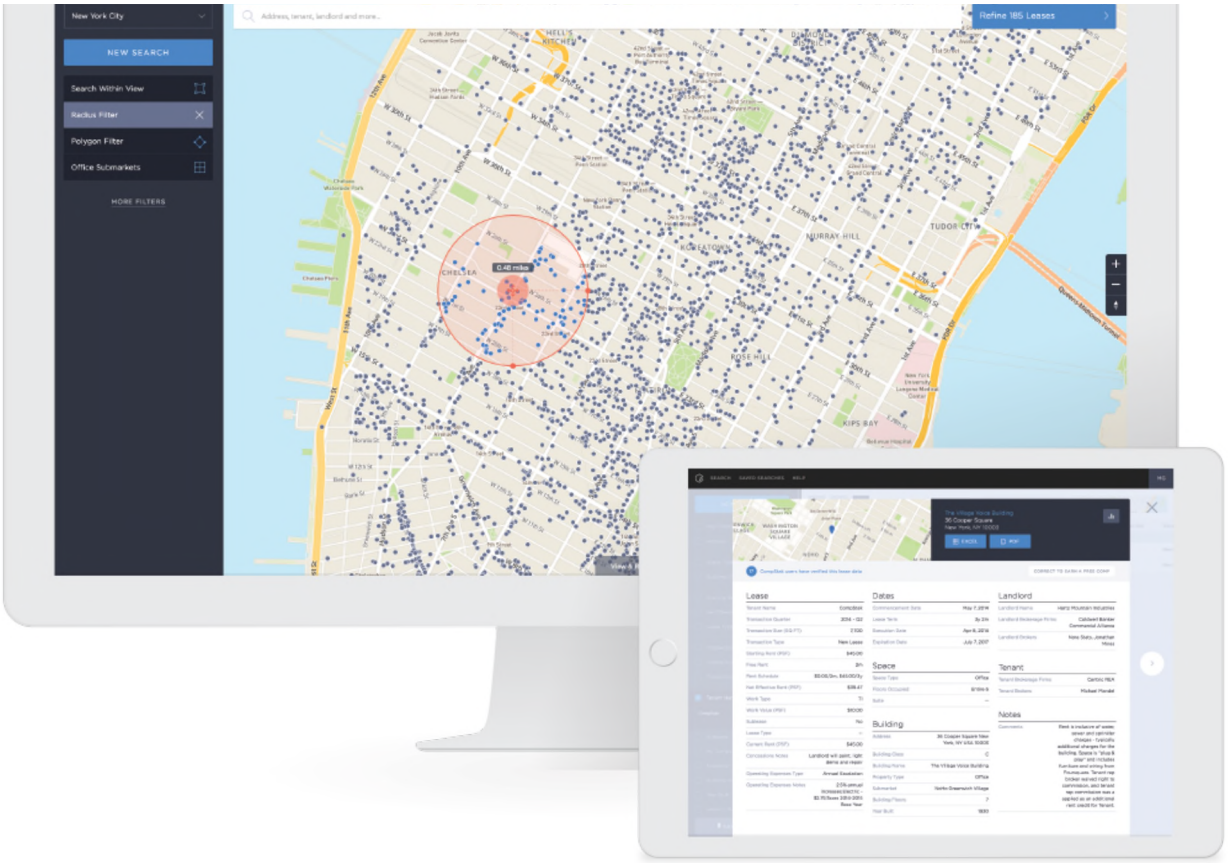

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Nashville

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Nevada - Other

New Hampshire

New Jersey - North and Central

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New Orleans

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New York City

Norfolk

North Carolina - Other

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Raleigh - Durham

Rhode Island - Other

Richmond

Sacramento - Central Valley

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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

2270 Bridgepointe Parkway Commercial Sales Comps.

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

2210 Bridgepointe Parkway Tenants:

California Fish Grill
2021 | New Lease

Comparable properties for 2210 Bridgepointe Parkway:

1661 Fashion Island Boulevard, San Mateo

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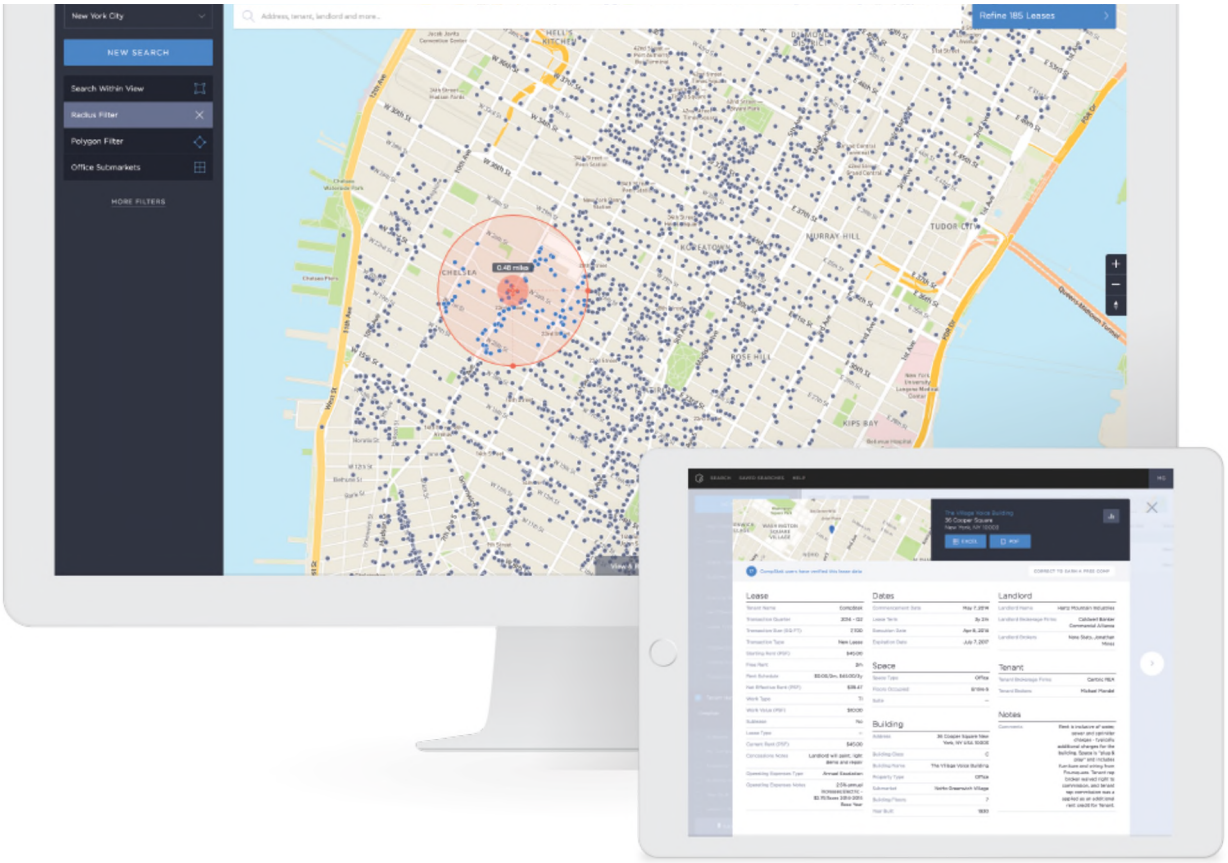
Sign up for a CompStak account to access the full lease comparables at **2210 Bridgepointe Parkway**.



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Arkansas - Other

Atlanta

Austin

Baltimore

Bay Area

Birmingham

Boise

Boston

Buffalo

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Knoxville

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Long Island

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Nebraska - Other

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Utah - Other

Vermont

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Wisconsin - Other

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APPENDIX TAB 6

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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)

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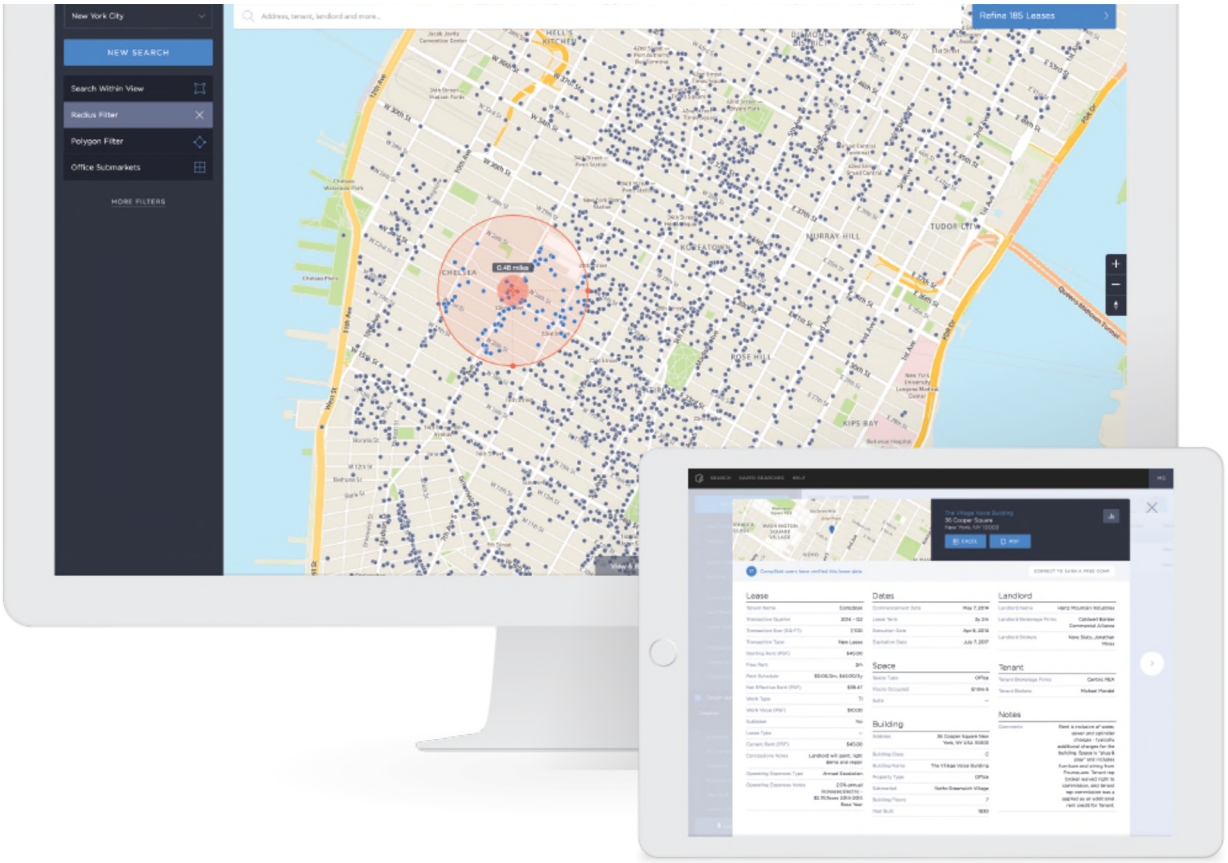

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Georgia - Other

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Indiana - Other

Indianapolis

Iowa - Other

Jacksonville

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Maryland - Other

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Nashville

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New Mexico - Other

New Orleans

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Norfolk

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Orlando

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San Francisco

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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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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.

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.

"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.

"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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Tags: **Commercial Real Estate**, **Development**, **Real Estate**, **Retail Development**

Author **George Avalos** | Business reporter
George Avalos is a business reporter for the Bay Area News Group.

gavalos@bayareanewsgroup.com

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California: Program Covers The Cost To Install Solar If You Own A Home In These Zips
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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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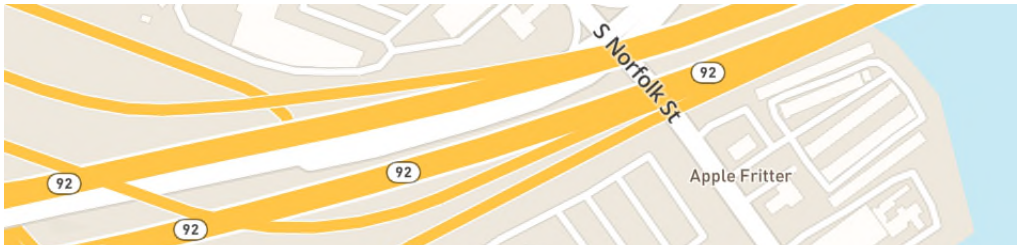

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The Atrium

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

SIGN UP

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

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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

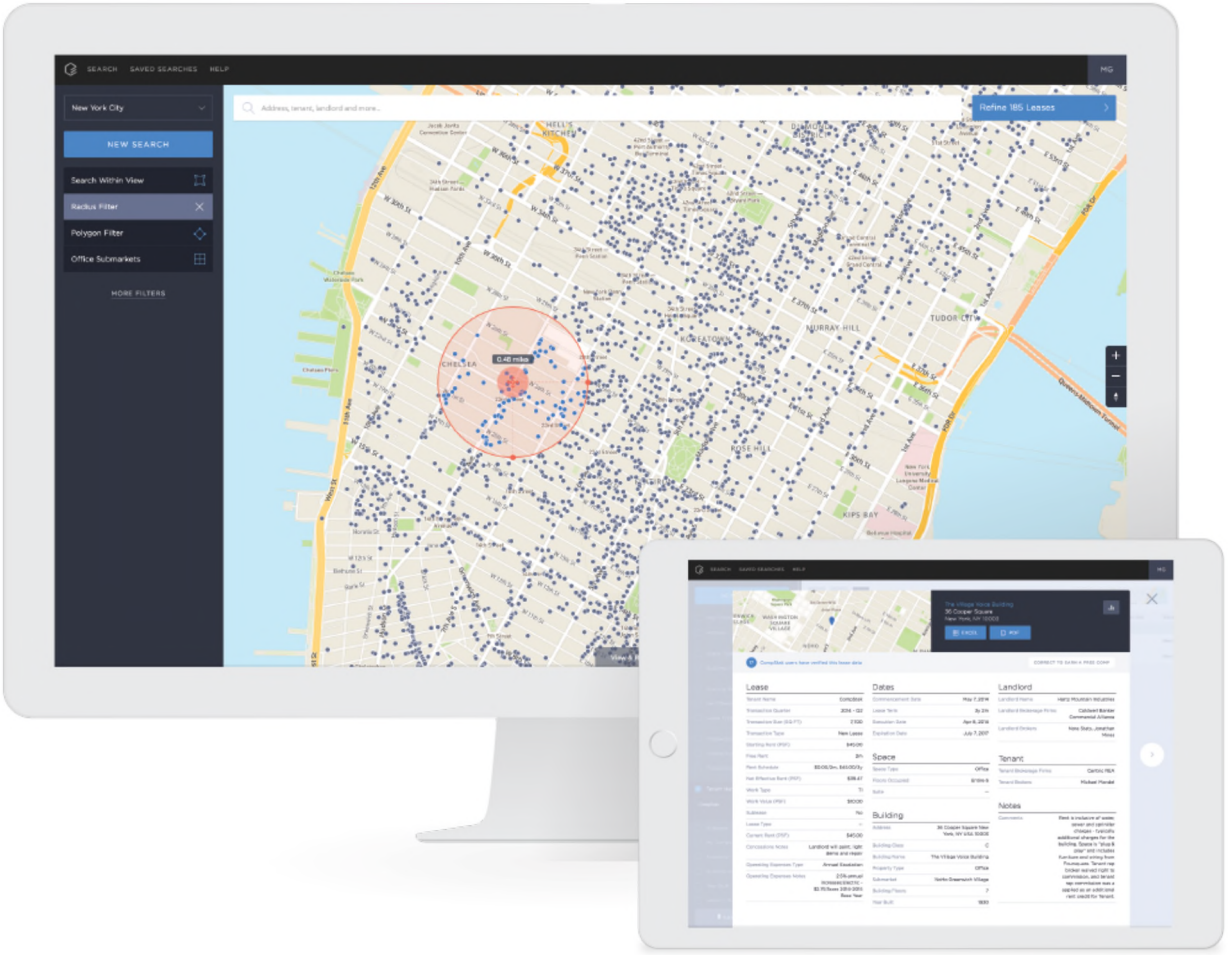
Comparable properties for 1900 South Norfolk Street:

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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Jacksonville

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Knoxville

Las Vegas

Long Island

Los Angeles - Orange - Inland

Louisiana - Other

Louisville - Lexington Metro

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Maryland - Other

Massachusetts - Other

Memphis Metro

Miami - Ft. Lauderdale

Michigan - Other

Minneapolis - St. Paul

Minnesota - Other

Mississippi - Other

Missouri - Other

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Nebraska - Other

Nevada - Other

New Hampshire

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New Jersey - Other

New Mexico - Other

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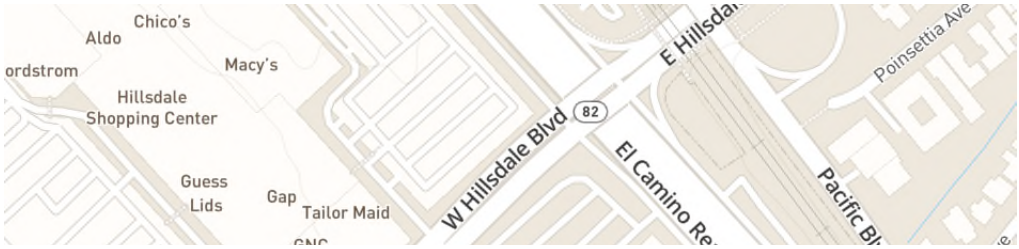

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Hillsdale Shopping Center

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

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

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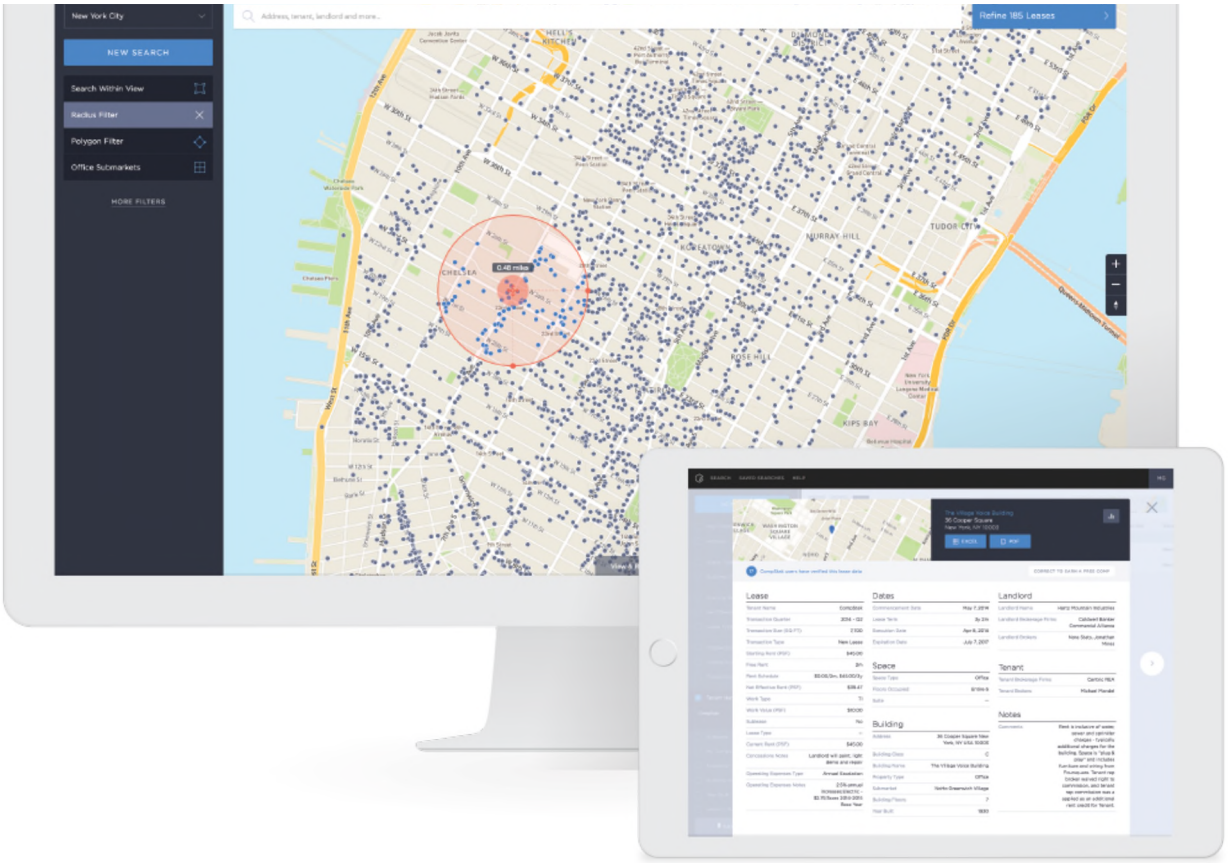

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Birmingham

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Boston

Buffalo

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Charleston

Charlotte

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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

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Louisiana - Other

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Maine

Maryland - Other

Massachusetts - Other

Memphis Metro

Miami - Ft. Lauderdale

Michigan - Other

Milwaukee Metro

Minnesota - Other

Mississippi - Other

Missouri - Other

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Nashville

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Nevada - 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

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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

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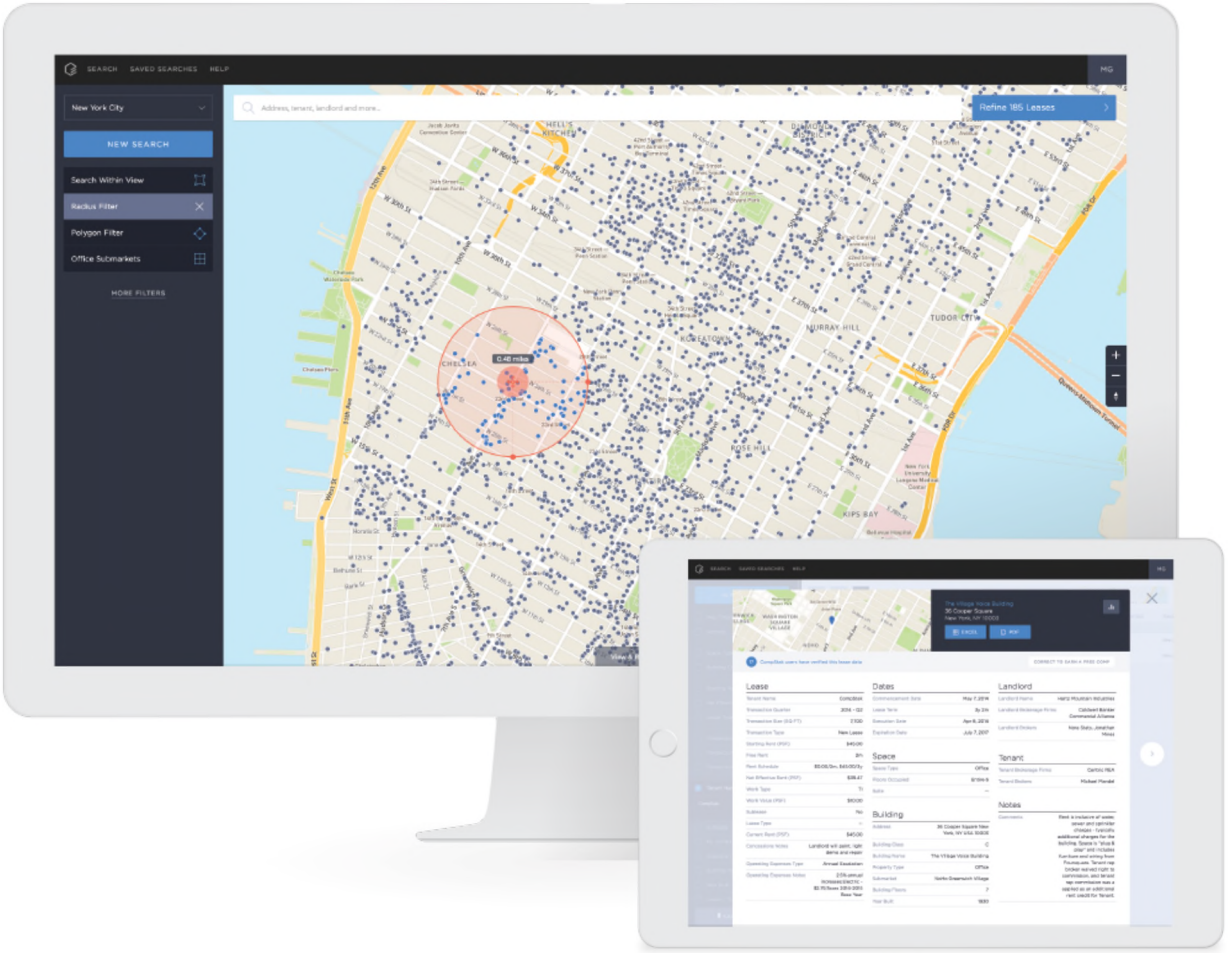

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navigate the company through tremendous growth, with over $17 million raised, 70 major markets launched, and a 45 person team.

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.

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

Colorado - Other

Columbus

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

Maine

Maryland - Other

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

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

Washington, DC

West Virginia

Westchester and CT

Wisconsin - Other

Wyoming

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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]

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[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]

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[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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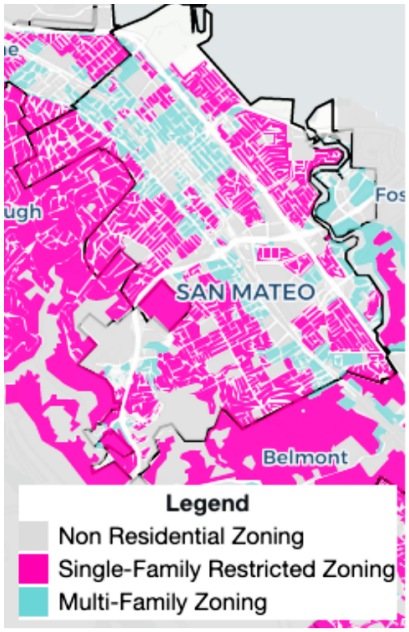
[9] Curtis Driscoll, "Hillsdale Mall seeks New Zoning", The Daily Journal, April 11, 2022 https://www.smdailyjournal.com/news/local/hillsdale-mall-seeks-new-zoning/article_6ebb7f56-b971-11ec-b53a-0f92f5a9aca1.html

[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/19UCFj_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

City Hall
330 W. 20th Avenue
San Mateo CA 94403
www.cityofsanmateo.org

Tuesday, April 26, 2022
Remote 7:00 PM
Regular Meeting

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

City Hall
330 W. 20th Avenue
San Mateo CA 94403
www.cityofsanmateo.org

Tuesday, May 3, 2022
Remote 7:00 PM
Special Meeting

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:

Patrice 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.

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.

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.

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)

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.

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.

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:

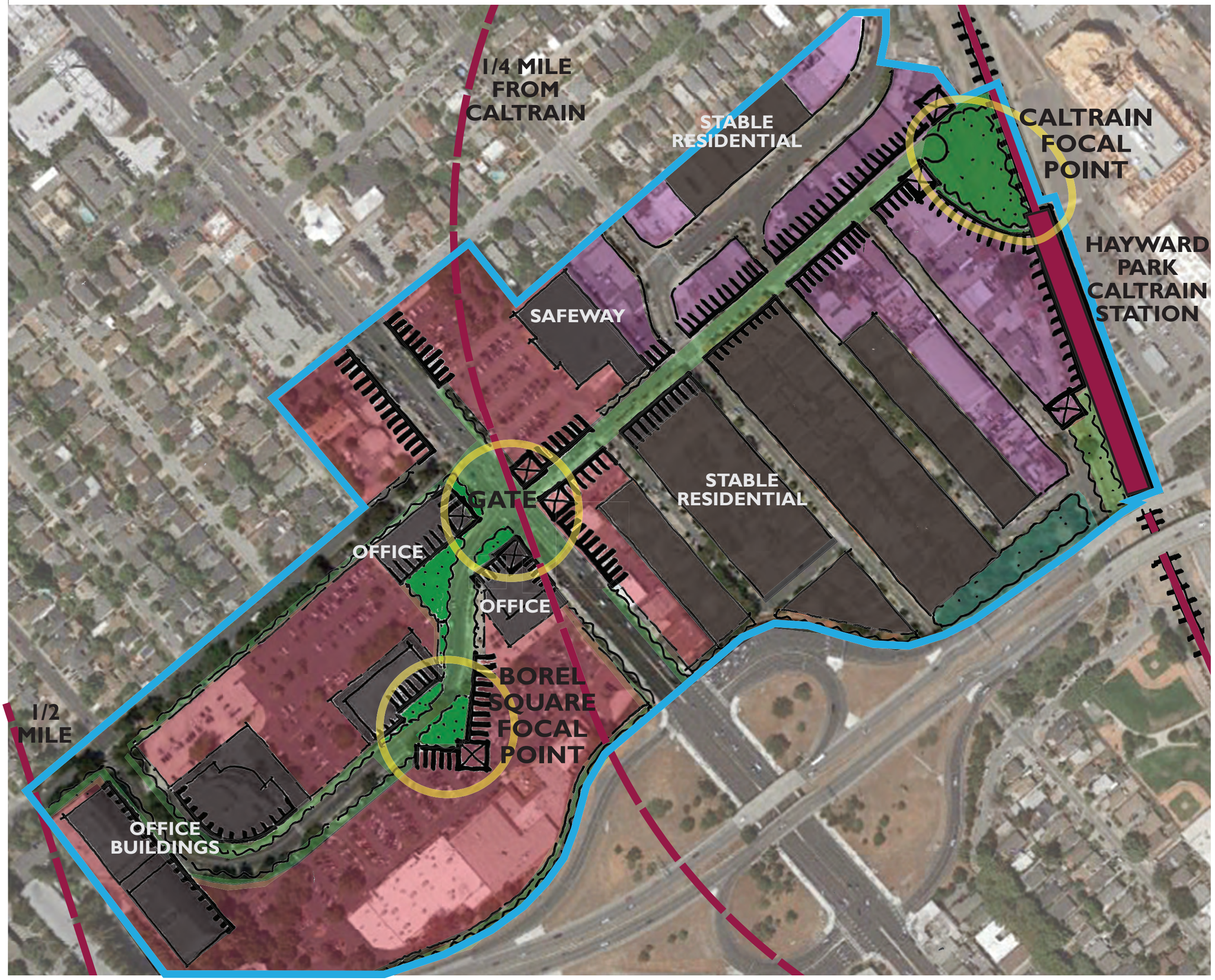
Amourence Lee

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'

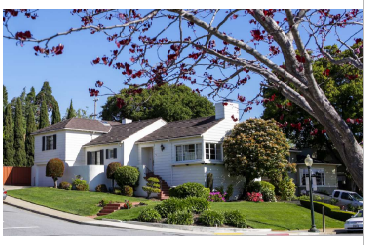
TAECKER PLANNING & DESIGN

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!

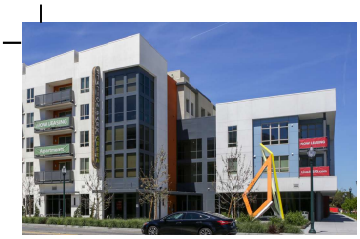
Responda a una encuesta rápida o únase a un taller en línea el Martes, 2 de Noviembre de 2021.
Más información en www.cityofsanmateo.org/HousingElement2023

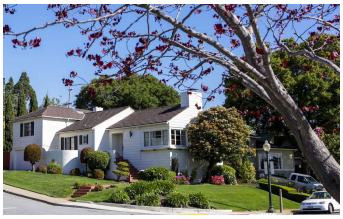
City of San Mateo
Housing Division
330 W. 20th Ave.
CA 94403

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**

Why does it cost so much to rent or buy a home here?

¿Por qué cuesta tanto rentar o comprar una casa aquí?

Do you think everyone has fair access to housing?

¿Piensa que todos tiene un acceso justo a la vivienda?

Have you been unfairly denied housing?

¿Se le ha negado injustamente la vivienda?

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

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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:_____

Version November 17, 2021

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?

CITY OF SAN MATEO
CALIFORNIA

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
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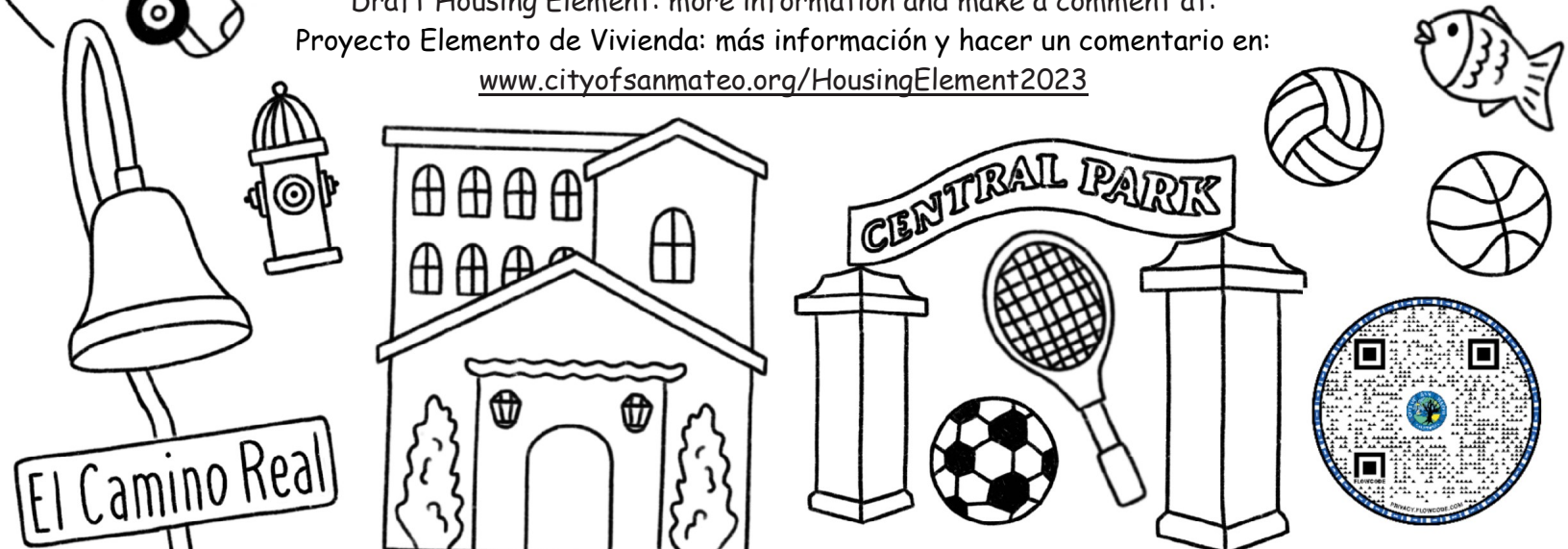
T	X	I	P	O	O	T	X	I	M	O	S	U	K	E	C
Z	D	X	O	D	J	B	G	D	B	Q	L	G	B	C	Q

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
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N	E	I	G	H	B	O	R	H	O	O	D	C	R	O	N
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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:
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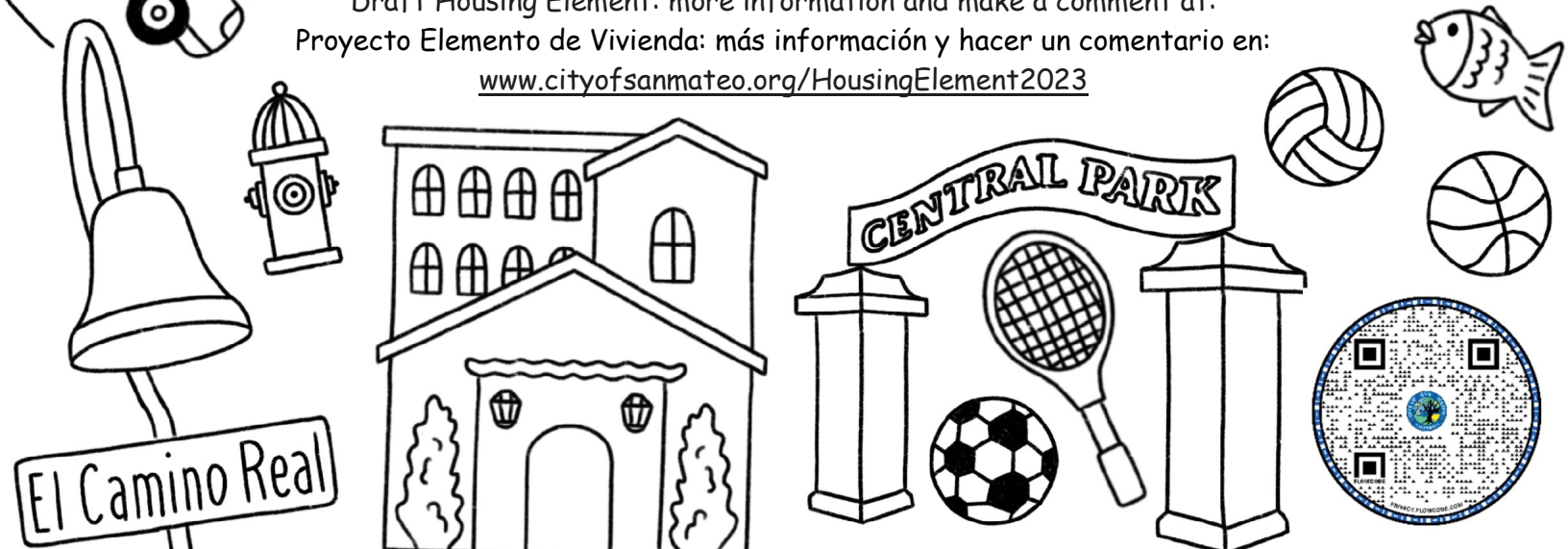

CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT

330 W. 20th Avenue
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(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

CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT

330 W. 20th Avenue
San Mateo, CA 94403
www.cityofsanmateo.org
(650) 522-7000

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 <u>significant</u> 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.

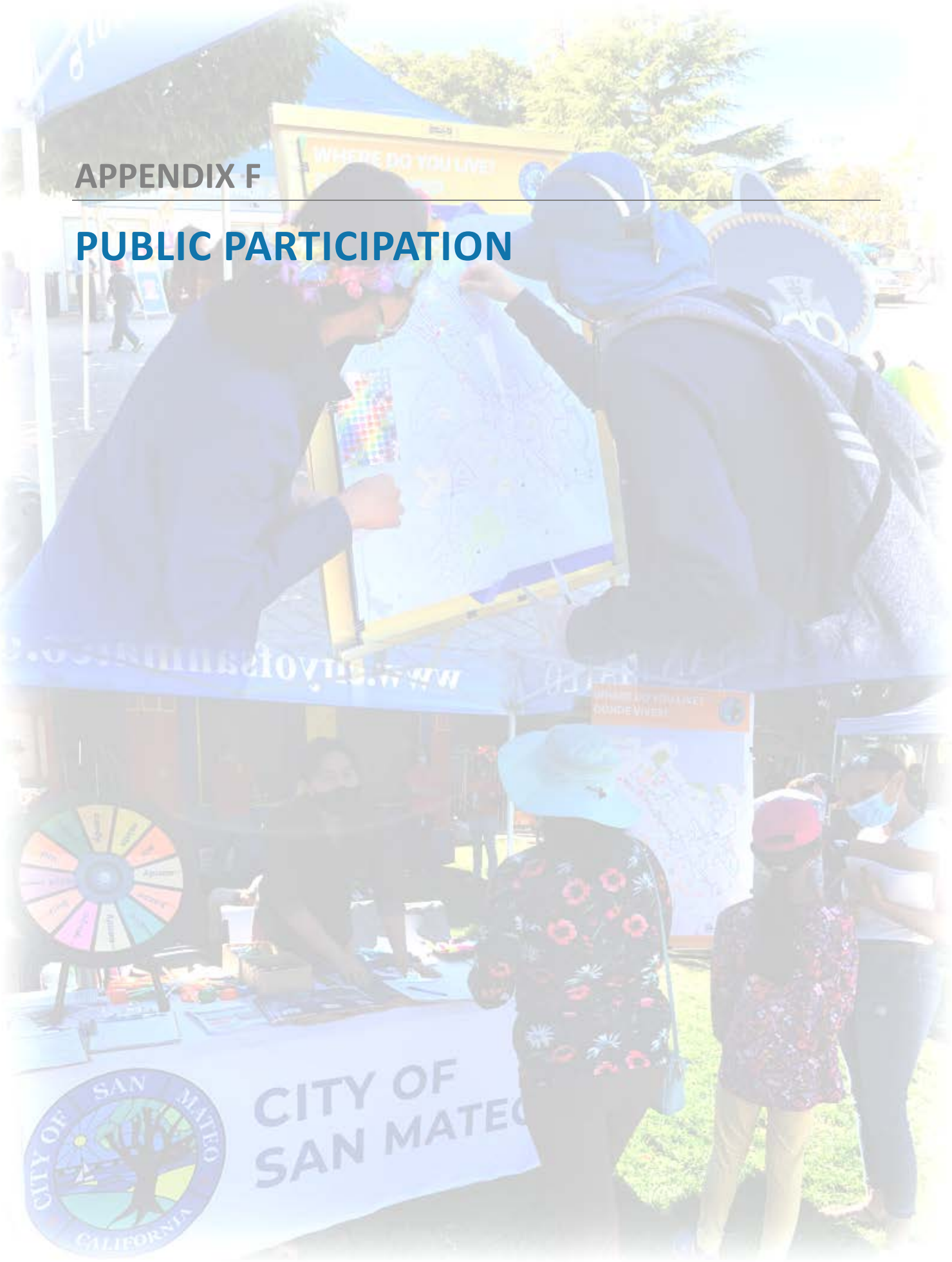
We hope that this information helps to address some of your concerns. As evidenced from the discussion above, the City is committed to achieving a certified Housing Element that meets, if not exceeds, its RHNA and AFFH commitments. If you have any questions or would like to further discuss, you can reach me at (650) 522-7207 or at zdahl@cityofsanmateo.org.

Sincerely,

Zachary Dahl, AICP
Interim Community Development Director

APPENDIX F

PUBLIC PARTICIPATION



CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT

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(650) 522-7000

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.

<u>Example Development Timeframe</u>
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.

<u>Consideration of Nonresidential Projects</u>
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)

CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT

330 W. 20th Avenue
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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.

<u>Consideration of Nonresidential Projects</u>

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%

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	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	Y	0.91	58%
	2041 Pioneer Ct	039-060-100							Yes	Y	1961	Y	0.84	58%
	2050 Pioneer Ct	039-060-060							Yes	Y	1961	Y	1	64%
	2070 Pioneer Ct	039-060-070							Yes	Y		Y	0.86	49%
	2055 Pioneer Ct	039-060-090							Yes	Y	1957	Y	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	Y	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

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
480 E 4th Ave. (Kiku Crossing) Multi-Family	Demo surface parking lot (City-owned parcel). Construct new seven-story, 100% affordable multi-family building with a separate five-level parking structure.	164	225	53%	CBD-S: Commercial and DT residential	**CC** approved. Permitted under applicable code and policies. Applicant utilized **State Density Bonus**	IS/MND	2.41	93	186%	Two Public Parking Lots	N/A - No Building	0	0.0	0.0
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
666 Concar Dr. Mixed-Use	Demo existing shopping center. New mixed-use buildings with commercial, office and residential uses.	935	961	97%	TOD: Mixed use	**CC** approved. Permitted under applicable code and policies. Applicant utilized **State Density Bonus**	EIR	14.51	66	132%	Regional Retail	1969 - 1991	1	0.3	2.6
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
1, 2 and 3 Waters Park Dr. Multi-Family	Demo office campus. New multi-family buildings with single-family, townhouses and condominium units.	190	190	100%	Rezoned from E1: Office to R3 multi-family	**CC** approved. PC approved PA modification, which was then appealed. CC upheld PC approval. Permitted under applicable code and policies. Applicant utilized **State Density Bonus.**	IS/MND	11.13	17	49%	Executive business park	1979	2	0.3	0.4
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

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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%.*

<u>Realistic Development Capacity</u>

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, AICP
Interim Community Development Director

Cc: Prasanna W. Rasiah, City Attorney
prasiah@cityofsanmateo.org

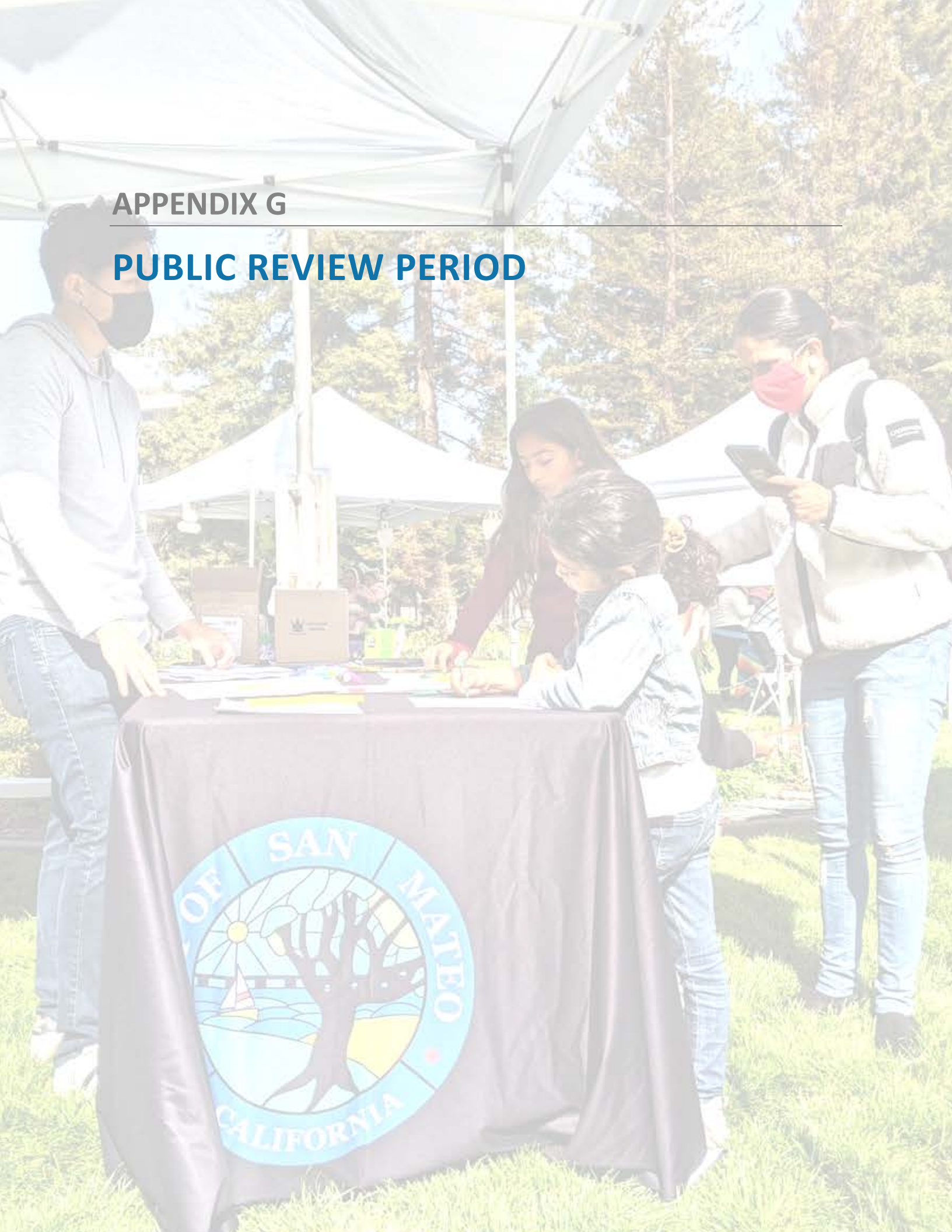
Exhibit 1 - Table 2 from Housing Element Appendix C

Exhibit 1

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
480 E 4th Ave. (Kiku Crossing) Multi-Family	Demo surface parking lot (City-owned parcel). Construct new seven-story, 100% affordable multi-family building with a separate five-level parking structure.	164	225	53%	CBD-S: Commercial and DT residential	**CC** approved. Permitted under applicable code and policies. Applicant utilized **State Density Bonus**	IS/MND	2.41	93	186%	Two Public Parking Lots	N/A - No Building
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
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
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
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
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
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
666 Concar Dr. Mixed-Use	Demo existing shopping center. New mixed-use buildings with commercial, office and residential uses.	935	961	97%	TOD: Mixed use	**CC** approved. Permitted under applicable code and policies. Applicant utilized **State Density Bonus**	EIR	14.51	66	132%	Regional Retail	1969 - 1991
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

Exhibit 1

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
S Delaware St. at Landing Ave (PA20-053) Bay Meadows Mixed-Use	New four-story mixed-use building g 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
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
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
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
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
1, 2 and 3 Waters Park Dr. Multi-Family	Demo office campus. New multi-family buildings with single-family, townhouses and condominium units.	190	190	100%	Rezoned from E1: Office to R3 multi-family	**CC** approved. PC approved PA modification, which was then appealed. CC upheld PC approval. Permitted under applicable code and policies. Applicant utilized **State Density Bonus.**	IS/MND	11.13	17	49%	Executive business park	1979
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
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



APPENDIX G

PUBLIC REVIEW PERIOD

APPENDIX G | PUBLIC REVIEW PERIOD

Public Review Period

- 1st Public Review Period Comments Received – April 6, 2022 to May 6, 2022
- 2nd Public Review Period Comments Received – December 30, 2022 to January 9, 2023
- Comments Received Post 2nd Public Review Period - January 10, 2023 to July 25, 2023
- 3rd Public Review Period Comments Received - July 26, 2023 to time of submittal

From: [redacted]
To: [redacted]
Subject: Housing Element Draft Plan. (HEDP)
Date: Wednesday, April 6, 2022 3:59:49 PM
Attachments: image574731.png

Ms Sandhir:
I have reviewed the email of the HEDP and have several questions and areas of concern. Firstly, why has the issue of current substantial vacancy rate in existing housing not being discussed or publicized. I have asked numerous officials including your office and the responses all seem to be " I'm not aware of the current figure." Nice evasion. Is there even any discussion or concerns relating to our declining population and technological changes allowing remote work and population shifts.

Secondly of the five items you wish to address, four relate to subsidized housing in one form or another and the fifth is "education " of housing issues. There is not one mention of how these changes will affect the quality of life in our city and how the impacted neighborhoods may change. There are many thousands of families whose primary net worth is represented by the value of their home. They have saved for a lifetime to enjoy the amenities of life in San Mateo. To the extent that these changes will affect many of these families, are their concerns not even worth some consideration and discussion?

Many of us hear anecdotally of significant vacancy factors in market rate housing. For rent signs are ubiquitous throughout San Mateo. I believe that an honest discussion of how much housing and affordable housing is truly needed before we blatantly accept an arbitrary mandate from the state . The first obligation of the city council should be to address the legitimate needs and concerns of the residents of San Mateo with the equal fervor that it devotes to implementing the state housing creation mandate.
John Monfredini
[redacted]

Sent from my iPad

John Monfredini

[redacted]

[redacted]

[redacted]

From: Susan Shankle [redacted]
Sent: Wednesday, April 13, 2022 3:08 PM
To: Housing
Subject: Housing Element

Hello,

The plan as written looks good, lots of good suggestions and goals. A few comments:

• What are we doing about water supply? Every new house and apartment is going to have sink taps, showers, dishwashers, toilets, and some with garden hoses. We are in a severe drought, and climate change suggests that might only get worse.

• How can we turn all those empty office buildings into housing? We know about the liabilities and zoning issues. But it's silly to talk about building more buildings when we have so many already in place, some practically new or even unfinished. They all are fitted with plumbing and electricity, and many have full cafeteria facilities. Put your imaginations to work and envision these spaces as potential housing for homeless and low-income San Mateans.

• Re: the homeless, are you working with existing entities that are already expert and experienced in these issues? Such as LifeMoves? https://www.lifemoves.org/

• What about rising sea levels? Is it wise to embark on a huge housing plan on sea-level land next to the Bay? Do we want to look like Hong Kong? It's a fabulous city but do we really want to duplicate that?

• Along with all these plans has to be education. We are lucky to have a diverse population of citizens from all over the world. People need to be educated about how to live in a crowded Bayside region: water use, recycling, transportation, parking, conservation, wildlands protection, environmental stewardship, the list goes on. If I was moving to an unfamiliar state or country, I would need to find out what my responsibilities would be, and how I could participate, support and respect the existing environment and animal life. Volunteers would be good for this, and cheap!

• A lot is said about how hard it is to build and do business here because of all the regulations, especially environmental. They exist for a reason. We have clean air and water and a high quality of life, compared to many parts of the world. We want to keep it that way. Don't back down or weaken those protections.

Thank you,
Susan Shankle
30-year San Mateo Resident
Lifetime Bay Area Resident

[redacted]

From: noreply@civicplus.com
Sent: Wednesday, April 6, 2022 11:02 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	Bob
Last Name	Stine
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	What consideration has been given to the additional needs for water that would accrue with the planned additional building of residential units?

Email not displaying correctly? View it in your browser.

From: Housing <housing@cityofsanmateo.org> on behalf of Housing
Sent on: Wednesday, April 6, 2022 10:45:22 PM
To: [redacted]-
Subject: FW: Housing Element

From: [redacted]
Sent: Wednesday, April 6, 2022 3:39 PM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element

I realize that there is some type of state mandate that requires counties to establish more housing in each of our CA counties. What I do not understand is the lack of obvious concern that California has experienced an alarming drought for years. The seriousness of this water shortage has an effect on our water usage. Considering the amount of new homes, this represents a huge increase in the use of water in a myriad amount of ways. Additionally, there seems to be a rational neglect for the demands of food and home supplies, quality schools, and teachers to staff those schools. There are significant shortages now in these areas, and yet, home building continues. I believe this is both irrational and irresponsible.

Without being caustic, I think the myopic vision of these home planners will result in insurmountable, adverse challenges in our future. Surely, someone on your committees realizes this.

Maureen Zane
76 year old resident of San Mateo

Subject: San Mateo's Draft Sixth Cycle Housing Element
From: [redacted]
To: [redacted]
cc: [redacted]

April 20, 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 Draft Housing Element as of April 10[1]. We previously sent in a letter reviewing San Mateo's Housing Element process and Draft Adequate Sites List as of January 14; this letter is posted at the City's website[2].

It is discouraging that the city has failed to address the issues previously raised. Furthermore, the city's draft policies do not address the city's constraints, and do not meet HCD's requirements[3] that programs include specific action steps, specific timeframes, and specific, measurable outcomes. Lastly, there is evidence that some sites on the inventory list will not be developed.

Previously Identified Issues Still Outstanding

The following issues identified in our previous letter have not been addressed.

- On page H-6 of the draft, the ADU numbers are still overestimated. Pages H-33 through H-34 justify this by stating that "The State now allows jurisdictions to count projected development of accessory dwelling units (ADUs) based on prior years' production averages". However, the state specifically recommends counting trends since 2018, when ADU laws were liberalized.[4] The city does not provide sufficient explanation to justify exceeding the safe harbor estimates. 480 are estimated; past production justifies an estimate of 344.
- On the same page, the nominal capacity of about 10.9k remains unrealistic. As shown in our February letter, previous production trends indicate a realistic capacity of only 908 units, far short of the realistic capacity needed to achieve the City's RHNA floor of 7,015 units.

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[1] https://www.cityofsanmateo.org/DocumentCenter/View/87532/San-Mateo-2023-2031-Housing-Element---DRAFT
[2] https://www.cityofsanmateo.org/DocumentCenter/View/87035/Additional-Correspondence-as-of-2-11-22, pages 1-10.
[3] https://www.hcd.ca.gov/community-development/building-blocks/index.shtml
[4] Housing Element Site Inventory Guidebook, https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sites_inventory_memo_final06102020.pdf, page 31.

- On page H-28, the city continues to incorrectly average residential project densities *by project*, failing to account for differences in project acreage. The expected density should be 43 du/ac, not 60 du/ac.
- On pages H-28 through H-31, the city uses the same incorrect averaging method for mixed-use developments, on a variety of levels. The expected density of mixed-use projects should be 29 du/ac, not 48 du/ac. (Excluding projects already on the Adequate Sites List, expected density is an alarmingly low 1.7 du/ac!)
- On pages H-40 through H-41, the city makes no mention of surveying property owners to determine whether or not they plan to redevelop their properties. Participating in county-wide listening sessions with builders does not solve this problem.
- In Appendix C[5], the details of the site inventory are still incorrect. Spot-checking APN 035-466-010, the city is still using *maximum* capacity, rather than *realistic* capacity, to figure site capacity, at least for some sites. Spot-checking APN 032-292-080, the city is still using sites under a half-acre for lower-income RHNA without justification, in violation of HCD's guidelines.
- Also in Appendix C, the site inventory lists 131, 139, and 149 Kingston as "Pending project", despite the relevant project having been withdrawn in August of 2021.[6] This is not an exhaustive inventory of incorrectly listed sites.

Inadequate "Missing Middle" Program

HCD's "Building Blocks" website states:

> Each jurisdiction must identify specific programs in its housing element that will allow it to implement the stated policies and achieve the stated goals and objectives. Programs must include specific action steps the locality will take to implement its policies and achieve its goals and objectives. Programs must also include a specific timeframe for implementation, identify the agencies or officials responsible for implementation, describe the jurisdiction's specific role in implementation, and (whenever possible) identify specific, measurable outcomes.

Section 5.3 (page H-47) of the draft says that one of the programs is:

> Support the production of more missing middle housing. *(Policies H1.4, H1.11 and H1.13*)

Policy H1.4 (page H-59) concerns ADU development, policy H1.11 (page H-60) is to adopt an SB 9 ordinance (which would merely adhere to state law), and policy H1.13's targets (same page) read:

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[5] https://www.cityofsanmateo.org/DocumentCenter/View/87528/APPENDIX-C---Housing-Resources
[6] https://www.cityofsanmateo.org/4004/Monte-Diablo-North-Kingston-SPAR

Evaluate sites that have potential for Missing Middle development. Research and evaluate policies and code amendments to allow for Missing Middle housing under SB 10 and schedule for City Council consideration.

The research and evaluation of policies to allow for Missing Middle housing should be done now, not later. missingmiddlehousing.org provides useful specifications for missing-middle housing.

For example, consider a front-loaded side-by-side duplex[7]. It's illegal to build in San Mateo's R-2 zone[8] because of insufficient off-street parking; the design provides two stalls, but San Mateo requires four. (Municipal code §27.64.160.)

Next, consider a front-loaded stacked duplex[9]. It's illegal to build in San Mateo's R-2 zone because of insufficient off-street parking; the design provides two stalls, but San Mateo requires four. (Municipal code §27.64.160.) It's also too narrow; the lot is forty-five feet wide, but San Mateo requires fifty feet. (Municipal code §27.18.040.)

Then consider an alley-loaded townhouse[10]. It's illegal to build in San Mateo's R-3 zone (the lowest-density zone which is supposed to support townhouses) because the front setback is insufficient; the design has ten feet, but needs fifteen. (Municipal code §27.22.070.) It's also too small; the parcel size is 2750 square feet, but it needs four or five thousand, depending on which area of the city it's in. (Municipal code §27.22.040.)

Identifying the portions of the city's code which prohibit missing-middle housing–parking mandates and minimum lot sizes–does not require a years-long research process. These are constraints, and the city's programs should focus on removing them.

Affirmatively Furthering Fair Housing

Site Locations

As noted in our previous letter, no sites in the city's inventory 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.

Air Quality Issues

The California Air Resources Board has published an Air Quality and Land Use Handbook[11] that considers the risks of poor air quality on sensitive receptors such as homes, daycares, etc, and

[7] https://missingmiddlehousing.com/types/duplex-side-by-side#idealized
[8] https://sanmateo.ca.us.open.law/us/ca/cities/san-mateo/code/27.20 (All zoning laws evaluated as of April 10, 2022.)
[9] https://missingmiddlehousing.com/types/duplex-stacked#idealized
[10] https://missingmiddlehousing.com/types/townhouse#idealized
[11] https://ww3.arb.ca.gov/ch/handbook.pdf

recommends against locating these uses within five hundred feet of a roadway that averages in excess of 100,000 vehicles/day. This standard was cited by the City at least once, as background[12] for a General Plan update in 2009. As far back as 2001, the City identified[13] Highway 92 (east of Delaware) and Highway 101, as routes exceeding this threshold. Current Caltrans data[14] shows that Highway 92 east of El Camino exceeds 100,000 vehicles per day. Specifically, the Caltrans data shows that Highway 101 daily vehicle counts range from 253,100 to 264,600[15], as it moves through San Mateo city limits. AB 686 and related legislation would discourage locating housing - certainly affordable housing - in areas subject to high air pollution, which is a burden disproportionately borne by disadvantaged communities. A number of sites are within five hundred feet of Highway 101 and Highway 92 east of El Camino, totalling 2,396 units (21.9% of total) and 925 affordable units. Compliance with AB686 suggests the following sites should not be included in the inventory:

Address	APN	Total Units	Affordable Units
1900 S. Norfolk St	035-391-090	245	99
2000 Winward Dr	035-610-030	160	24
1820 Gateway Drive	035-443-030	177	72
1800 Gateway Drive	035-430-060		
1850 NORFOLK ST	035-381-020	332	134
1826 NORFOLK ST	035-381-030		
19 KINGSTON ST	033-191-040	59	24
25 KINGSTON ST	033-191-060		
3 KINGSTON ST	033-191-070		
1017 3RD AVE	033-134-100	32	13
1015 3RD AVE	033-134-110		
245 HUMBOLDT ST	033-134-240		
1900 FASHION ISLAND	035-466-060	461	186
2260 BRIDGEPOINTE PKWY	035-466-070	97	39
2270 BRIDGEPOINTE PKWY	035-466-080	42	17

[12] https://www.cityofsanmateo.org/DocumentCenter/View/5229/Appendix-C-Air-Quality-Analysis
[13] https://www.cityofsanmateo.org/DocumentCenter/View/5126/7-Mobility-and-Access
[14] https://dot.ca.gov/programs/traffic-operations/census/traffic-volumes/2017/route-92-98
[15] https://dot.ca.gov/programs/traffic-operations/census/traffic-volumes/2017/route-101

3012 BRIDGEPOINTE PKWY	035-466-090	82	33
[NO ADDRESS]	035-466-110	89	36
1863 NORFOLK ST	035-383-200	105	53
1670 AMPHLETT BLVD	035-241-240	173	71
1700 AMPHLETT BLVD	035-241-250	122	49
1720 AMPHLETT BLVD	035-241-260	138	56
145 Kingston	033-171-040	35	0
139 Kingston	033-171-050		
131 Kingston	033-171-060		
1218 Monte Diablo	033-171-180		
480 N Bayshore Blvd	033-081-280	47	19

Evidence On Specific Sites

Hillsdale Mall

Hillsdale Mall (41 Hillsdale Boulevard) is identified in the Site Inventory as a 39.91 acre parcel with potential for a total 1,995 units, 808 of which are affordable (40.5%). HCD's Housing Element Sites Inventory Guidebook states that sites larger than 10 acres cannot be considered feasible for affordable housing without one of the following factors[16]:

> a) an analysis demonstrating that sites of equivalent size were successfully developed during the prior planning period with an equivalent number of lower income housing units as projected for the site, or
> b) evidence that the site is adequate to accommodate lower income housing such as developer interest, proposed specific-plan development, potential for subdivision, the jurisdiction's role or track record in facilitating lot splits, or other information that can demonstrate feasibility of the site for development. The housing element should include programs promoting, incentivizing, and supporting lot splits and/or large lot development, or
> c) a development affordable to lower income households has been proposed and approved for development on the site.

San Mateo's Housing Element states on page H-31 that "The City has a demonstrated track record of large site development, typically completed in phases, that includes affordable

[16] Housing Element Site Inventory Guidebook, page 17.

residential development. Station Park Green (12 acres), Concar Passage (14.5 acres), and Bay Meadows (175 acres) are examples of approved large development projects that include substantial numbers of affordable units.“ Of these sites, Concar Passage was not completed during the previous planning period; in fact, no site work has even begun. For the two projects that were completed during the prior planning period, each one contains substantially less affordable housing: 97 units for Station Park Green and 98 for Bay Meadows (the portion of the master plan that was actually completed during the last cycle)[17]. Furthermore, the City’s report contains no information about the availability of the Hillsdale Mall site, and contains no information about a specific development affordable to lower income households that has been approved for the site. As such, the City has not demonstrated that this site should be considered for affordable housing, and certainly not to the tune of 808 units, or 40% of the total. The estimated affordability of the project is not justified by the analysis provided.

If the City were to reasonably extrapolate from their track record of large site development, they would note that their percentage of affordable units delivered is much lower than 40% - closer to 10%. This would suggest that Hillsdale Mall could more reasonably expect 202 affordable units. They would also note that Station Park Green took 15 years to move from planning to completion, and Bay Meadows took 30 years. Hillsdale could reasonably be expected to land somewhere in between these two durations and so only about a third of the units would reasonably be delivered in the 6th cycle - 67 units.

The Hillsdale Mall site also includes, among the 40 total acres, approximately 11 acres that were recently redeveloped and re-opened in late 2019. Records show the owner obtained a $240 million dollar construction loan for this work[18]. It is not reasonable to assume that this investment would be demolished to make way for housing. HCD’s guidance states[19] that for non-vacant sites, existing uses must be considered:

> For example, an analysis might describe an identified site as being developed with a 1960’s strip commercial center with few tenants and expiring leases and, therefore, a good candidate for redevelopment, versus a site containing a newly opened retail center, an active Home Depot, the only grocery store in the city, etc. that is unlikely to be available for residential development within the planning period.

Therefore, this 11-acre portion should be excluded from the site inventory. When the overall site is thus reduced by 27%, the affordable unit count would proportionally drop - from a realistic 67 units delivered in the next cycle down to 49.

1900 S. Norfolk St

The City’s inventory describes this as a 1983 Class-B office building, and assigns it 245 units over 8.18 acres at 30 units per acre (including 99 affordable units). However, a cursory review

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[17] Compiled City data through 2020, RHNA annual reporting

[18] https://pe-insights.com/news/2022/01/05/northwood-investors-paid-257m-to-purchase-an-interest-in-mall-asset/

[19] Site Inventory Guidebook, page 25.

of the assessor's map reveals that the site is a "U" shape, wrapping around a PG&E substation with another corner carved off. This unconventional shape will reduce its effective density. Moreover, it contains an easement in PG&E's favor running across the site that further encumbers its development. As mentioned above, it is also within 500' of the intersection of Highway 101 and SR-92. These constraints, taken together, make this site unlikely to be developed.

2208 Bridgepoint Parkway

The City's inventory describes this as a vacant restaurant site, and assigns it 5 units over 0.37 acres at 13.5 units per acre. As a small site there are no affordable units. However, this site is not vacant; a restaurant, Lazy Dog Restaurant & Bar, is under construction and is slated to open in early May[20]. It is unlikely this brand new use will be discontinued in the next 8 years.

2210 Bridgepoint Parkway

The City's inventory describes this as a Hallmark retail store, and assigns it 5 units over 0.33 acres at 15.2 units per acre. As a small site there are no affordable units. This site is currently under construction and will open as a restaurant, California Fish Grill[21]. It is unlikely this brand new use will be discontinued in the next 8 years.

1900 Fashion Island Blvd

This site is owned by Target and it has come to our attention that James Tucker, Senior Director for Real Estate, has submitted a letter indicating that Target has no plans to change the use of their store in San Mateo. They also explained that the owners of the individual sites that comprise Bridgepoint Shopping Center are under an agreement governing the use of the sites. They did not share details, but explained that generally agreements of this type for shopping center do provide owners with site controls as to site design and uses.

71-77 Bovet Road

This site is currently developed as the "Borel Square" shopping center. It is our understanding that the owner is interested in developing but that the tenants do not wish to leave. The owner has offered "buyouts" to the tenants to break their leases but to date they have all refused. We understand the CVS and 24 Hour Fitness have long term (30 year) leases and at least one other tenant has 7 years remaining on their lease with an option to extend for another 10 years at market rate. Given the tenant opposition to discontinuing their uses, it seems unlikely this site will be developed within the next 8 years.

Please address the issues raised our original letter in order to identify enough sites and commit to an appropriate program of rezoning and constraint removal in a manner that is consistent with

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[20] https://www.smdailyjournal.com/news/local/lazy-dog-restaurant-opening-in-san-mateo/article_7a53bf46-9b7a-11ec-9577-33f27fd5aefd.html
[21] https://www.cafishgrill.com/pages/san-mateo

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,

[redacted]
Campaign for Fair Housing Elements

[redacted]
Peninsula for Everyone

[redacted]

From: Housing
Sent: Friday, April 22, 2022 9:02 AM
To: [redacted]
Subject: FW: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, April 21, 2022 9:25 PM
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	David
Last Name	Karp
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	Typical developer slop.

Email not displaying correctly? View it in your browser.

[redacted]

From: Housing
Sent: Monday, April 25, 2022 2:55 PM
To: [redacted]
Subject: FW: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, April 24, 2022 9:57 PM
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	Kailun
Last Name	Wu
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	Hello San Mateo city planners, A little bit about myself: I first moved here in 2015 and then bought a house in Hillsdale in 2019. I'm married and work full time. I do not speak on behalf of any political organization or government. To me San Mateo is unique. It's connected to SF and South Bay, ocean and redwood forests. Perfect weather all year. Diverse population. The downtown is a rare walkable gem. Strong economy. Most cities in the world would dream of these resources. And yet I know how impossible it is for younger generations to buy a home. I feel it. Everyone in an open house knows it. There’s simply not much available within budget on Redfin. I’m deeply worried that the city is becoming too exclusive and rich so I started following the city planning meetings. The new

general plan is very encouraging and I hope we all work together to keep the momentum.

My thoughts on the housing elements:

1. Re-zone for medium density or missing middle wherever possible. We should model after Germany and Netherlands. 4-6 stories will be both dense and not too towering.

2. Re-zone for mixed use blocks. Make homes close to offices and groceries and restaurants and vice versa so that residents don't have to drive (because of the distance). Otherwise people will again reach for cars and cause congestion, making it even harder to up-zone.

3. Encourage the city to connect to the majority of people who aren't in the public hearings. Most people aren't aware of city planning and are too tired from work, from school, from parenting. Yet they are the silent majority who will be impacted.

Every idea is flawed and implementation is flawed too. But stagnation will only make our city more exclusive and unsustainable. Thank you so much for your hard work. San Mateo with more new homes will only match and strengthen our values. The current and future generations will live in what we choose to zone build.

Regards,
Kai

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SIERRA CLUB
LOMA PRIETA CHAPTER

SAN MATEO, SANTA CLARA & SAN BENITO COUNTIES

April 26, 2022

City of San Mateo City Council
330 West 20th Avenue
San Mateo, CA 94403

Subject: **San Mateo 2023-2031 Housing Element - Draft**

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

The Sustainable Land Use Committee of the Loma Prieta Chapter of the Sierra Club (SLU) advocates on land use issues in San Mateo and Santa Clara Counties. Thank you for providing the opportunity for SLU to provide input on the Draft San Mateo 2023-2031 Housing Element.

The overall draft Housing Element (HE) is a good start, but more focused and stronger policies and programs are needed to have a reasonable expectation of meeting the RHNA number of 7,015 new housing units, particularly for affordable units.

Reaching the RHNA unit goal will require major changes in the speed of development in San Mateo. In order to reach the goal of 7,015 new units from 2023-2031, the city must add almost 900 new units each year. That is roughly the equivalent of building a new Concar Passage each year[1]. This will be infeasible unless a major effort is made to streamline and accelerate housing development. And, of course, it is important that new development also be thoughtfully designed to accomplish all the other General Plan goals of open space, quality of neighborhoods, etc. The HE Housing Plan (p.H-55 to H-74) needs to demonstrate a significant change to current policies and programs in order to realistically be able to reach the goal. This will not be easy, as the new RHNA goals are well above the rate of new housing added over the last few decades[2]. But it must be done if we are to adequately address the housing crisis in the region and leave the city well positioned for future generations to prosper.

The HE rightly points out that the housing problem is a regional one and that each city needs to meet or exceed its goal if the housing crisis, particularly for affordable housing, is to be solved. The lack of affordable housing on the Peninsula is a significant contributor to environmental degradation as workers must commute long distances by car, emitting GHG as well as other pollutants. It also leads to sprawl as more development is done in areas that were open space or agricultural land.

There are specific areas that will need to be retained or expanded to make sure the final HE contains the key actions needed to make significant progress on addressing the enormous lack of affordable housing

[1] **Concar Passage** is the largest housing project approved in recent years and required major time and effort for approval. Developing a project like this each year, will therefore require a major effort above the current processes.

[2] **The 2015-2022 RHNA** was 3,164 units and with only one year left it has 2,573 units completed. This current RHNA number is less than half the new RHNA number; thus, demonstrating the steep challenge of meeting the new RHNA number of 7,015.

in the Bay Area. Listed below are the most important goals, policies and programs in the draft HE that need to be retained and strengthened in the final HE.

1. The HE aims for a 56% buffer above the RHNA. This is a minimum, but perhaps a higher number should be considered as the ability to actually build out housing has proven, over time, to be very difficult.
2. Increasing affordable housing is emphasized in the draft HE and that is good. But the "buffers" for affordable housing levels are only 14%, 55% and 37%, while the buffer for market rate housing is 87%. The percentage buffer for affordable units should be at least as high as the buffer for market units since affordable units are needed more and are harder to develop. The affordable housing should be more strongly focused on low, very low and extremely low-income housing, as these are where the largest needs are and where the lack of inventory is the largest. The very poor jobs/housing fit[3] in the Peninsula can best be addressed with a focus on more affordable housing. As noted in the HE draft[4], the lack of affordable housing was one of the major concerns expressed by the public.
3. Funding that can be used to support affordable housing is a fundamental need and more must be done to obtain funding. Affordable housing has to be subsidized and a lack of funding will limit the ability to build the needed affordable housing, particularly for low and very low-income units. This could include establishing or increasing: Vacancy Tax, Commercial Linkage Fees, and Transfer Tax. It is particularly important that funding focus on repairing the legacy of discrimination in housing for groups like African Americans. The following policies and programs should be strengthened to accomplish this goal:
    a. H 1.2 - Utilize Public Funding for Low/Moderate Income Housing
    b. H 1.3 - Increase Below Market Rate Unit Production through Density Bonus/Community Benefits Programs
    c. H 1.18 – Fee Schedule Review
    d. H 3.3 - Evaluate Housing Revenue Sources
    e. H 5.1.1 - Adjust the City's Below Market Rate (inclusionary) program to provide larger density bonuses, and/or increased city support in exchange for affordable units that address the needs of residents with disproportionate housing needs
    f. H 5.1.2 - Participate in a regional down payment assistance program with affirmative marketing to households with disproportionate housing needs including persons with disabilities, single parents, and Hispanic households
    g. H 5.1.3 - Support the design of a regional forgivable loan program for homeowners to construct an ADU that is held affordable for extremely low-income households for 15 years

4. In addition to increased funding for affordable units, the HE should prioritize policies and programs that reduce costs and streamline the processes for affordable units. The following policies and programs should be strengthened to accomplish this need:

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[3] **Jobs/Housing Fit:** Jobs/housing fit means that the majority of homes within the city are affordable to the majority of employees who work in the city, and conversely, the jobs in the city pay enough to cover the cost of housing in the city. Without an adequate jobs/housing fit, businesses find it difficult to hire and retain lower-income employees.

[4] **Page H-43**

a. H 1.6 - Streamline Housing Application Review
b. H 1.8 - Adopt Objective Design Standards
c. H 1.9 - Create Minimum Densities for Mixed-Use Residential Projects
d. H 1.10 - Establish By-Right Housing Designation for Prior Housing Sites
e. H 1.12 - Encourage Residential Uses within Housing Overlay

5. Almost the entire city, including R1 areas, will need to contribute to the increased housing through such mechanisms as expanded Missing Middle Units (duplex, triplex and fourplex) and ADUs and, possibly, new mechanisms enabling multi-unit housing on properties with a Residential Neighborhood General Plan land use designation, which generally covers single-family neighborhoods. Increased density should be focused within half mile of transit to align with Climate Action Plan goals for greenhouse gas reductions.

The Climate Action Plan requires attention to creating easy pedestrian and bicycle access to reduce greenhouse gas emissions (GHG). Therefore, while it is important to retain this broad opportunity for more housing, since R1 is a major part of the total area of the city, it is important to keep in mind that creating easy pedestrian and bicycle access to amenities and to transit is a critically important goal for the Climate Action Plan.

The "15-minute Neighborhood" [5] [6] concept needs to be included in the General Plan, along with the Housing Element, as it would facilitate creating more housing in R1 neighborhoods while simultaneously reducing GHG. This is a mechanism that would insert community amenities, such as small neighborhood retail nodes, into otherwise auto-dominated areas such as R1 neighborhoods.

Even more priority should be placed on these efforts. The following policies and programs should be strengthened to accomplish this need:

a. H 1.4 - Incentivize Accessory Dwelling Units Development with streamlined approvals, development subsidies, or low or zero interest loans for construction cost
b. H1 11 Consider how Opportunity Housing can be useful to create new housing in R1 neighborhoods within 1/2 mile of the transit corridors
c. H1-13- Encourage Development of Missing Middle Housing especially within a half mile of transit.
d. Include overlay zoning, in the General Plan, for "15-minute Neighborhoods" allowing insertion of small new neighborhood retail nodes with Green Streets network [7] to create walkable bikeable neighborhoods, with the daily amenities, to reduce auto trips and create healthier walkable neighborhoods, convenient for all ages including kids and seniors.

[5] 15-minute neighborhoods are being created in many cities especially post-COVID. https://www.strongtowns.org/journal/2019/9/6/7-rules-for-creating-15-minute-neighborhoods)

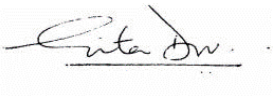
[6] Embraced by Mayors around the world, Portland and several small US cities have embraced the concept to rebuild their economies while creating healthier cities. https://en.wikipedia.org/wiki/15-minute_city

[7] How to insert a Green Street network into an existing City. Sierra Club Loma Prieta https://www.sierraclub.org/sites/www.sierraclub.org/files/sce-authors/u4142/Green%20Streets%20Presentation%20-%201-20-21%20DC.pdf

5. Climate Change is real. [8]No mention is made of how housing, particularly new housing, needs to be located so as to be resilient to climate change. Sea levels are predictably going to rise more swiftly in the coming decades, according to the California Ocean Protection Council. [9] Wildfires are also predicted to become an increased threat with the continued drought and encroachment into the forested hill areas of our city. The increased risks of sea level rise (SLR) near the Bay and wildfires in the hilly areas needs to be factored into identifying areas for higher density and more affordable housing.

We ask that you consider this information as you finalize the Housing Element for submission to the State. SLU is prepared to help the City in advancing the HE as it is finalized and when it goes into effect.

Respectfully submitted,



Gita Dev, Co-Chair
Sustainable Land Use Committee
Sierra Club Loma Prieta

Cc: James Eggers
Executive Director
Loma Prieta Chapter Sierra Club

Gladwyn d'Souza
Conservation Committee Chair
Loma Prieta Chapter Sierra Club

[8] **Ocean Protection Council- Sea Level Rise Guidance:** The rate at which sea levels will rise can help inform the planning and implementation timelines of state and local adaptation efforts. Understanding the speed at which sea level is rising can provide context for planning decisions and establish thresholds for action… https://opc.ca.gov/webmaster/ftp/pdf/agenda_items/20180314/Item3_Exhibit-A_OPC_SLR_Guidance-rd3.pdf

[redacted]

From: Housing
Sent: Wednesday, April 27, 2022 9:17 AM
To: [redacted]
Subject: FW: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, April 26, 2022 11:22 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	Larry
Last Name	Garnick
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	I am a single family home owner at [redacted] and have been a resident of San Mateo for 30 years. I believe San Mateo is already too congested and the City should not pursue a plan for population or housing growth. The City's proposed growth plans are frightening.

Email not displaying correctly? View it in your browser.

[redacted]

From: Housing
Sent: Wednesday, April 27, 2022 9:16 AM
To: [redacted]
Subject: FW: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, April 26, 2022 1:20 PM
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	John
Last Name	Tastor
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	It appears thatthe 25th Avenue corridor between El Camino and Hacienda has been eliminated. The Study Zone did include the First Presbyterian church parking lot on the NW corner of 25th & Hacienda. There is strong interest in our congregation to build approximately 70 low-income Senior Apartments on this parcel as well as 190 West 25th. We would appreciate consideration of these parcels as potential sites for residential development.

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[redacted]

From: Housing
Sent: Thursday, April 28, 2022 11:33 AM
To: [redacted]
Subject: FW: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form

[redacted]
Administrative Tech| Housing
330 W. 20th Ave., San Mateo, CA 94403
650-522-7239|[redacted]

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, April 28, 2022 11:19 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	Annonymous
Last Name	Annonymous
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	Hello, I want to show my support for a Housing Element that respects the single family home neighborhoods in the the City of San Mateo. As a long time resident and voter, the collected voice

should be heard. We said yes to measure Y and we do not want our single family neighborhoods zoning changed. I moved to San Mateo to live in a quiet neighborhood and scrounged and saved to realize the dream of owning a home. I feel your Planning Commissioners are not listening to the voice of the community and clearly have their own agenda and are out of touch. It does not go unnoticed that your two newest commissioners are more interested in proceeding on their own agenda than do what is best for all areas of San Mateo. I think the Planning Commission need to listen to real people and stop taking their lead from developers and their own misguided agendas.

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[redacted]

From: [redacted]
Sent: Thursday, April 28, 2022 3:23 PM
To: [redacted]
Subject: Fwd: Planning Commission Regular Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Nicky,
A comment for housing element to add.
Mary

Begin forwarded message:

From: [redacted]
Date: April 28, 2022 at 2:15:03 PM PDT
To: [redacted]
Subject: FW: Planning Commission Regular Meeting

[redacted]
City Clerk | City of San Mateo
330 W. 20th Ave., San Mateo, CA 94403
650-522-7042 | [redacted]

From: Chris Conway [redacted]
Sent: Thursday, April 28, 2022 10:54 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Planning Commission Regular Meeting

My inquiry to the San Mateo City Council is how was the selection of Diana Elrod as San Mateo's consultant in the Planning Commission Regular meeting 04.26.22 determined and who made the selection? I would like to know what this consultant to San Mateo is being paid for work and why a consultant as left leaning as this person (they/them) was selected. It seems they/them is a fellow Columbia University alumnus like one of our very own council people (gender neutral to avoid offending anyone). This person's views can easily be seen by reviewing who they/them advocate for.
Also, a request went out for more feedback on Housing Element and development within our city. Why does the city council continue to ask for more feedback when they do not listen to anyone unless they share their same progressive housing policies? It is much too late to try to spin this entire process as anything less than fair, honest and transparent. It is a complete sham to those who actually follow this convoluted procedure and actually know who our council members actually are and what they support. Sad to see what the city council of San Mateo has turned into what it has done to divide our city into sections based on race and wealth. The racial undertones of comments by the city council, contributors and consultants are enough to anger many residents who have lived in and contributed much more to

this city than all of you. Stop ruining San Mateo, you had no part in creating or developing this city to what it is today.
Time to set policy in front of voters instead of behind your screens. End this very undemocratic process of conducting council meetings via Zoom. Face your constituents, or are you too timid to do that.

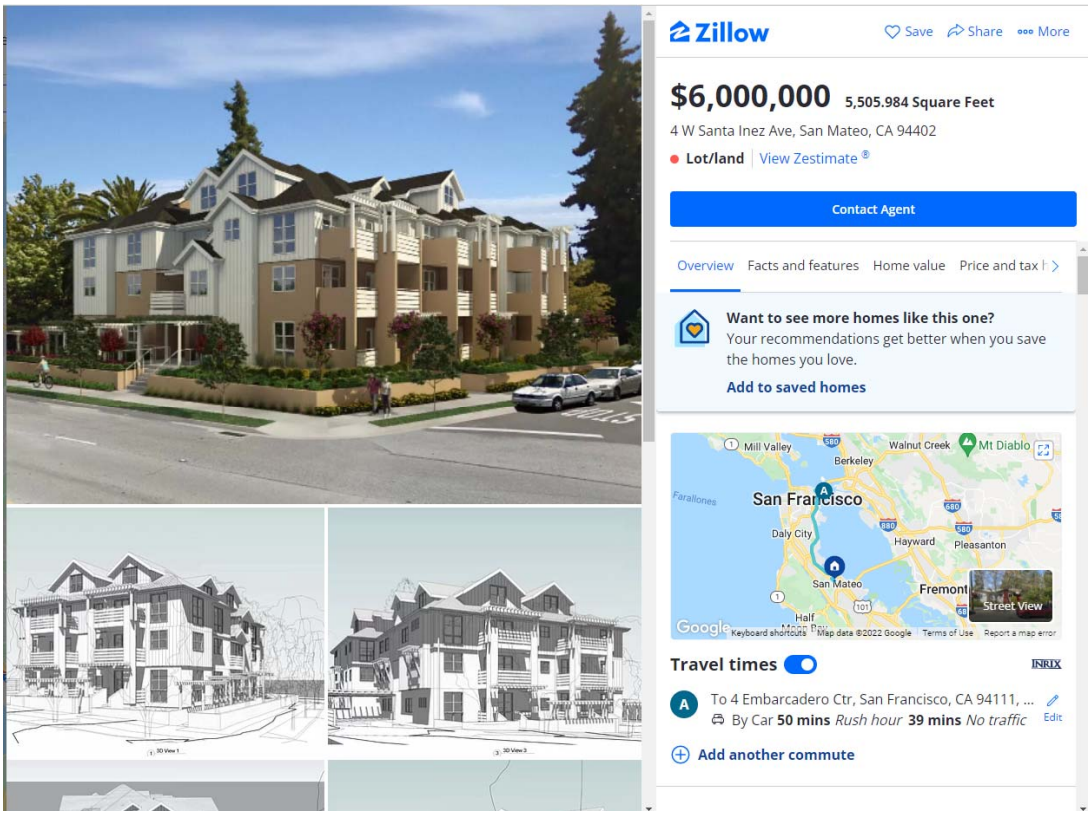
Chris Conway
San Mateo, Ca.

[redacted]

From: Housing
Sent: Thursday, May 5, 2022 4:02 PM
To: [redacted]
Subject: FW: Housing Element Comment

From: Thomas Morgan II [redacted]
Sent: Thursday, May 5, 2022 3:18 PM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element Comment

The screenshot below is the problem with simply upzoning and the loss of local control, it simply drives up the cost of the land, after shelling out the asking price I am not sure how the new owner will make an already tight project pencil out.



Thank you,

Thomas Morgan

[redacted]

From: Housing
Sent: Thursday, May 5, 2022 4:03 PM
To: [redacted]
Subject: FW: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, May 5, 2022 3:15 PM
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	Ellen
Last Name	Wang
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	Slow Growth is the key. None of us knows what the future will bring. Take an Objective look at housing from a multi-view approach. California population is decreasing. Coronavirus and technology has provided opportunities for workers to work from anywhere with no need to live near their old job site. Dense housing has a Negative Impact on schools, police, recreation. I do not want to walk by half-vacant high-rise housing or office buildings that block the sun.

Email not displaying correctly? View it in your browser.

[redacted]

From: Housing
Sent: Friday, May 6, 2022 8:27 AM
To: [redacted]
Subject: FW: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, May 5, 2022 8:11 PM
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	T
Last Name	S
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	"While some people voiced their interest in up zoning single-family neighborhoods or eliminating them altogether, other homeowners want to protect them and are concerned with the future of investments they have made." I'd like to better understand who wants to re-zone or—more worrying—eliminate single-family housing here. "Upzoning" is an adorable word for "kicking people out of their homes to cram more people onto the land." Are these people even San Mateo residents? The "no more housing" ship has sailed, so it's not with any one's energy to complain about more building; please, then, focus on sites that can be updated and REALISTICALLY adapted to include more housing. This would, therefore, include locations closer to mass transit. Building on Campus Drive sounds like a nightmare to me, because public transportation is currently miserable in that area, and the 92/West Hillsdale interchange can be horrific

traffic-wise. If building must be done there, then the public transportation issue ALSO has to be addressed.

Email not displaying correctly? View it in your browser.

[redacted]

From: Housing
Sent: Friday, May 6, 2022 4:58 PM
To: [redacted]
Subject: FW: Housing Element
Attachments: Attachment A City of San Mateo Housing Element Comments for Developmental Disabilities 12.21.21.pdf; San Mateo Draft Housing Element Comments.pdf; Attachment B City of San Mateo Housing Element Comments for Developmental Disabilities 2.10.22.pdf

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From: Kalisha Webster [redacted]
Sent: Friday, May 6, 2022 3:21 PM
To: Housing <housing@cityofsanmateo.org>
Cc: Jan Stokley [redacted]
Subject: Housing Element

Please find attached Housing Choices' comments on the City of San Mateo 2023-2031 Housing Element Draft including Attachments A & B. We hope that the city will make meaningful changes to the analysis of housing needs of people with developmental disabilities and Fair Housing Assessment, as well as, further develop policies and programs which will meet the needs of Extremely Low Income households and increase housing accessibility for people with developmental disabilities in the next draft.

Thank you,

We have moved! Please note the new office address!

This e-mail message is intended only for the named recipient(s) above and is covered by the Electronic Communications Privacy Act 18 U.S.C. Section 2510-2521. This e-mail is confidential and may contain information that is privileged or exempt from disclosure under applicable law. If you have received this message in error please immediately notify the sender by return e-mail and delete this e-mail message from your computer.

May 6, 2022

Planning Manager and City Council
City of San Mateo, Planning Division
330 West 20th Avenue
San Mateo, CA 94403

housing@cityofsanmateo.org

Re: Comments on the Draft Housing Element

Thank you for sharing this early draft of the Housing Element with the public. On behalf of San Mateo's more than 800 residents with intellectual and developmental disabilities, Housing Choices is grateful for the opportunity to comment before it is sent to HCD. We also appreciate the work that the City of San Mateo has done to engage with Housing Choices throughout the community engagement process and consider the programs and policies that we have recommended as best practices for inclusion of people of all abilities in the city's future housing plans. However, we have concerns that the assessment of the housing needs of the San Mateo population with developmental disabilities in the draft Housing Element is very superficial and does not provide enough analysis to support meaningful inclusion of people with developmental disabilities in the city's housing plans. We also ask that the city immediately update the obsolete and derogatory language used to describe developmental disabilities as including mild to severe "mental retardation" on page H-A-55 of Appendix A-Needs Analysis and instead use the standard term "intellectual disability".

About Housing Choices

Housing Choices is a housing organization funded by the Golden Gate Regional Center to support people with developmental disabilities to be fully integrated in San Mateo's affordable housing supply. We provide housing navigation services for both individuals and families. We also partner with affordable housing developers to make inclusive housing commitments for people with disabilities in their housing projects. At these projects we provide onsite housing retention services. A San Mateo example of this highly successful model is the new Kiku Crossing where 8 of the 225 units will include a preference for people with developmental disabilities who will benefit from Housing Choices' coordinated supportive services funded by the Golden Gate Regional Center. The Golden Gate Regional Center has contracted with

Housing Choices to provide the San Mateo planning staff and Housing Element consultants with an assessment of the housing needs of people with developmental disabilities, as required by SB 812. In addition, 21 Elements has facilitated Housing Choices' involvement of people with developmental disabilities in the planning process through its Equity Advisory Group.

Incomplete Assessment of Housing Needs of People with Developmental Disabilities

On December 2, 2021, Housing Choices submitted an assessment of the housing needs of San Mateo residents with developmental disabilities (Attachment 1) which followed HCD guidance for a complete analysis of special housing needs groups, including:

- A quantification of the total number of persons and households in the special housing needs group, including tenure (rental or ownership), where possible.
- A quantification and qualitative description of the need (including a description of the potential housing problems faced by the special needs groups), a description of any existing resources or programs, and an assessment of unmet needs.
- Identification of potential program or policy options and resources to address the need

After receiving feedback on our comments from City staff Housing Choices submitted revised comments on February 10, 2022 (Attachment 2).

As discussed below, San Mateo's draft does not incorporate any of the Housing Choices' data and analysis, does not meaningfully discuss the potential housing problems, unmet needs or best practices for inclusion of people with developmental disabilities in integrated and least restrictive housing settings in the community. We believe that the inclusion of these missing elements would demonstrate that the city has a clear understanding of the accessibility needs of people with developmental disabilities and how they differ from other disability types. Furthermore it would help the city to create more meaningful programs and policies to meet the housing needs of residents with developmental disabilities as required by Housing Element law.

Underestimation of the San Mateo Population with Developmental Disabilities

The draft analysis undercounts the population of San Mateo residents with developmental disabilities by using outdated demographic data reported by the Department of Developmental Services (DDS) as of 2020 rather than the more current data from DDS as of September 2021 provided in Housing Choices comments. On page H-A-56 of Appendix A- Needs Analysis, Table 12 states that there are **500 individuals age 18+** and **277 individuals under age 18** with developmental disabilities living in San Mateo based on Department of Developmental Services 2020 data of consumer counts by zip code for a total of 777 San Mateo residents with developmental disabilities. However, based on data reported by DDS by zip code as of September 2021 for zip codes 94401, 94402 and 94403 (provided to us by the City of San Mateo planning staff) there were **531 individuals age 18+** and **304 individuals under age 18** with developmental disabilities living in San Mateo for a total of 835 San Mateo residents with

developmental disabilities. This represents an increase of 58 total residents or 7% of the population.

In contrast, on page H-A-57, Table 13 reports a total population of 784 San Mateo residents with developmental disabilities. This is most likely attributable to an error in the reporting of individuals living in Foster/ Family Homes and Other living arrangements which are both reported by DDS as <11 but in Table 13 are both reported as 10.

Failure to Provide Data Establishing Trends Creating a Greater Need for Housing

As mentioned above, Table 13 does report the population of San Mateo residents with developmental disabilities by residence however, because it fails to report residence type for adults separately from that of children and because it omits a comparison to data reported in the 2015 Housing Element important trends about the changing housing needs of San Mateo residents with developmental disabilities is missing from this analysis. When looking at the residence type of only adults aged 18+ we see that the greatest housing provider for adults with developmental disabilities in the City of San Mateo is licensed care facilities (including Community and Intermediate Care Facilities). As of 2021 50% of all adults with developmental disabilities in the City of San Mateo are housing in licensed care facilities, significantly higher than the 32% of adults across all San Mateo County jurisdictions. Yet, when comparing this data to what was last reported in the 2015 Housing Element we find that despite an overall increase in the total population there has been a net decrease in the number of adults with developmental disabilities transitioning into licensed care facilities or into their own apartment with supportive services during this time period.

The decrease of adults transitioning into licensed care facilities reflects data from DDS, and which was reported in Housing Choices comments to city staff, that San Mateo County has experienced a loss of 5% of its supply of community care facilities, a large number of which are located in the City of San Mateo. Data on increased life spans of people with developmental disabilities, which is also omitted from the Housing Element, compounds the loss of supply by increasing turnover of beds available in the remaining licensed care facilities. Coupled with the decline in adults living in their own apartments with supportive services, this data demonstrates that the city must do more to meet the housing needs of people with developmental disabilities by increasing access to integrated affordable housing to prevent them from falling into homelessness or being displaced after the death of a parental home provider.

Other data which Housing Choices' comments reported on which are vital to an understanding of the barriers to housing access for this special needs population that were omitted from the Housing Element analysis are:

1. Continuing increases in the diagnosis of autism affecting growth of the population of San Mateo residents with developmental disabilities (21% increase from 2013-2021) beyond that of the general population (6% increase from 2010-2020)
2. Decreases in age groups 42-61 despite increases in all other age groups including 62+ which Housing Choices attributes to greater risk of displacement from the home

community among this age group upon the death or infirmity of the parent who was providing housing

Lack of Meaningful Analysis of Strategies to Increase Housing Access for People with Developmental Disabilities

The Housing Element acknowledges the significance of the transition from the family home for an adult with a developmental disability including the increased risk of displacement or homelessness when a parent caregiver passes away or becomes unable to house and care for the adult. There are also basic descriptions of the alternative housing options available to people with developmental disabilities including:

- Living independently in conventional housing
- Group living (including different levels of care and support)

However, there is no further analysis of the housing needs of people with developmental disabilities beyond a single sentence on page H-A-55 which states “Some people with developmental disabilities are unable to work, rely on Supplemental Security Income and live with family members. By not including information, provided by Housing Choices, on best practices for inclusion of people with developmental disabilities in conventional affordable housing, the city is unable to create meaningful strategies to increase housing accessibility for this population needed to decrease the risk of displacement or homelessness when their family home is no longer an option. These best practices to increase accessibility include:

- **Integration in typical affordable housing** in order to affirmatively further fair housing for a group that has historically experienced no alternatives to segregated living and to counter the loss of supply of licensed care facilities
- **Coordination of housing with onsite supportive services** funded by the Golden Gate Regional Center should be encouraged. These fully funded coordinated services 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 and provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment
- **A mix of unit sizes set-aside 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.

‘Without this complete analysis of the housing needs of people with developmental disabilities any programs or policies aimed at increasing “accessible units” will be discriminatory in nature as they apply only to people with physical disabilities needing physically modified units and not to people of other abilities who may require services to increase housing access. This is most evident on page H-A-54 of Appendix A where accessible units are defined as designed to “offers greater mobility and opportunity for independence” but makes no mention of the supportive services needed by people with other types of disabilities including developmental and mental health disorders. This model of housing combined with supportive services has been shown to be incredibly effective in helping individuals with developmental disabilities find and retain housing, and is equally as important to a person with a developmental disability as the physical design of a building is to a person with a physical disability. This also puts the city at risk of not meeting HCD’s AFFH guidance to promote fair housing choice and access to opportunity to support integration for a historically segregated population. Per HCD guidance, “For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual’s needs as required under federal civil rights law, including equitably provided disability-related services that an individual needs to live in such housing.” HCD defines fair housing choice as:

- Actual choice, which means the existence of realistic housing options
- Protected choice, which means housing that can be accessed without discrimination; and
- Enabled choice, which means realistic access to sufficient information regarding options so that any choice is informed.

Need to Clarify How Programs and Policies Will Increase Housing Access For People with Developmental Disabilities

We want to thank planning staff and the consultant who developed this draft for acknowledging the need for affordable housing to increase housing access for people with disabilities. This is especially important for those whose sole source of income is from disability benefits such as Supplemental Security Income, which in 2022 has a maximum monthly payment of $1,040, well below minimum income requirements for even the Extremely Low Income housing (30% of AMI) available in San Mateo. The lack of housing priced to be affordable to people of Extremely Low Income does not only affect people with disabilities. According to the draft Housing Element, 12.7% of all San Mateo households fall under the Extremely Low Income limits which represents the second largest lower income group in the city, exceeded only by Low Income households. And Figure 13 on page H-A-25 of Appendix A- Needs Analysis shows that Extremely Low Income renters are the second largest proportion of San Mateo Renters exceeded only by Above Moderate Income.

According to the HCD’s APR dashboard between 2015-2020 San Mateo met less than 15% of its Very Low Income RHNA target (of which half are supposed to ELI). In order to address this shortfall, the 2023-2031 draft housing element identified Policy 5.2.3: “Prioritize city funding proposals for city funded affordable housing that are committed to serving hard to serve residents (e.g., extremely low income, special needs, on site services)”. We strongly encourage

the city to go further in its commitment to meeting the need for more units of Extremely Low Income housing by including proposals for city-owned land and land dedicated to affordable housing under the inclusionary program to this Policy.

Secondly, people with developmental disabilities not only need deeply affordable housing, they also need housing that is coordinated with onsite supportive services funded by the Golden Gate Regional Center. In order to specifically address the housing needs of people with developmental disabilities, San Mateo must clarify their definition of accessible/visitable units as referenced in Policies 5.1.1 and most importantly 5.2.2 Incentivize developers through direct subsidies, fee waivers, and/or density bonuses, to increase accessibility requirements beyond the federal requirement of 5% for subsidized developments. Currently, federal accessibility requirements only address the housing needs of people with physical disabilities. Housing Choices is extremely supportive of Policy 5.2.2 but asks that the city include incentivizing inclusion of units set aside for people with developmental disabilities who will benefit from coordinated on-site supportive services funded by the Golden Gate Regional Center to help them stay stably housed so that we do not continue to see decreases in the number of adults able to transition into their own apartment.

Failure to Follow HCD Guidance for AFFH

Guidance from HCD for AFFH also recommends that jurisdictions complete an intersectional analysis of housing needs for people with disabilities as “there are significant disparities by race within the population with disabilities”. While there is data provided on the housing cost burden of all San Mateo residents by race in the Assessment of Fair Housing there is no intersectional analysis which shows the compounding effects of being a person of color with a disability as compared to a person of color without a disability or a white person with a disability. This is a significant component of Housing Choices’ recommendations for Affirmatively Furthering Fair Housing, and yet is omitted from the city’s draft.

Noncompliance with HCD Guidance for Completing an Assessment of Fair Housing

In response to the passage of AB 686, HCD released the AFFH Data Viewer to support the outreach and engagement jurisdictions are required to complete as part of their Assessment of Fair Housing. HCD explicitly states in their AFFH guidance that the Assessment of Fair Housing should include local data and knowledge defined as “any locally gathered and available information, such as a survey with a reasonable statistical validity or usefulness for identifying contributing factors, policies, and actions.” On page H-D-11 of Appendix D- Affirmatively Furthering Fair Housing Narrative it is stated that a survey was administered to support the Fair Housing Assessment which received 150 responses. In a city with a population of over 100,000 residents this low of a response rate seems to indicate that the city did not complete the type of robust, targeted engagement required by HCD in administering the survey.

Reporting of data from the assessment also does not clearly show demographics of who was surveyed to show the number of residents from special needs groups that are most likely to face

fair housing issues such as BIPOC populations, people with disabilities, female-headed households, the unhoused and others. For instance on page H-D-29 when discussing disparities specific to the disability community it is stated that “Of residents with a disability responding to the residents’ survey, 30% said that their home does not meet the needs of their household member.” However, there is no indication of how many of the 150 respondents indicated having a disability so it is not evident to the reader of this document if 25% is equivalent to 5, 10 or 40 responses. Nor is it clear if only people with physical disabilities were surveyed or this included people with other types of disabilities.

There also appears to be an over reliance on data from the AFFH data viewer in the Fair Housing Assessment. For instance on page H-D-14 there is an explanation of the different agencies to which Fair Housing Complaints can be reported including HUD, DFEH and local enforcement organizations including Project Sentinel, the Legal Aid Society of San Mateo County, and Community Legal Services of East Palo Alto. This section also explains that state Fair Housing Law covers protected classes beyond that of federal Fair Housing Law. Yet, demographics of Fair Housing complaints are only reported for HUD which received only 57 complaints for San Mateo County from 2017-2021. Whereas, data from Project Sentinel shows that they investigated nearly 300 Fair Housing discrimination cases in San Mateo County from 2015-2020. This does not include reports made to any of the other agencies listed. This would indicate that the draft housing element severely underestimates the number of Fair Housing complaints made in San Mateo County and City of San Mateo, and therefore cannot accurately gauge how well the city is doing in addressing Fair Housing issues.

We urge you to review the attached comments we submitted on December 2, 2021 and February 10, 2022 and make changes to the San Mateo Housing Element so that it meaningfully addresses the housing needs of its residents with developmental disabilities.

Sincerely,

Kalisha Webster

Kalisha Webster
Senior Housing Advocate
Email [redacted]
Cell [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.

DEVELOPMENTAL DISABILITIES SUBMISSION FOR

CITY OF SAN MATEO HOUSING ELEMENT

Introduction to Developmental Disabilities

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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.

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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 a 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. Since its last Housing Element, the City of San Mateo facilitated land acquisition and provided city funding for one affordable housing project with a commitment to make 8 of the 225 apartments subject to a preference for people with developmental disabilities (Kiku Crossing). A goal of 100 new Extremely Low-Income housing units for City of San Mateo residents with developmental disabilities over the period of the 2023-2031 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 100 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 Additional Alternatives Under the Inclusionary Ordinance.** Most adults with developmental disabilities and other special needs groups on fixed incomes, are unable to satisfy minimum income requirements for the Lower Income units currently required under the city's inclusionary ordinance. 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 an alternative means of compliance with the city's BMR program if deeper levels of affordability are targeted, such as by allowing a lower percentage of units to be set aside if they are affordable to Extremely Low Income households. This same alternative can be extended to projects 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. 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 an alternative means of compliance with the BMR program, to consider an applicant's request to lower the percentage of set-aside units in projects which include extremely low income units or units for residents requiring specialized services (such as people with developmental disabilities who benefit from services of the Golden Gate Regional Center) in

connection with its review of the planning application for the project and may reject or accept the request in its sole discretion.

- **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 Priorities.** The state density bonus law incentivizes the production of housing at the Low and Very Low Income level. But in counties like San Mateo County, with the highest Area Median Income in the state, these incentives reward the targeting of income levels that effectively exclude the many people with disabilities and seniors living on fixed incomes well below the Very Low Income target. The City of San Mateo should create additional local incentives to the state density bonus law to reward the production of more housing for City of San Mateo residents who do not benefit from the Low and Very Low Income units produced under the state density bonus law--for example, projects with a percentage of Extremely Low Income units and/or projects 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 addition to implementing the California density bonus statute, the City shall provide an additional local density bonus, incentives, or concessions for housing projects that include a percentage of the units for people at the Extremely Low-Income affordability level and/or target special needs populations, such as people with disabilities who will benefit from coordinated onsite services provided by the Golden Gate Regional Center.

  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 financing program for homeowners who build ADUs and rent them for at least 15 years at Extremely Low Income rent levels or that are 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: 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 and/or target special needs populations, such as people with disabilities who will benefit from coordinated onsite 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 City's 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.

[redacted]

From: Housing
Sent: Friday, May 6, 2022 4:59 PM
To: [redacted]y
Subject: FW: San Mateo Housing Element

From: Jennifer Martinez [redacted]
Sent: Friday, May 6, 2022 1:06 PM
To: Housing <housing@cityofsanmateo.org>
Cc: [redacted]
Subject: San Mateo Housing Element

May 4, 2022

Dear Mayor Bonilla and San Mateo City Council Members,

Thank you for the opportunity to provide a response to the 2022 Draft Housing Element. My letter focuses on the goal to Affirmatively Further Fair Housing.

State law requires that each community study patterns of racial segregation and concentrated affluence, identify the conditions that have contributed to these patterns, and plan for specific programs that will address these patterns.

First, San Mateo's Housing Element fails to sufficiently study this problem. While the neighborhoods where people of color live have been analyzed, the neighborhoods with high concentrations of white residents have not been studied. By failing to analyze the underlying conditions of these neighborhoods (exclusionary zoning, the history of racial covenants, etc.), the Housing Element also fails to propose policies and programs that will change those conditions and address the racial segregation that *those neighborhoods are also experiencing*. This is an egregious omission that flies in the face of *affirmatively furthering fair housing* to reduce segregation and create equal housing and opportunity access, regardless of race or ability.

Second, without adequate analysis, the Housing Element does not provide adequate solutions - by geography as is required by HCD guidelines - to meet the scale, depth, and nuance of the problem. Many of the proposed programs amount to "more marketing" in low-income neighborhoods. The programs and policy solutions should include approaches that address the underlying conditions of racial segregation, such as

- change the zoning of R-1 neighborhoods to allow for more density,
- pair investment strategies in under-invested areas with stronger anti-displacement measures to ensure low-income residents reap the benefits of neighborhood improvements,
- improve access to reliable, affordable transportation and access to high-quality schools

Third, the minimal AFFH analysis that does exist states that "there is a relative lack of affordable housing opportunities in higher-resourced areas of the city." Yet the Housing Element fails to propose housing sites, let alone affordable housing sites, in the high resource neighborhoods in the city. Again, those neighborhoods are left out of the equation and off the table in terms of being part of the solution to the city's segregation problems.

While much work has been done to create the current Housing Element, it falls short of state guidelines as well as the hopes and aspirations we should have for San Mateo. There is no reason why the burden of the housing crisis we face in our communities should continue to fall on low-income people and people of color,

while the windfall benefits of increased home values accrue to a largely-white, wealthier part of our community. Far from natural segregation, this is the outcome of decades of policies designed to favor some people over others, and we can choose differently. Now is the time to change this pattern of segregation and unequal benefits and burdens and create a different future for the next generations.

Respectfully,

Jennifer Martinez
Resident, San Mateo

[redacted]

From: Housing
Sent: Monday, May 9, 2022 8:30 AM
To: [redacted]
Subject: FW: Housing Element response by Social Action Ministry
Attachments: SAM_Housing Element Letter_Final.pdf

From: Mike Heagerty <[redacted]>
Sent: Friday, May 6, 2022 7:26 PM
To: Housing <housing@cityofsanmateo.org>
Cc: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Housing Element response by Social Action Ministry

Attached is the Social Action Ministry's response to the draft Housing Element. Thank you for your consideration.

Mike Heagerty
[redacted]

SAM
Social Action Ministry
St. Matthew's Catholic Church

April 29, 2022

City Council Members: Rick Bonilla, Mayor; Diane Papan, Deputy Member; Joe Goethals, Council Member; Amourence Lee, Council Member; Eric Rodriguez, Council Member
Planning Manager
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403

RE: Draft Housing Element

To whom it may concern,

Thank you for reaching out to the community regarding the Draft Housing Element outlining the process and review for expanding housing within our community over the next eight years. The Social Action Ministry (SAM) group at St. Matthew Catholic Church in San Mateo is concerned about the availability of affordable housing in our community.

SAM encourages our City leaders to focus on affordable housing for those members of our community in the very low- and low-income categories of median income for San Mateo County, identified in the Housing Element, many of whom are working in essential services and/or underemployed. We believe too much of our new housing construction has focused on the highest income earners of our region.

Your draft Housing Element correctly identifies the loss of affordability covenants on developments within the City of San Mateo that could potentially create a loss of affordable units, rather than an increase, during a time when the housing shortage is so acute. We need to push strong planning and allow zoning flexibility to convert under-utilized commercial projects for affordable residential developments. Our community is blessed with diversity from many walks of life, and we do not wish it to be only a home for the elite. Shelter and housing are a human right, and this is the time to focus on those who are the most shelter-insecure in our community as housing pressures become more amplified than anytime in our lives.

We appreciate your efforts and consideration of our position. We look forward to the results of your City Council meeting on May 16, 2022.

Sincerely,

Social Action Ministry
of St. Matthew Catholic Church

Selected SAM members residing in San Mateo:

María del Carmen Muñoz
[redacted]

Anne A. Fariss
[redacted]

Michael Heagerty
[redacted]

John H. Love II
[redacted]

Vilma Sanchez
[redacted]

Susan Wilbur
[redacted]

[redacted]

From: Housing
Sent: Monday, May 9, 2022 8:31 AM
To: [redacted]
Subject: FW: San Mateo draft housing element/Comments from One San Mateo

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From: Planning <planning@cityofsanmateo.org>
Sent: Friday, May 6, 2022 5:08 PM
To: Housing <housing@cityofsanmateo.org>; [redacted]
Subject: FW: San Mateo draft housing element/Comments from One San Mateo

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From: Eldridge, Karyl [redacted] >
Sent: Friday, May 6, 2022 3:28 PM
To: [redacted]
Cc: Planning <planning@cityofsanmateo.org>; housingelements@hcd.ca.gov; [redacted]
Subject: San Mateo draft housing element/Comments from One San Mateo

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

This letter is submitted on behalf of One San Mateo to provide feedback in relation to the draft housing element for the City of San Mateo. One San Mateo is a community group formed in 2017 to work toward creating a city that is responsive to the needs of all. We strive to increase racial and economic equity, primarily through our advocacy for affordable housing and renter protections. We believe that safe and stable housing is fundamental to human dignity and well-being and essential to the health and sustainability of the overall community.

In reviewing the housing element, the core interest of One San Mateo has been to evaluate its effectiveness in upholding the mandates of Affirmatively Furthering Fair Housing. These mandates require cities to work proactively to reverse historical patterns of segregation and foster integrated communities. Our comments are offered from the perspective of these AFFH goals.

HOUSING NEEDS AND THE RISK OF DISPLACEMENT

Misleading metric. Preventing the displacement of existing residents is central to the fulfillment of AFFH, as is made clear by the AFFH guidance memo issued by HCD in April of 2021. As it currently stands, the needs analysis in the draft housing element contains metrics that seriously downplay the risk of displacement in San Mateo. One such metric appears as follows: "According to research from the University of California, Berkeley, 0.0% of households in San Mateo live in neighborhoods that are susceptible to or experiencing displacement ..." Regardless of the source, offering this as a meaningful metric of the displacement threat in San Mateo is extremely misleading. Elsewhere in the needs analysis, the northeast section of San Mateo, particularly the area south of Poplar Avenue, is said to be characterized by high poverty, concentrations of cost burdened households, and overcrowding. The existence of high levels of cost burden and overcrowding are clear predictors of

displacement. Furthermore, the needs analysis reveals that the North Central and downtown neighborhoods are "At Risk of Becoming Exclusive" or "Becoming Exclusive." Looming exclusion necessarily translates into a threat of displacement. Thus, we maintain that this 0.0% statistic taken from UC Berkeley only serves to cloud the gravity of the displacement threat and underplay the need for aggressive action to prevent it. The credibility of the analysis would be strengthened if this statistic were removed.

Jobs-housing fit. The discussion of the increasing jobs-housing ratio does not go far enough toward exposing the growing pressures on lower-income residents and the displacement risk associated with this. While the rising jobs-housing ratio reflects the growing imbalance between jobs and housing, it does nothing to measure the relationship between affordability levels of the housing and the income levels of San Mateo residents. According to the needs analysis, "83.6% of permits issued in San Mateo were for above moderate-income housing, 6.2% were for moderate-income housing, and 10.1% were for low- or very low-income housing ..." Since many of the new jobs created over this period were low-wage, this signals a growing shortage of housing for residents at the lower end of the income scale. This, in turn, creates a risk of displacement. The needs analysis, particularly its assessment of displacement risk, would be strengthened by introducing a discussion of ***jobs-housing fit***, a metric specifically designed to measure the number of low-wage workers within the city and the number of homes that are affordable to them.

MISSING CONSTRAINTS

Measure Y. The April 2021 guidance memo from HCD contains a list of zoning and land use barriers that includes an entry that reads: "Voter initiatives that restrict multi-family developments, rezoning to higher density, height limits, or similar measures that limit housing choices." In discussing constraints, the draft housing element makes passing mention of Measure Y, the voter initiative that creates a limit on height and density for new buildings in San Mateo through 2030. However, the perfunctory character of this treatment dramatically understates the importance of Measure Y in restricting the development of new homes at all levels of affordability. Three years ago the city council considered an increase in the Below Market Rate (BMR) requirement to 20 percent. The economic consultants hired by the city ultimately concluded that it was infeasible, *given the height and density limits imposed by Measure Y*. This is but one illustration of how Measure Y operates to put a chokehold on the creation of housing, including affordable housing. A far more robust discussion of Measure Y is called for in the consideration of constraints.

R-1 zoning. The guidance memo from HCD states the following: "In addition to identifying and analyzing racially and ethnically concentrated areas of property, an analysis should also consider concentrated areas of affluence ... to guide meaningful goals and actions to address fair housing issues." In the City of San Mateo, at least 70 percent of the land zoned for housing is R-1, and many of these R-1 neighborhoods are populated primarily by affluent whites. The draft housing element fails to discuss this reality, its causes, and the profound implications of R-1 zoning for segregating the community and perpetuating inequality.

SITES INVENTORY AND R-1 ZONING

One San Mateo's strongest objection to the draft housing element is the fact that none of the sites are located in the highest opportunity areas. More specifically, we take issue with the fact that the housing plan takes a complete "hands-off" approach to neighborhoods zoned R-1. R-1 zoning is, by its very nature, exclusionary. First introduced in the wake of a 1917 Supreme Court decision that banned explicitly racist zoning, its very intent was to accomplish exclusion by other means. Also, the majority of R-1 neighborhoods in San Mateo were developed with racial covenants in their founding documents, barring all but whites from living within their borders. By protecting these neighborhoods from any meaningful densification, the housing element locks this history into place. It not only fails to reverse historical segregation, it entrenches it. Furthermore, this "hands-off" approach to R-1 is a missed opportunity, a huge and tragic one, since it prevents these neighborhood from unleashing their ability to address the community's urgent housing need.

POLICIES, PROGRAMS AND AFFH

Funding for those most at risk. The housing element includes a variety of policies giving priority to the lowest income members of the community, including those with special needs. Since these are the residents hardest to serve and most at risk of displacement, this prioritization is important for the achievement of AFFH goals. However, what is urgently needed is funding to create additional numbers of affordable units for these vulnerable populations. Thus the city is urged to include in its action plan the creation of a new funding source for affordable housing, coupled with the prioritization of units for VLI and ELI and for those with special needs.

Remove the Measure Y constraint. Measure Y is a significant barrier in the effort to create new housing, including affordable housing. The housing element should incorporate a commitment by the city to initiate a community process resulting in a new ballot measure to remove this constraint.

Increase the BMR. San Mateo's Below-Market-Rate Program has been a powerful mechanism for generating affordable homes. As previously stated, the city council considered such an increase of the BMR in recent years, but the height-and-density limits of Measure Y (Measure P at the time) were found to render it infeasible. We encourage the city to include in its action plan an increase in the BMR, to be passed by council immediately in the wake of overturning Measure Y.

Transform exclusive neighborhoods into inclusive ones. As indicated above, there is currently no affordable housing located in the highest opportunity areas. This is clearly inconsistent with AFFH goals. The city should make the changes necessary to facilitate the meaningful densification of R-1 neighborhoods, thereby disabling a decades-old enforcer of segregation and enabling the transformation of exclusive neighborhoods into inclusive ones.

Protect tenants from displacement. In the housing element chart for Programs and Policies, Policy H3.4 includes an enumeration of tenant protections to be enacted during Cycle 6, many of which are currently being worked on. However, this list is muddled and insufficiently robust. Considering that this is an 8-year cycle, the list should include policies other than those currently under consideration. We suggest that this entry be revised to include the following:

- Expand tenant protections under AB 1482: Extend just cause provisions to the first year of tenancy, require documentation prior to remodel, expand relocation assistance for all no-fault evictions, provide first right of return for renovation and demolition.

- Create new resources for emergency rental assistance.

- Investigate adoption of a Community Opportunity to Purchase Act.

This last item, referred to as COPA, creates an opening for community nonprofits to purchase multi-family buildings when they first come on the market, providing an opportunity to preserve the affordability of the units and keep the tenants from being displaced.

Rent registry. Policy H3.6 currently reads "Explore rent registry." Elsewhere in the housing element draft, it says that in response to community input, a decision was made to "Adopt a rent registry." Thus the word "Explore" should be changed to "Adopt." Furthermore, the rent registry should also be listed in the AFFH chart, as is the case with Policy H3.4. A rent registry tracks whether existing renter protections are being complied with and functions as a powerful vehicle to prevent displacement.

The creation of this housing element provides an opportunity to chart a course toward a brighter future for San Mateo in which inclusion is at the forefront, disparities are overcome, and the needs of all San Mateo residents are taken into full account. One San Mateo encourages incorporation of the changes described above so that it will fulfill its potential for doing so.

Sincerely,

Karyl Eldridge
Vice Chair of One San Mateo

Wire Fraud is Real. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

San Mateo Housing Element-Sandy's notes

At Risk Units/Preservation

Humboldt House

Why is expiration of Humboldt House (**2041!**) included in this Housing Element? See Table 9 policy H2.2 (page H-62) and Table 12 H5.3.3 (page H-72). Perhaps this got carried over from prior HE which required agreement extension for that planning period (accomplished in 2021).

Table 13 page H-75 remove Humboldt House 9 units under Preservation

<u>Belmont Building</u>

Section 3.3 page H-22 – the units were converted from commercial office to residential. Funds not used for acquisition, just construction. Although property is owned by private entity and loss of affordability is possible, owner has long participated in Section 8 voucher program, so it may or may not be a "high" risk situation.

Since this property expires in 2032, suggest adding a separate implementation date to work with owner. Perhaps 2030-2031 instead of 2025-2026? See Table 9 policy H2.2 (page H-62) and Table 12 H5.3.3 (page H-72).

<u>Appendix D Attachment 1</u>

Quantified Objective- "Advertise Bridgepointe units going to sale" Seems unlikely to assume that Bridgepointe owner would sell off affordable units since this is one large rental project . Suggest something more general like negotiate with owner to "explore" selling units to non profit and/ or provide rental assistance to displaced tenants

Similar language for Belmont- could also add explore extension of participation in Section 8 program for that building. Update timeline.

Remove Humboldt House.

Funding Sources/Programs-

<u>Section 3.3.3 (page H-24)</u>

State: Can add PLHA

Local funds listed: San Mateo Aff Hsg Fund/Housing Innovation funds (these are county programs, so add County to title). --I believe Innovation Fund was a one-time program and not available at this time- check with County staff

May want to add City funding sources as well.

<u>Section 3.3.6 (page H-38)</u>

Include sources listed on page H-24

Other State programs that could be mentioned, since City has used them: Infill Infrastructure Grant (IIG), Local Housing Trust Fund (LHTF)

Table 8 Policy 1.2 (page H-58) Target Column

Do you want to specify the "Talbots" parking lot project? (Could include some milestones and number of units in the target and timeline columns.)

Table 10 Policy 3.1 (page H-64)- Target Column

Add qualifiers to list of programs ("as funds are available", "for programs that have been funded in the past such as " etc) City does not traditionally fund Vendome, and may or may not continue to fund HIP Housing. Montara is likely only for a couple of years. Rapid ReHousing may or may not continue to get funding if other priorities are identified for future PLHA. This is an 8 year plan and these things can change on an annual basis.

Appendix C Housing Resources Pages HC-6-7:

Section 2.2.2 -could add other State programs as mentioned above

Section 2.3 Suggest adding County AFH Funds--City has relied on them extensively over the past several years.

Section 2.3.1 Former RDA funds include loan repayments from prior loans- this is the source of the $2.85M for Kiku with 250K balance as described. Seems odd to mention this small fund balance, since it is projected to grow over the HE time period (I did revenue projections on the spreadsheet that summarizes Quantified Objectives.) especially since the other larger sources of funding are not quantified.

The $706K plus 20% annual contribution (collectively called "boomerang funds- total over $5M) are still available to spend. Maybe just keep this simple and leave dollar amounts out entirely. Or, go all in ,and list projected resources for all local City housing funds for the entire HE period.

Section 2.3.2 BMR program is not the name of the "fund". It is referred to as "City Housing Fund", which includes fractional BMR fees, as well as other misc housing revenues (fees collected for subordination processing, loan payoffs from old First time buyer program, etc). Also City Housing Fund is mentioned specifically in Section 3.11 (page HC10) and 3.11.2 (p HC 11), so it would be good to be consistent.

Section 2.3.3 The Commercial Linkage fees mentioned are adjusted each year using construction cost index. These are out of date already! Seems too detailed to include specific fee.

Section 2.4.4. HEART Down payment program income requirements are out of date- they change from time to time as median income changes. Also don't think it is called Opening Doors anymore- check website for info.

Appendix C Housing Programs pages HC 9-12

Section 3.5 Acquisition of Land

3rd sentence is incorrect. The two parcels comprise one surface parking lot- does not include the toy store building. Internally, we've always called it "Talbots parking lot", since it is adjacent to Talbots (closed toy store and owned by private party).

The last sentence refers to the other surface parking lot, which is next door to "Raviloli House"- it is not the site of the restaurant. (again staff nick name). The City has owned this surface lot for years and years, so might be misleading to say City acquired it. The "Ravioli" and "Talbots" parking lots are not adjacent to each other, but are about a block away from each other. Also correct Appendix E 4.6 pageHE10.

Section 3.11.1 Life Moves

The "annual CDBG funding" for First Step is relatively recent (2020) and not guaranteed since these funds are competitive. It would be awkward to infer this is a done deal for the future given its short history of funding. Could say " City has provided operational funds in the past and may continue based on available funds"

Also Vendome is not a shelter. Perhaps say they have two properties in San Mateo, the First Step shelter and permanent supportive housing at the Vendome.

Section 3.12.3 HIP Self Sufficiency

City has not funded Self Sufficiency Program for over 15 years- I would eliminate funding comment. (This is different that Home Sharing program)

3.13 HOT Team

The final sentence is out of date- eliminate.

3.14 Homeless Prevention. Second sentence is confusing.

Section 3.14.2 Legal Aid.

Again this funding is not guaranteed since they need to compete for funding. That said, the odds of this program to be funded continuously is more likely than other programs. Maybe say City "traditionally" funds this on annual basis.

Special Needs/Homeless

<u>FYI: Shelter Overview</u>

City has **one** emergency/transitional shelter -First Step for Families (Life Moves)—City provided extensive capital funding to develop property, but typically has not provided ongoing operating subsidy. However, starting in 2020 Community Resource Commission awarded CDBG grants for operations (competitive process).

Vendome (Life Moves) Permanent supportive housing for formerly homeless. City provided 100% of acquisition/rehab costs for this property, but has not provided any annual operating subsidies, but does support their efforts to obtain HUD funds (PUSH) for operations through Continuum of Care process.

Special Needs

Humboldt House (Mateo Lodge)- Permanent supportive housing for individuals with mental illness. (not a shelter) City provided extensive funds for acq/rehab of apartment building formerly owned by private individual with County contracts to house mentally ill. City has never provided annual operating funds.

Delaware Pacific (Mid Pen)- City provided land/ subsidy to construct permanent affordable housing with 10 units set aside for households with mental health issues at risk of homelessness as referred by the County. City has never provided operating subsidies.

Montara (BRDIGE) -City provided land and subsidy to construct permanent affordable housing with 12 units set aside for formerly homeless veterans and 4 other formerly homeless (nonvets). Will provide operating funds for resident services for 4 years with PLHA funds.

Kiku (Mid Pen) - City provided land and subsidy to construct permanent affordable housing with 8 units set aside for IDD, and 16 for formerly homeless

Appendix B Constraints

2.9.5 Emergency Shelters page H B 29 final paragraph- City has one shelter, First Step. Humboldt House and Vendome are not shelters.

2.9.7 Emergency Shelter Strategies page HB 30

Re-use of residential buildings. Humboldt House is not an example of this since it is not a shelter and not really re-use since it was always, and still is, an apartment building. (It served as housing for the mentally ill by a private owner for many years prior to Mateo Lodge acquisition and rehab) Perhaps this example can be moved above to "Special Needs". Humboldt House serves the mentally ill, so conceivably could be considered Housing for persons with Disabilities. (2.9.1). Also, it serves more than 9 individuals since residents share units- Sandy B can provide the number of individuals who live there. The info about the services it provides the residents is correct.

Partnership with Faith Based Organizations -FYI there is a program in existence that does this- Home and Hope, based in Burlingame. Many years ago , it received CDBG Community Funding for the congregations who provided sites in San Mateo.

Appendix D AFFH

Section 5.4 R/eCAP Page HD-23 final paragraph—"Edge" Recap language was supposed to be removed by consultant- it's not required, and for SM is misleading for the CT by Belmont border-could pose AFFH problems for parcels on Sites List along southern stretch of ECR (Mollie Stones, etc.). I thought they made the correction on the revised draft they sent us. Remove final paragraph entirely.

Check top of page HD -24- Seems like a dangling statement--not sure if it is describing R/ECAP or Edge R/ECAP.

Appendix E Review of Prior Element

Section 2.4 page HE 3 ADU's Maybe compare the success of 40-60 units now to the prior average of 2-5/year to stress the success of revisions?

Section 2.7 Preserve Affordable page HE 5. The expiring agreements were negotiated with motivated non profit organizations, and frankly not much of an issue to achieve the affordability extensions. It is an overstatement that it involved "many meetings and prolonged" collaborative efforts. I would delete those describers and just say " Through collaborative efforts between staff……."

Table A H2.3 page5/12 Item 3 Kiku- Construction commenced in Jan2022—correct estimated dates

Manira Sandhir

From: Adam Nugent
Sent: Wednesday, April 27, 2022 9:56 PM
To: Manira Sandhir; Zachary Dahl
Cc: Eloiza Murillo-Garcia; HousingElements@hcd.ca.gov
Subject: San Mateo Planning Commission Input - Draft Housing Element - Apr 26
Attachments: Planning Commission Input - Draft Housing Element - Adam Nugent - April 26.pdf

Hi Manira and Zach,

Thank you, again, for your team's hard work on the City of San Mateo's Draft Housing Element. It is a massive undertaking!

Here are my notes and consolidated input from last night's Planning Commission review of the Draft Housing Element. I spent a few hours following the meeting getting as much of the discussion topics I commented on during the meeting incorporated into my notes as possible.

I hope the additional detail and clarifying elements in these notes prove useful to the team.

Best,
Adam

Adam Nugent, PLA
Planning Commissioner, City of San Mateo
anugent@cityofsanmateo.org

Commissioner Input
Draft 2023-2031 Housing Element

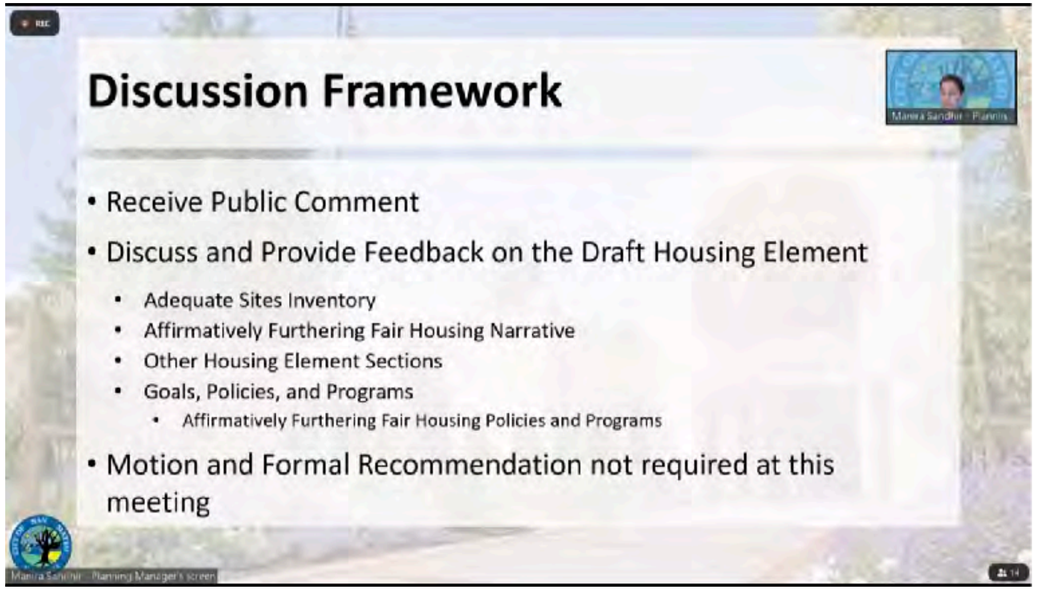
Draft for Public Review: Housing Element of the General Plan 2023-2031, April 6, 2022

Commissioner Adam Nugent, April 26, 2022 Planning Commission Meeting

Outline

Draft 2023-2031 Housing Element Input

- Introduction and Thank You
- Part 1: Site Inventory Comments
    - Methodology-focused
- Part 2: Affirmatively Furthering Fair Housing Comments
    - General Comments
    - Fair Housing Assessment
    - Contributing Factors



Note: Topics to be discussed at Continuance Meeting, May 3:

- Part 3: Other Housing Element Sections
- Part 4: Goals, Policies, and Programs
    - Including Affirmatively Furthering Fair Housing Policies and Programs

Introduction and Thank You

Thank you, Housing Element Team!

The work you are doing is extremely important and impactful

- All of my comments and questions come from a place of deep respect and appreciation for the hard work you are doing!
- I am proud to have a city with staff of such caliber, who genuinely desire to create a better, more just housing landscape for our future
- This is HARD WORK; and you are undertaking it in uncharted territory that is fraught with puzzles and potential pitfalls

Thank you, Housing Element Team!

Fair warning:

- My comments are extensive
- To implement the Housing Element in a way that truly advances fair housing goals and meets the needs of our younger generations it will take:
    - Tough decisions and a lot of work
- This Housing Element is an opportunity to make real progress:
    - Repair racial and economic disparities
    - Combat cost of living increases that are disproportionately harming younger adults

The Push for Change Has Never Been Greater

Demographics will drive our housing needs *and* our political will

- The younger half of our population has a different outlook and set of values than many who are in the older generations
- The political winds are blowing in the right direction for positive change
- The Millennial and Gen-Z generations are the largest generations in history and will have continually increasing political voice and power
- It is the younger generations that are feeling the most pain in this crisis, and they are the most motivated to bring about change
    - 14% of 4-year university students experienced homelessness last year; 42% experienced housing insecurity (*Governing*, 4/26/2022)
- We cannot botch this for the next generation

Quantified Objectives Discussion

Draft City of San Mateo 2031 Housing Element, Chapter 8

- “According to HCD, the sum of the quantified objectives for the programs should ideally be equal to or surpass the community's identified housing needs.” (Page H-75)
- Nevertheless, in the Draft Housing Element, the City has chosen not to produce a plan that meets our Regional Housing Needs Assessment (RHNA) allocation
- The City has (erroneously*) calculated its own, quantified objectives that are below its regionally identified housing needs
- The Draft Housing Element does not currently include meaningful, quantifiable actions that would significantly increase housing production to an appropriate level, but this can and should be changed
- The only way we can justify not planning to meet our identified housing needs is if it is impossible for us to create programs, policies, develop funding, or make land use changes that can commensurably increase housing production in line with our allocation, i.e. if there were no precedents in which municipalities reformed policies and subsequently increased housing production

* The quantified objectives themselves are incorrect due to omissions in the Housing Element’s capacity calculation methodology, discussed next

“Unaffordable housing has one and only one cause: purposeful communal enforcement of it. This is legislated poverty.”

Kevin Erdmann

Part 1: Sites Inventory

Fundamentally, there is not a set of programs or proposals in the Draft Housing Element that justify an assertion that there will be a 300% increase in housing production over the next eight years.

My comments focus entirely on methodological issues and I will heavily reference state statutes and documented state guidance

Why does zoning capacity matter?

How much buffer do we have and how does it affect housing costs and fair housing?

Historically, most US cities planned for far more housing than was needed for the existing population. But as cities started to integrate in the post-war era of the 1950s and 60s, a backlash ended this practice, and a wave of mass downzonings followed.

The result: Housing is increasingly unaffordable for most households. This was deliberate, and often predicted, as downzonings greatly reduced the “zoning buffer” between current housing stock and the maximum allowable housing capacity. “Before 1960, the buffer in both New York and Los Angeles was at least 300% … New York’s fell to roughly 50% after the 1961 zoning update, and it was just 12% in Los Angeles in 2010.” (Shane Phillips, Housing Initiative Project Manager, UCLA Lewis Center for Regional Policy Studies)

Methodological Shortcomings: Nonvacant Sites Analysis

A Necessary Threshold listed in the "HDC Housing Element Completeness Checklist 1/1/2021":

- "Nonvacant Sites Analysis: For nonvacant sites, **demonstrate the potential and *likelihood* of additional development within the planning period based on extent to which existing uses may constitute an impediment to additional residential development, past experience with converting existing uses to higher density residential development**, current market demand for the existing use, any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, **development trends, market conditions,** and regulatory or other incentives or standards to encourage additional residential development on these sites"

This information needs to be objectively quantified

HOUSING ELEMENT COMPLETENESS CHECKLIST

A Quick Reference of Statutory Requirements for Housing Element Updates
Updated 1/2021

The purpose of this completeness checklist is to assist local governments in the preparation of their housing element. It includes the statutory requirements of Government Code section 65580 – 65588. Completion of this checklist is not an indication of statutory compliance but is intended to provide a check to ensure that relevant requirements are included in the housing element prior to submittal to the Department of Housing and Community Development pursuant to Government Code section 65585(b). For purposes of the Checklist the term "analysis" is defined as a description and evaluation of specific needs, characteristics, and resources available to address identified needs.

For technical assistance on each section visit California Housing and Community Development *Building Blocks* Technical Assistance (https://www.hcd.ca.gov/community-development/building-blocks/index.shtml)

Methodological Shortcomings: Nonvacant Sites Analysis

A Necessary Threshold listed in the "HDC Housing Element Completeness Checklist 1/1/2021":

- "If nonvacant sites accommodate 50 percent or more of the lower-income RHNA [which is the case in San Mateo], **demonstrate the existing use is not an impediment to additional development and will likely discontinue in the planning period**, including adopted findings based on **substantial evidence.**"

HOUSING ELEMENT COMPLETENESS CHECKLIST

A Quick Reference of Statutory Requirements for Housing Element Updates
Updated 1/2021

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Realistic Development Capacity

My Underlying Questions

- How does the city plan to increase home building by over 300%?
  - And is this development increase realistic under the described methodology?
- What is different in cycle 6 from cycle 5?
  - The city's site's capacities have only decreased from cycle 5 as the city has grown and land uses intensified (new developments have replaced existing underutilized parcels)
  - So, is there a proposed program or group of new programs that can be shown to increase home building by over 300%, based on substantial evidence from other municipalities or from economic studies?

Sites Inventory Analysis is Incomplete

Current incompleteness prohibits City from assessing actual capacity to meet its RHNA allocation

- From the Draft Housing Element: “The purpose of the Sites Inventory is to evaluate whether there are sufficient sites with appropriate zoning to meet the RHNA goal. It is based on the City’s current land use designations and zoning requirements. 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.” (Page H-25 Draft City of San Mateo 2031 Housing Element)

- **My Q: What substantial evidence, then, does the city provide that uses will be discontinued for nonvacant sites?**

- **My Q: How does the city incorporate redevelopment trends in its site capacity calculations?**

Site Inventory Methodology - State Law

(Compare to Draft City of San Mateo 2031 Housing Element, Page H-26)

- Government Code section 65583.2(c)(2) The housing element must describe the methodology used to determine the number of units calculated based on the following factors:

  1. Land use controls and site improvements requirements,
  2. *NEW* The realistic development capacity for the site,
  3. *NEW* Typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction,
  4. *NEW* The current or planned availability and accessibility of sufficient water, sewer, and dry utilities.

The realistic development capacity for sites has not been factored in an appropriate or meaningful way

Site Inventory Methodology

Page H-26
Draft City of San Mateo 2031 Housing Element

- "The number of units that might be able to be developed at various affordability levels ***was then estimated***, e.g., available land zoned at higher densities can be counted toward the very low- and low-income level needs, and land zoned at lower densities are counted toward the moderate and above moderate-income housing need. The analysis was then completed ***using the actual average residential densities for developments*** built on land with various zoning designations over the past five years." (Page H-26 Draft City of San Mateo 2031 Housing Element)
- This a surprisingly short description of a crucial part of our otherwise extensive Draft Housing Element
- **"was then estimated"** is doing a lot of work in this passage
- The City needs to show its math and data so the public can adjudicate its capacity calculations

- Locational requirements of identified sites (AB 686, 2018)
- Sites identified in previous housing elements (AB 1397, 2017)
- Non-vacant site replacement unit requirements (AB 1397, 2017)
- Rezone program requirements (AB 1397, 2017)

These laws are further described in Section 2.2 (Legislative Context) of the Housing Element.

3.4.2 Site Inventory Methodology

City staff inventoried vacant and underutilized parcels in San Mateo to determine what land is available for development at various levels of density. Types of sites included:

- Vacant sites zoned for residential use.
- Vacant sites zoned for nonresidential use that allow residential development.
- Residentially zoned sites, including non-residentially zoned sites with a residential overlay, that are capable of being developed at a higher density (non-vacant sites, including underutilized sites).
- Sites owned or leased by a city, county, or city and county.

The number of units that might be able to be developed at various affordability levels was then estimated, e.g., available land zoned at higher densities can be counted toward the very low- and low-income level needs, and land zoned at lower densities are counted toward the moderate and above moderate-income housing need. The analysis was then completed using the actual average residential densities for developments built on land with various zoning designations over the past five years.

The City of San Mateo's Sites Inventory for future housing includes property zoned for multi-family use that is currently vacant as well as land that is severely underutilized. Sites that are zoned commercial or office but allow residential uses
were included. As seen in Table 7 below, the adequate sites analysis demonstrates that there is enough land to meet the City's RHNA. The analysis for affordable housing units for extremely low, very low, and low-income households is based on the assumption that land zoned at densities higher than 30 units to the acre can facilitate affordable housing development, given the City's inclusionary requirements of 15%. More than 50% of the City's below market rate housing would be developed on lands that are underutilized. However, the city is experiencing a high volume of residential and mixed-use development projects looking to revitalize these sites and seeking density bonus and other incentives to achieve higher density residential development.

3.4.3 Site Inventory Approach

Staff conducted a site-by-site review of all potential development sites, citywide. As will be demonstrated below, staff currently believes that the RHNA, plus a reasonable buffer, can be accommodated within the existing zoning densities and the growth limits of the voter-approved initiative known as Measure Y.[6]

Development Potential Ranking. Each site – or potential aggregation of sites – was analyzed to discern the likelihood and feasibility of development during the period 2023-2031. Factors such as underperforming or vacant uses, owner or developer interest, age and size of current improvements, site

[6] Measure Y imposes height and density limits that will limit the amount of development that can be built on any site in San Mateo through 2030.

Site Inventory Methodology

Page H-26
Draft City of San Mateo 2031 Housing Element

- "The number of units that might be able to be developed at various affordability levels ***was then estimated***, e.g., available land zoned at higher densities can be counted toward the very low- and low-income level needs, and land zoned at lower densities are counted toward the moderate and above moderate-income housing need. The analysis was then completed ***using the actual average residential densities for developments*** built on land with various zoning designations over the past five years." (Page H-26 Draft City of San Mateo 2031 Housing Element)
- **Q: What is the denominator used in calculating the average?**
- **Q: Does this denominator only use recently developed sites or does it look at all similarly zoned parcels?**

- Locational requirements of identified sites (AB 686, 2018)
- Sites identified in previous housing elements (AB 1397, 2017)
- Non-vacant site replacement unit requirements (AB 1397, 2017)
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[6] Measure Y imposes height and density limits that will limit the amount of development that can be built on any site in San Mateo through 2030.

Site Inventory Methodology

Realistic Development Capacity for nonresidential, nonvacant, or overlay zoned sites

- Practically all sites are non-vacant, and so we must look at production trends…

Realistic Development Capacity

City must consider past experience converting existing uses for Nonvacant Sites

- HCD's "Site Inventory Guidebook," page 24:
- "If the inventory identifies nonvacant sites to address a portion of the RHNA, **the housing element must describe the realistic development potential of each site within the planning period**. Specifically, the analysis ***must*** consider the extent that the nonvacant site's existing use impedes additional residential development, the **jurisdiction's past experience converting existing uses to higher density residential development, market trends and conditions,** and regulatory or other incentives or standards that encourage additional housing development on the nonvacant sites."

"Development potential"

X period of time ("planning period")

= *rate* of parcel conversion to new housing

PART D: NONVACANT SITES

Local governments with limited vacant land resources or with infill and reuse goals may rely on the potential for new residential development on nonvacant sites, including underutilized sites, to accommodate their RHNA. Examples include:

- Sites with obsolete uses that have the potential for redevelopment, such as a vacant restaurant.
- Nonvacant publicly owned surplus or excess land; portions of blighted areas with abandoned or vacant buildings.
- Existing high opportunity developed areas with mixed-used potential.
- Nonvacant substandard or irregular lots that could be consolidated.
- Any other suitable underutilized land.

Local governments can meet other important community objectives to preserve open space or agricultural resources, as well as assist in meeting greenhouse gas emission-reduction goals, by adopting policies to maximize existing land resources and by promoting more compact development patterns or reuse of existing buildings.

Definition of a Vacant Site

A vacant site is a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (such as a paved parking lot, or income production improvements such as crops, high voltage power lines, oil-wells, etc.) or structures on a property that are permanent and add significantly to the value of the property.

Examples of Vacant Sites:

- No improvement on the site (other than being a finished lot).
- No existing uses, including parking lots.
- Underutilized sites are not vacant sites.
- Sites with blighted improvements are not vacant sites.
- Sites with abandoned or unoccupied uses are not vacant sites.

If the inventory identifies nonvacant sites to address a portion of the RHNA, the housing element must describe the realistic development potential of each site within the planning period. Specifically, the analysis must consider the extent that the nonvacant site's existing use impedes additional residential development, the jurisdiction's past experience converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives or standards that encourage additional housing development on the nonvacant sites.

Site Inventory Guidebook Page 24 May 2020

Nonvacant Site Analysis Methodology

From HCD's "Site Inventory Guidebook," May 2020, page 25

Development Trends:

The inventory analysis should describe development and/or redevelopment trends in the community as it relates to nonvacant sites, i.e., the rate at which similar sites have been redeveloped. This could include a description of the local government's track record and specific role in encouraging and facilitating redevelopment, adaptive reuse, or recycling to residential or more intensive residential uses. If the local government does not have any examples of recent recycling or redevelopment, the housing element should describe current or planned efforts (via new programs) to encourage and facilitate this type of development (e.g., providing incentives to encourage lot consolidation or assemblage to facilitate increased residential-development capacity). The results of the analysis should be reflected in the capacity calculation described in Part C

Part C: Example Calculation

From HCD's "Site Inventory Guidebook," May 2020, page 22

I cannot find this factor in our site inventory methodology

Example Capacity Calculation

Here is an example of the actual capacity calculation for a particular site in the inventory. The methodology analysis must describe how each of these adjustments was generated per the analysis requirements above. The factors used below are based on the factors outlined in the statute. The percentages and how the factors are applied will vary depending on the unique circumstance in each jurisdiction.

Site Description	
Size of site	2.5 acres
Zoning	Residential Mixed-Use
Allowable density	20 – 45 dwelling units per acre
RHNA affordability	Lower income
Existing Use	Nonvacant, single storefront
Infrastructure availability	Yes, no constraints
Environmental constraints	None known

Capacity Factors	Adjustment	Reasoning
Land Use Controls and Site Improvements	95%	For net acreage due to on-site improvements including sidewalks, utility easement
Realistic capacity of the site	55%	55% adjustment based on past development trends for residential redevelopment in the residential mixed-use zones, and programs to incentivize development in this zone.
Typical densities	95%	Affordable housing projects are built out to almost maximum density
Infrastructure availability	No adjustment	Not applicable, no constraint
Environmental constraints	No adjustment	No known site constraint

Realistic capacity utilizing factors = (2.5 X 45)(.95)(.55)(.95) = 56 units

Realistic Capacity = 56 Units

Site Inventory Approach

Page H-26-27
Draft City of San Mateo 2031 Housing Element

The closest thing I can find to a calculation of the rate at which similar parcels were redeveloped is this non-empirical "Development Potential Ranking".

The writers of this draft used a ***subjective***, ranked series of numbers, 1-5, in its calculations to encode what amounts to an unsubstantiated guesstimate of the "realistic development capacity" of sites

This is like using "thumbs up" emojis where we should be using available, numerical, development trend data

3.4.3 Site Inventory Approach

Staff conducted a site-by-site review of all potential development sites, citywide. As will be demonstrated below, staff currently believes that the RHNA, plus a reasonable buffer, can be accommodated within the existing zoning densities and the growth limits of the voter-approved initiative known as Measure Y.[6]

Development Potential Ranking. Each site – or potential aggregation of sites – was analyzed to discern the likelihood and feasibility of development during the period 2023-2031. Factors such as underperforming or vacant uses, owner or developer interest, age and size of current improvements, site size, and site constraints were reviewed. Depending on these considerations, sites were ranked from 1 to 5, with 1 being a site unlikely to develop/redevelop within the planning period, and 5 being highly likely to develop/redevelop during the period. Samples of these rankings include, but are not limited to:

- National chain gas stations, national chain fast food restaurants, and community-serving grocery stores. The State has indicated these types of sites are the most difficult to justify including in an inventory. Generally, no sites in this category are included in the inventory; however, the city has identified two sites with redevelopment interest that are ranked 4 (i.e. Bridgepointe Shopping Center and Olympic Shopping Plaza).
- Sites that are extremely small with little opportunity for aggregation, sites that may require substantial environmental clean-up, and other heavily constrained sites. No sites in this category are included in the inventory.
- Sites with existing uses that could be redeveloped along with adjacent parcels but which may have multiple owners, small underperforming strip malls, and certain office developments. Many of the City's sites are within this category.
- Sites that have uses on them but in which a developer has expressed interest in the site, shopping malls with significant potential for redevelopment, adjacent sites with only one or two owners, and low-density commercial developments in high-density areas. Many of the City's sites are within this category.
- Large sites with potential for substantial development, vacant sites, or sites with proposed or soon to be proposed projects and approved projects that have not yet been built. Majority of the City's sites are in this category and have either proposed or approved projects that have not yet been built.

Realistic Development Capacity

for nonvacant sites

- **Using *qualitative* characteristics to "rank" the "likelihood" of redevelopment for various sites is *not* an acceptable methodology in any HCD guidance documentation** (Draft Housing Element, page H-26 to H-27)

- The likelihood of redevelopment should be based on ***quantitative***, measurable *trends* [rates] (HCD "Site Inventory Guidebook," page 21)

- The only valid exceptions should be for places without reasonably similar development history to calculate trends from, and that should generally not apply to the Bay Area

Realistic Development Capacity

for nonvacant sites

- **Using *qualitative* characteristics to "rank" the "likelihood" of redevelopment for various sites is not an acceptable methodology in any HCD guidance documentation** (Draft Housing Element, page H-26 to H-27)
- When ratings are subjective, it is impossible for the public to ascertain the quality of the City's analysis.
- It amounts to staff saying, "there is enough capacity because, to us, it feels like there is enough capacity. Trust us."
- It then becomes uncannily convenient that staff "determined" we have enough zoned capacity to meet our RHNA allocation.

Realistic Development Capacity

for nonvacant sites

- **Using *qualitative* characteristics to "rank" the "likelihood" of redevelopment for various sites is not an acceptable methodology in any HCD guidance documentation** (Draft Housing Element, page H-26 to H-27)

- When we use objective, quantitative data and we find that the probability of development is lower than what we need to meet our goals, we have the ability to draft policies that will enable changes that will help us meet our goals in predictable ways

- In contrast, when you base development capacity on subjective, non-empirical ratings, the Public has no way to understand how to change policies in ways that will meet our development needs

Non-Vacant Site Analysis Methodology - State Law

Government Code section 65583.2, subdivision (g)(2) states:

- "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."

- Q: How can a qualitative ranking of sites be considered substantial evidence?

Realistic Development Capacity - Nonvacant Sites

Current incompleteness prohibits City from assessing actual capacity to meet its RHNA allocation

- In sum, past production **trends** must be used, **including whether or not a site will be developed at all.** Staff or consultant “intuition” is not acceptable
  - Unless there is substantial evidence that a site will be redeveloped according to a listed density, be it a letter from the property owner or a pre-application submission, the city should be using an objective, calculated probability of redevelopment based on all similar properties locally or regionally over the course of the past RHNA cycle.
  - **For the City of San Mateo, that probability is 8.5% according to a UCLA study published in 2021**

Realistic Development Capacity - Nonvacant Sites

Current incompleteness prohibits City from assessing actual capacity to meet its RHNA allocation

- In sum, past production **trends** must be used, **including whether or not a site will be developed at all.** Staff or consultant "intuition" is not acceptable
  - **Each parcel capacity calculation should be multiplied by the probability of development for parcels in San Mateo, something akin to 0.085** (or 1.0 if the parcel has *substantial evidence* of redevelopment)
  - **If there is additional, refined and warranted, *development trend data*,** such as the probability of development for parcels with a specific zoning-designation that are of a functionally equivalent size, **that probability may be factored into the calculation if reviewed and approved by the PC or council**

Non-vacant Site Analysis Next Steps

The City shall serve the Public in its evaluation of suitable sites

- From HCD Site Inventory Guidebook, page 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. The housing element must include the following:
    - As part of the resolution adopting the housing elements, findings stating the uses on nonvacant sites identified in the inventory to accommodate the RHNA for lower income is likely to be discontinued during the planning period and the factors used to make that determination. This can be included in the body or in the recital section of the resolution."

Step 3A:
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. The housing element must include the following:

- As part of the resolution adopting the housing elements, findings stating the uses on nonvacant sites identified in the inventory to accommodate the RHNA for lower income is likely to be discontinued during the planning period and the factors used to make that determination. This can be included in the body or in the recital section of the resolution.

  Example: WHEREAS, based on <name factors here (e.g., expiring leases, dilapidated building conditions, etc.)>, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be discontinued during the planning period, and therefore do not constitute an impediment to additional residential development during the period covered by the housing element.

- The housing element should describe the findings and include a description of the substantial evidence they are based on.

  In general, substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. An example of substantial evidence would be a nonvacant site with a grocery store and with a building lease expiring in a year, and evidence that the store has entered into a lease to relocate to another site subsequent to the lease expiring.

  Examples of substantial evidence that an existing use will likely be discontinued in the current planning period include, but are not limited to:

  - The lease for the existing use expires early within the planning period,
  - The building is dilapidated, and the structure is likely to be removed, or a demolition permit has been issued for the existing uses,
  - There is a development agreement that exists to develop the site within the planning period,
  - The entity operating the existing use has agreed to move to another location early enough within the planning period to allow residential development within the planning period.
  - The property owner provides a letter stating its intention to develop the property with residences during the planning period.

  If multiple sites make up a common existing use and the same factors affect each of the sites, the same findings can be used for each of the sites (e.g., an abandoned shopping mall with sites under common ownership that will not be restored to commercial use located in an area where there is recent residential development). The "substantial evidence" would indicate the existing use will not impede further residential development or that the existing use will be discontinued during the planning period. In this type of situation, use of the same findings for each of the multiple sites would be appropriate.

Site Inventory Guidebook Page 27 May 2020

Non-vacant Site Analysis Next Steps

The City shall serve the Public in its evaluation of suitable sites

- When substantial evidence is provided for site redevelopment, it should be available to the public, early in the process, in an easy, user-friendly way that is connected to the site geographically,
- The substantial evidence's warrant for use should be adjudicated by the the Public through the Planning Commission and verified by HCD
- Absent substantial evidence:
  - The likelihood of redevelopment of any given site should default to the likelihood of development for all sites across the city (or all sites of a particular zoning category and equivalent size, if the data are available)

Realistic Development Capacity

Include a Monitoring Program with next-step actions

- Monitoring Programs with next-step actions should be incorporated if the expected housing development is not produced

- “In addition, the housing element should include monitoring programs with next-step actions to ensure sites are achieving the anticipated development patterns. The programs should identify modifications to incentives, sites, programs, or rezoning the jurisdiction will take should these strategies not yield the expected housing potential.” (HCD “Site Inventory Guidebook,” page 21)

Part 2: Affirmatively Furthering Fair Housing

Using California HCD Guidance for Public Entities and Housing Elements to advocate for our neighbors in San Mateo

Commissioner Adam Nugent, April 26, 2022 Planning Commission Meeting

AFFH General Comments

Where are we going with this?

- We should have a very clear end-state where this city has solved the identified patterns of segregation, geographic disparities, and affirmatively furthered fair housing
- It does not have to be achieved by the end of this single cycle, but its expected year of achievement should be stated and agreed upon, under the direct consultation of identified, excluded demographics and protected classes, like an emissions goal
- This end-state should be discernible and anticipated by the goals and actions

“Many Americans have a hard time recognizing the magnitude and persistence of racial inequality because, psychologically, we resist these truths. Psychologists refer to this kind of broad bias in perception as “motivated cognition” — that is, most Americans want to live in a society that is more racially equal, and so they engage in mental actions that ignore, discount or downplay contradictory evidence to maintain coherence between belief and reality.”

Michael Kraus, a social psychologist and an associate professor at Yale University

Likewise, when progress toward equality is seen as inevitable, incentives for political action are low.

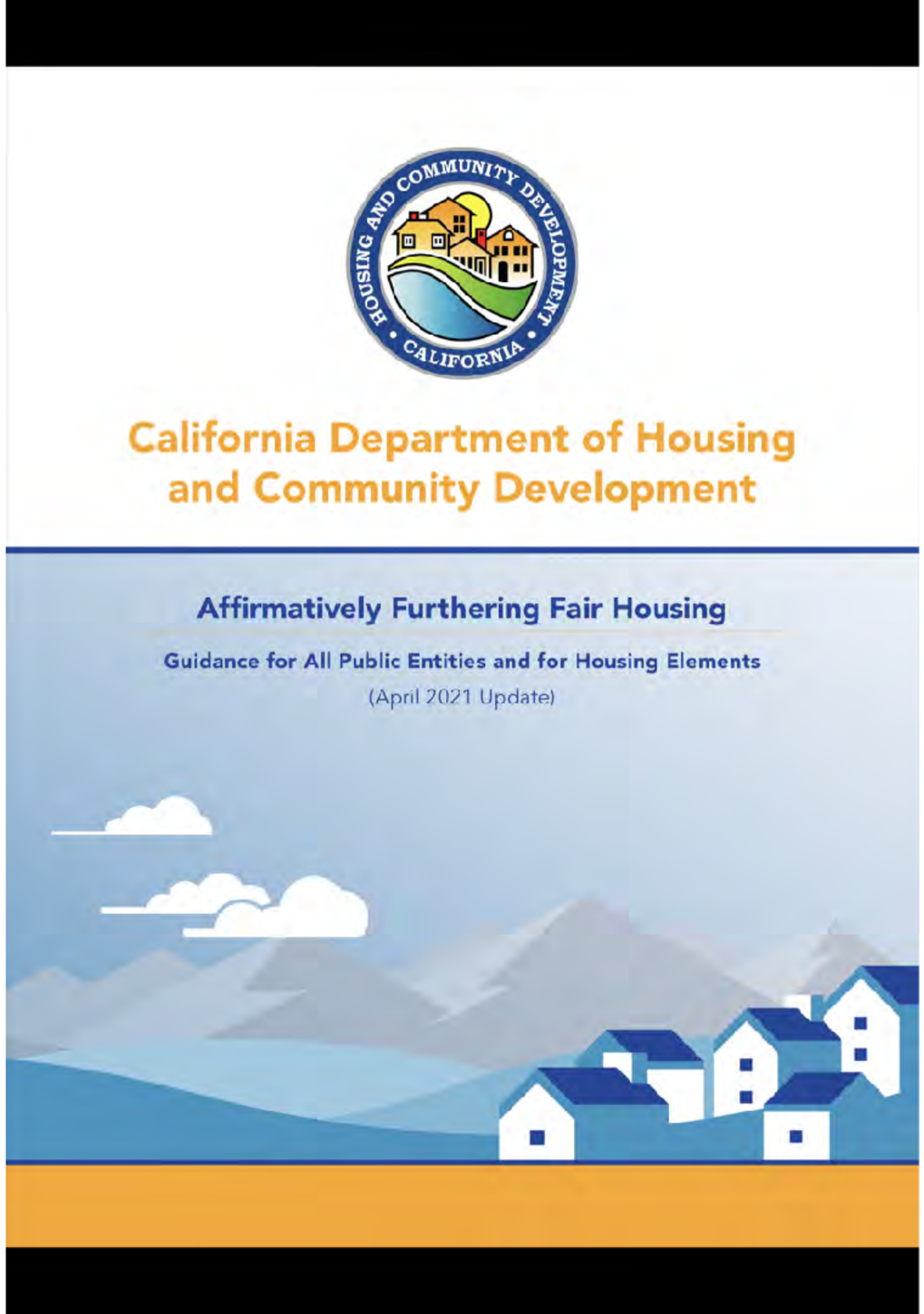
We need to end residential segregation and reinvest in our Northern Neighborhoods

Without displacement

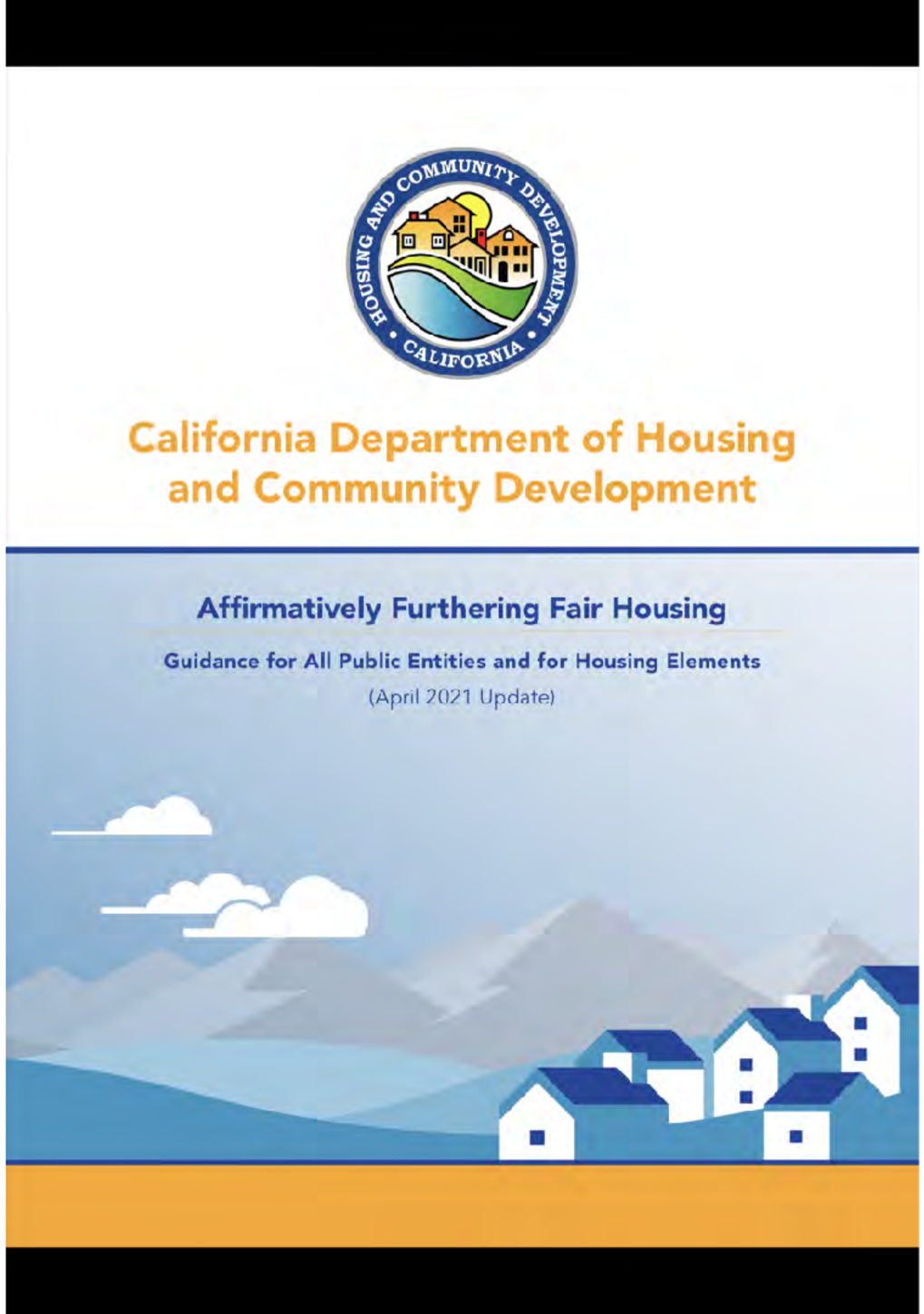
State Guidance

Affirmatively Furthering Fair Housing

- New California laws require active steps by our city government to dismantle housing segregation
- Actions must be taken in the Housing Element/General Plan creation in 2021 and 2022
- HCD outlines best practices and policies for cities to use



Quick AFFH Overview for Readers of These Notes

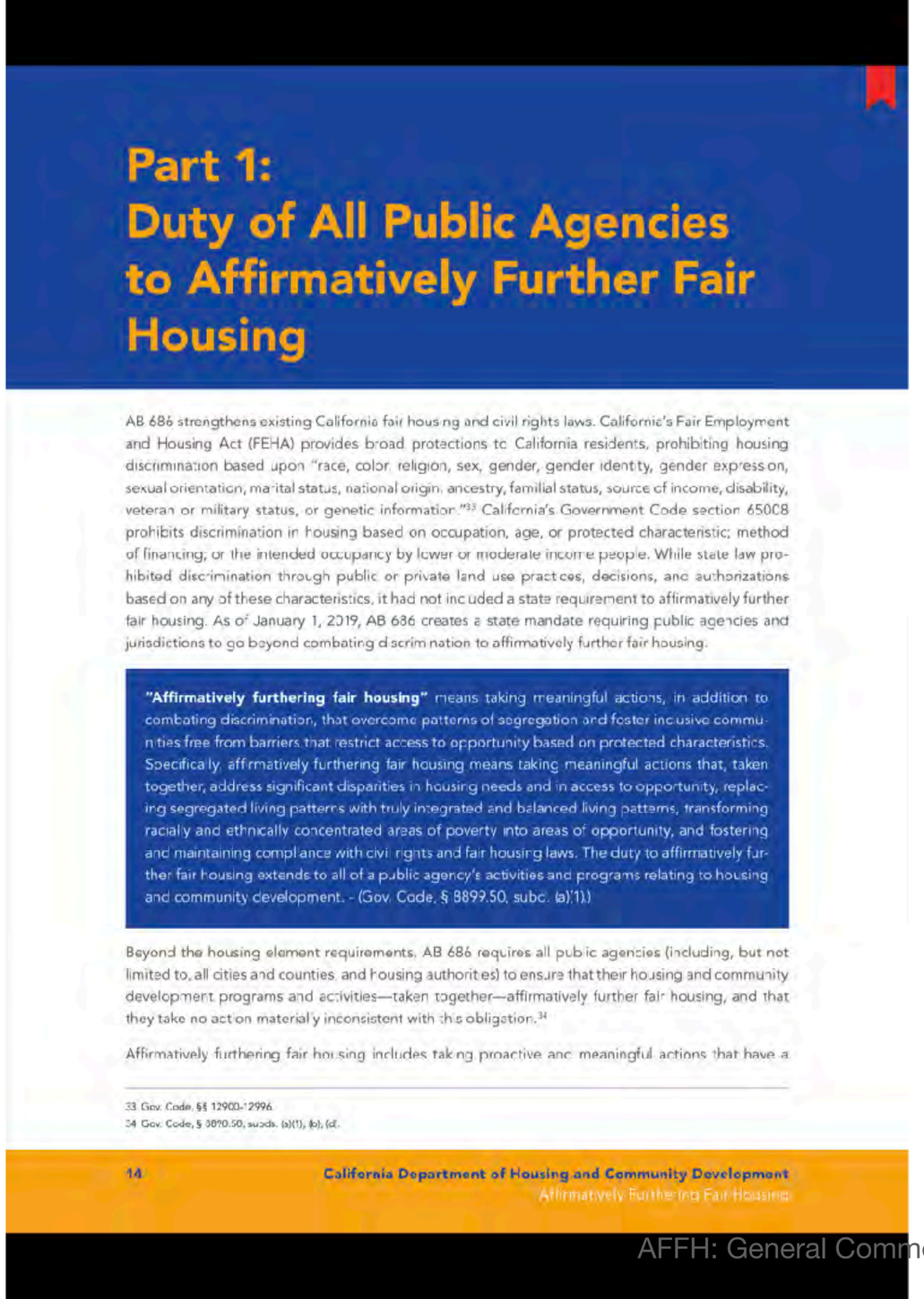


What is AFFH?

Affirmatively Furthering Fair Housing

Affirmatively furthering fair housing means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development.



Part 1:
Duty of All Public Agencies to Affirmatively Further Fair Housing

AB 686 strengthens existing California fair housing and civil rights laws. California's Fair Employment and Housing Act (FEHA) provides broad protections to California residents, prohibiting housing discrimination based upon "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information."[33] California's Government Code section 65008 prohibits discrimination in housing based on occupation, age, or protected characteristic; method of financing; or the intended occupancy by lower or moderate income people. While state law prohibited discrimination through public or private land use practices, decisions, and authorizations based on any of these characteristics, it had not included a state requirement to affirmatively further fair housing. As of January 1, 2019, AB 686 creates a state mandate requiring public agencies and jurisdictions to go beyond combating discrimination to affirmatively further fair housing.

"Affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development. - (Gov. Code, § 8899.50, subd. (a)(1).)

Beyond the housing element requirements, AB 686 requires all public agencies (including, but not limited to, all cities and counties, and housing authorities) to ensure that their housing and community development programs and activities—taken together—affirmatively further fair housing, and that they take no action materially inconsistent with this obligation.[34]

Affirmatively furthering fair housing includes taking proactive and meaningful actions that have a

33 Gov. Code, §§ 12900–12996.
34 Gov. Code, § 8899.50, subds. (a)(1), (b), (d).

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Affirmatively Furthering Fair Housing

Meaningful Action

AFFH requirements

- Address significant disparities in housing needs and in access to opportunity
- Replace segregated living patterns with truly integrated and balanced living patterns
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity
- Foster and maintain compliance with civil rights and fair housing laws

1. **Significant Disparities in Housing Needs and in Access to Opportunity:** Examples include incentivizing new residential development to include below-market rate housing; conserving affordability of existing housing, such as limitations on rents or conversion of such housing to higher rent or higher priced housing; encouraging systematic code enforcement activities that maintain housing stock while ensuring such enforcement does not cause displacement; and promoting housing mobility strategies and displacement mitigation strategies to ensure equitable access to opportunity. Housing mobility strategies may include providing affordable and accessible transportation options to enhance access to education and economic development opportunities. Displacement mitigation strategies may include tenant protections, conservation of existing stock, preservation of units at-risk of conversion to market-rate uses, acquisition and rehabilitation of existing stock, including naturally occurring affordable housing, and removing barriers to building affordable housing.

2. **Replacing Segregated Living Patterns with Truly Integrated and Balanced Living Patterns:** Examples include community benefits agreements that balance development proposals with tangible, local benefits to residents in the area (e.g., creating affordable housing, funding renter assistance programs for nearby residents, or other investments that meet community-identified needs, such as infrastructure and community amenities). Other examples include inclusionary zoning requirements and land-value recapture mechanisms, zoning for a variety of housing types, particularly those that may be lacking from the community or neighborhood, including: multifamily housing, low-barrier navigation centers, group homes, supportive housing, and accessible units. Promote education on how restrictions on multifamily housing, such as limited multifamily zoning and height and density limitations, impact inclusive communities. Seek local input on housing proposals while recognizing that "local vetoes" of affordable and mixed-income housing in racially segregated concentrated areas of affluence create fair housing issues.[36]

3. **Transforming Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) into Areas of Opportunity:** Examples include community-led, place-based strategies to revitalize communities, such as economic development strategies and prioritizing investment in R/ECAPs that meet the needs of existing low-income residents, such as safe routes to school, transit, parks, schools, bike and pedestrian infrastructure, urban forestry, other neighborhood improvements; preserving naturally occurring affordable housing, such as mobilehome parks; and preservation as affordable housing of market-rate units where low-income households live; and promoting mixed-income development coupled with strong anti-displacement protections. Conduct outreach and advertise city program to persons with limited English proficiency. Other examples include community engagement in planning processes, including targeted outreach, technical assistance to help apply for grants, economic development strategies, workforce development, youth engagement and educational programs, healthy food access, affordable energy, and transportation access.

4. **Fostering and Maintaining Compliance with Civil Rights and Fair Housing Laws:** Agencies must diligently comply with civil rights and fair housing laws, including the California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with section 12900) of Division 3 of Title 2), Government Code sections 8899.50, 65008, 65583, subdivisions (c)5) and (c)(10), and11135, Civil Code section 51 (the Unruh Civil Rights Act), and FEHA regulations in California Code of Regulations, title 2, sections 12005-12271.

Fair Housing Actions

What we need San Mateo to do

- Create housing mobility strategies
- Provide new housing choices and affordability in areas of opportunity
- Design place-based strategies to encourage community conservation and revitalization
- Protect existing residents from displacement

Examples of Affirmatively Furthering Fair Housing Actions

Housing Mobility Strategies consist of removing barriers to housing in areas of opportunity and strategically enhancing access. Examples include:

- Voucher mobility
- Housing mobility counseling
- City-wide affordable rental registries
- Landlord outreach to expand the location of participating voucher properties
- Landlord education and outreach on source of income discrimination and voucher programs
- Assistance with security deposits and moving expenses for voucher holders and other low-income tenants
- Extend search times for particular groups with housing choice vouchers, such as larger families with children or persons with disabilities
- Regional cooperation and administration of vouchers (such as through portability and shared waiting lists);
- Affirmative marketing can be targeted at promoting equal access to government-assisted housing or to promote housing outside the immediate neighborhood to increase awareness and the diversity of individuals in the neighborhood
- Collaborate with high performing school districts to promote a diversity of students and staff to serve lower income students
- Developing multifamily housing opportunities95
- Encouraging the development of four or more units in a building
- Encouraging collaboration between local governments and community land trusts as a mechanism to develop affordable housing in higher-opportunity areas.96
- Accessibility programs focus on improving access to housing, transit, public buildings and facilities, sidewalks, pedestrian crossings, and businesses

New Housing Choices and Affordability in Areas of Opportunity means promoting housing supply, choices and affordability in areas of high opportunity and outside of areas of concentrated poverty. Examples include:

- Zoning, permit streamlining, fees, incentives and other approaches to increase housing choices and affordability (e.g., duplex, triplex, multifamily, accessory dwelling units, transitional and supportive housing, group homes) in high opportunity areas
- Target housing creation or mixed income strategies (e.g., funding, incentives, policies and programs, density bonuses, land banks, housing trust funds)
- Inclusionary requirements

95 The federal FHA includes design and construction requirements for all residential buildings with four or more attached units. In buildings with stairs, all ground floor units must be accessible, and in buildings with elevator access, all units must have minimum access. There is no federally mandated standard for accessibility in single family homes. Government Code section 12955.1, subdivision (b), requires 10 percent of units in multifamily buildings without elevators consisting of 3 or more rental units or 4 or more condominium units are subject to accessibility building standards.

96 See Community Land Trusts and Stable Affordable Housing, available at https://www.huduser.gov/portal/pdr-edge/pdr-edge-featd-article-110419.html, last visited on March 19, 2021.

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Affirmatively Furthering Fair Housing

AFFH: General Comments

Components of New HE Requirements for AFFH

1. Outreach
2. Assessment of Fair Housing (AFH)
3. Site Inventory
4. Identification & Prioritization of Contributing Factors
5. Goals and Actions/Programs

6.3 San Mateo’s Fair Housing Assessment

Fair Housing Assessment

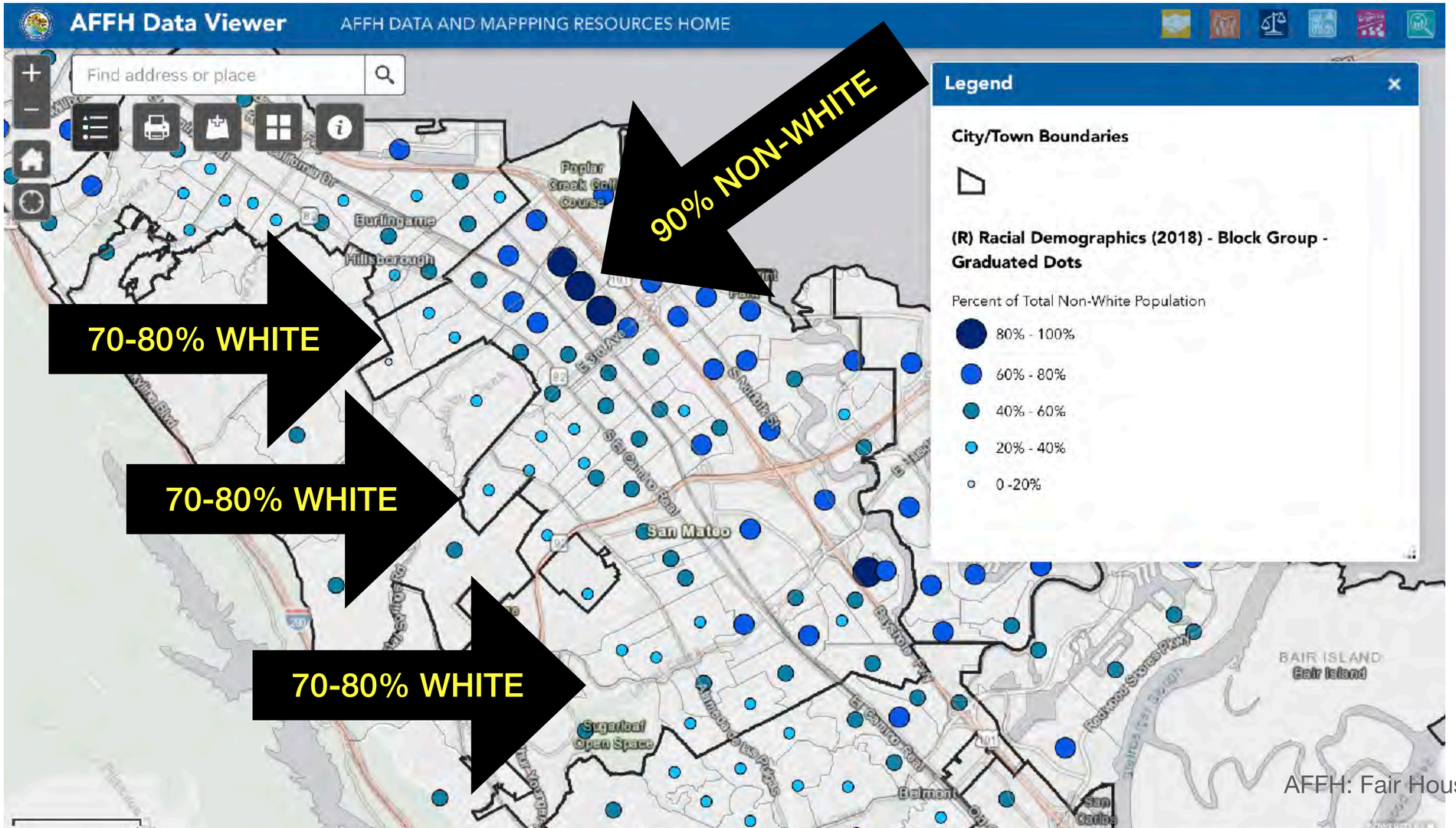
Shortcomings In the Assessment of Segregation and Integration Patterns and Trends:

- No analysis of racially segregated, concentrated areas of affluence
    - Missing assessment of the most segregated racial population: non-Hispanic whites (APPENDIX D, Attachment 4 – UC Merced Segregation Report)
- No opportunity sites are located within the city's highest-opportunity areas

"Figure II-7: White Majority Census Tracts," Root Policy Research Map and Data Packet, Page 11

Assessment's Miss:

Racially Concentrated Areas of Affluence Completely Left Out of the Analysis and Sites Inventory



"Figure II-6: % Non-White Population by Census Block Groups," 2018, Root Policy Research Map and Data Packet, Page 10

Fair Housing Assessment

Shortcomings In the Assessment of Segregation and Integration Patterns and Trends:

- Why is income-segregation substantially higher in San Mateo compared to the rest of the Bay Area?
    - This assessment should highlight factors that can be fixed
- Why has San Mateo's income segregation at the neighborhood level not improved over time and why is it worse than the Bay Area average?

Fair Housing Assessment

Shortcomings In the Assessment of Segregation and Integration Patterns and Trends:

- Missing meaningful assessment of segregation in San Mateo relative to the Bay Area region
  - Extremely low population of black people. Why?
    - Need assessment of **causes** for the growing exclusion of this demographic from San Mateo in order to solve for this issue

Assessment's Miss: Black population

Exclusion and displacement —> low population relative to Bay Area

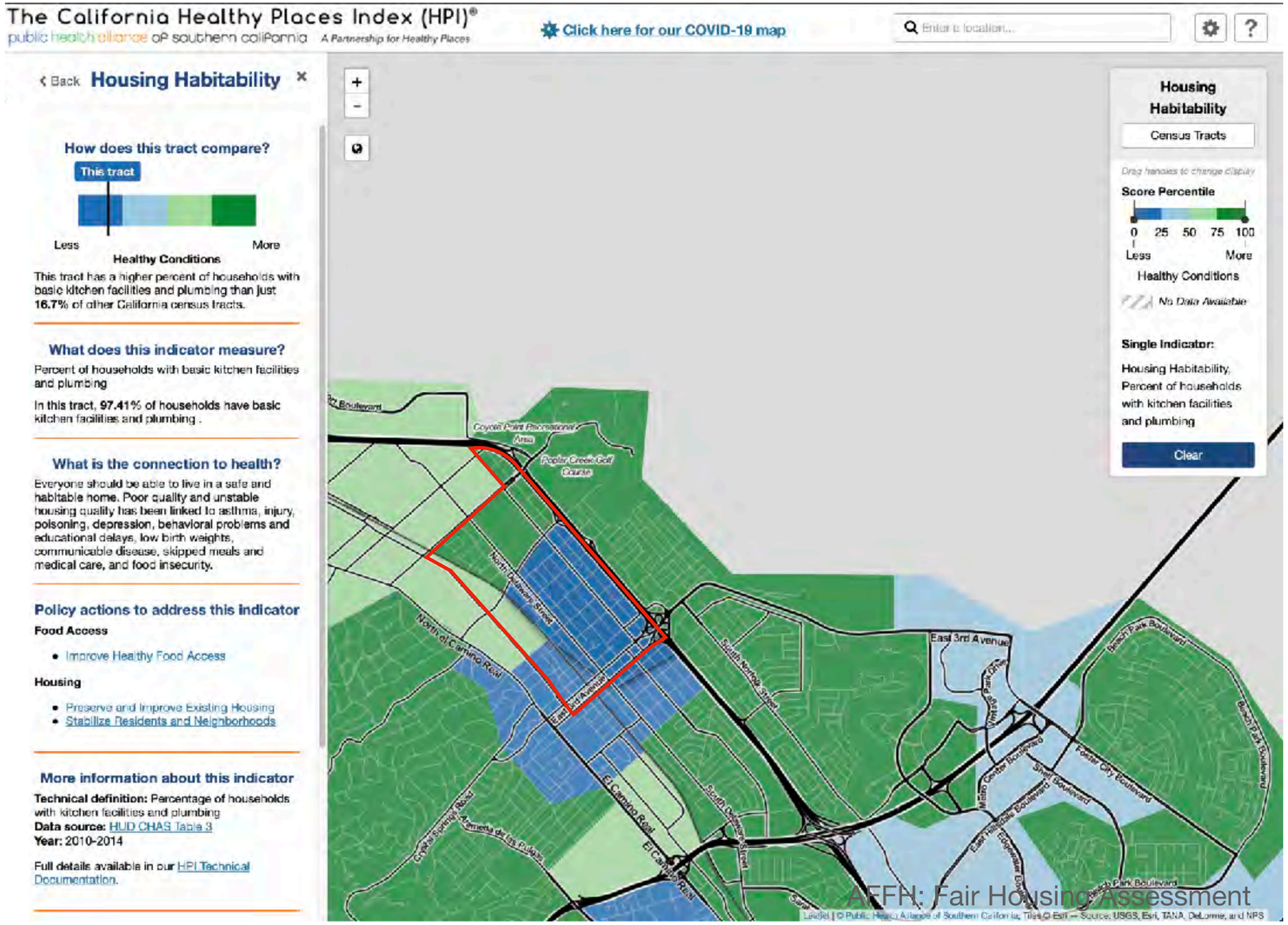
- Only 2% of the city's population is now black
- In 1990 the North Central census tract was 18% black, the highest in the city
- In 2017 it was only 4% black
- Discuss possible causes:
  - Disinvestment-driven displacement in North Central due to rising rental costs and lack of improvement of rental housing conditions
  - Government policy preventing home purchasing
  - Historical exclusion elsewhere in the city

Black Population in Census Tract 6062 Census Period 1960-Present	
1990	18%
2000	11%
2010	6%
2017	4%

Assessment's Miss: Geographic Differences

Housing Habitability Issues

- Strong and distinguishing characteristic of North Central
- Highly concentrated in North Central and downtown
- North Shoreview is *not* characterized by this issue

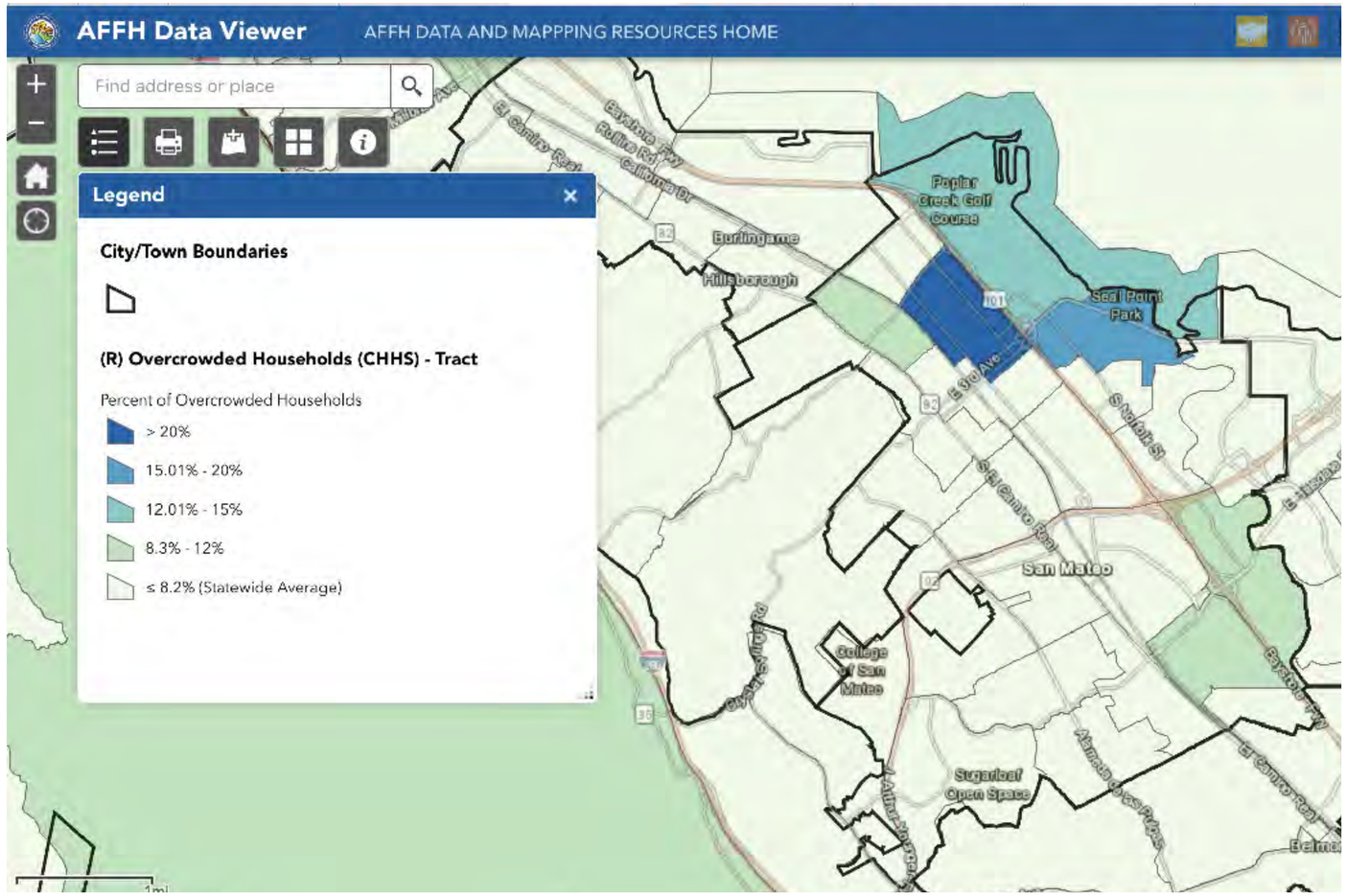


See also: "Figure III-11: Healthy Places Index by Census Tract, 2021," Root Policy Research Map and Data Packet, Page 40

Assessment's Miss: Geographic Differences

Overcrowding issues in North Central

- Strong and distinguishing characteristic of southern North Central
- Highly concentrated in one neighborhood
  - North Shoreview (13%) is much less characterized by this issue
- San Mateo overcrowding overall average: 7%, which is heavily skewed by North Central
- San Mateo Park: < 1%
- North Central north of Poplar Ave: 1%
- **North Central south of Poplar Ave: 27%**



"Figure IV-19: Overcrowded Households by Census Tract, 2019," Root Policy Research Map and Data Packet, Page 60

Fair Housing Assessment

Resident trauma and exclusion

- North Central residents, including many who are alive today, have experienced the trauma of exclusion and steering from other neighborhoods of San Mateo
- Paired with a strong history of disinvestment and government practices to prevent POC from home ownership, the neighborhood and its people will need thoughtful repair in both the public and private realms

6.3.2 Contributing factors and Fair Housing Action Plan.

Excerpt from HCD's AFFH Presentation

4. Identify and Prioritize Contributing Factors

» **The housing element must identify and prioritize significant contributing factors to segregation, R/ECAPS, opportunity access, & disproportionate housing needs**

- Fair housing contributing factor = a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues.

- Contributing factors should be based on all prior AFFH analyses (Outreach, AFH, Site Inventory)

Excerpt from HCD's AFFH Presentation

4. Identify and Prioritize Contributing Factors

- **Identification and evaluation of contributing factors must:**
  - Identify fair housing issues and significant contributing factors
  - Prioritize contributing factors, giving highest priority to those factors that most limit or deny fair housing choice, access to opportunity, or negatively impact fair housing or civil rights compliance
  - Discuss strategic approaches to inform and strongly connect to goals and actions. Goals and actions should stem directly from Contributing Factors
- **Prioritization is important – should be a manageable list (4-6, not 50)**
- **Must be tailored to local conditions**

Analysis of Contributing Factors is inadequate

- It currently focuses more on the characteristics of the victims of our discriminatory structures and thus functions more as a continuation of the fair housing assessment than what it's meant to be
- For instance, listing the fact *that Hispanic residents are more likely to work low-wage jobs or that Hispanic residents are primarily concentrated in the northeastern area of the city where residents face higher poverty and cost burden as well as poor opportunity outcomes* is something that belongs in the fair housing assessment, not in the contributing factors space

Analysis of Contributing Factors is inadequate

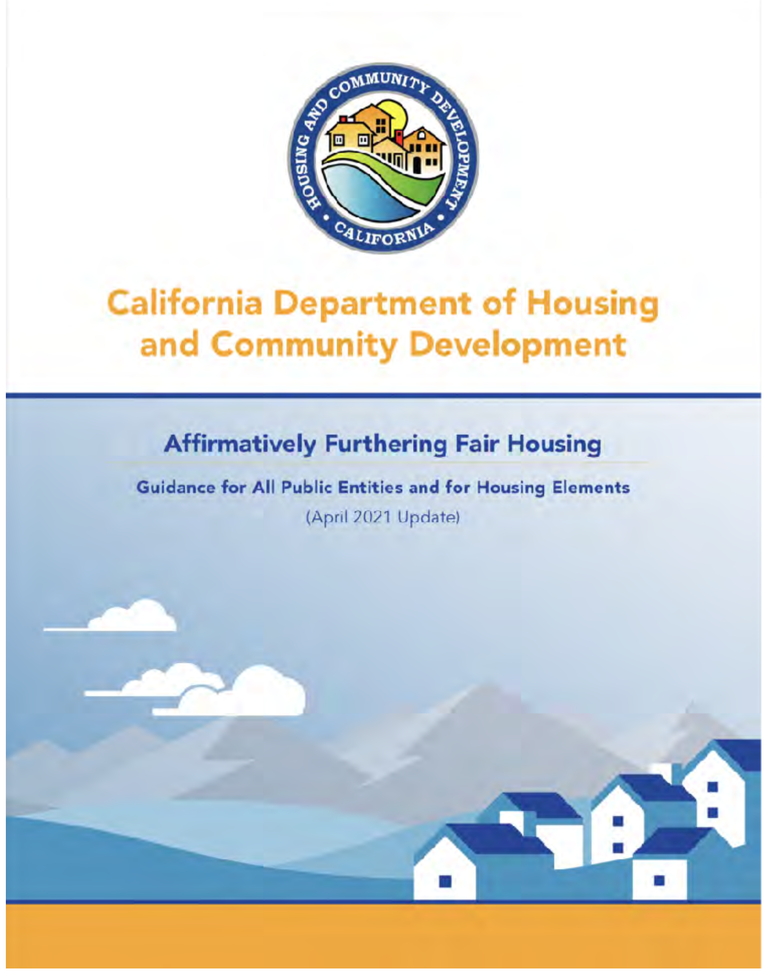
What is a fair housing contributing factor?

- Fair housing contributing factor = a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues
  - **City-controlled regulatory factors, policies, or ways of doing business** that cause or contribute to fair housing issues ***should be fully identified and take primacy in this analysis***, but they are inadequately discussed

Examples of Contributing Factors to Fair Housing Issues by Area

From HCD's "Affirmatively Furthering Fair Housing: Guidance to All Public Entities and for Housing Elements" Pages 68-70

- **Segregation and Integration**
  - Community opposition
  - Lack of community revitalization strategies
  - Lack of private investments in specific neighborhoods
  - Land use and zoning laws



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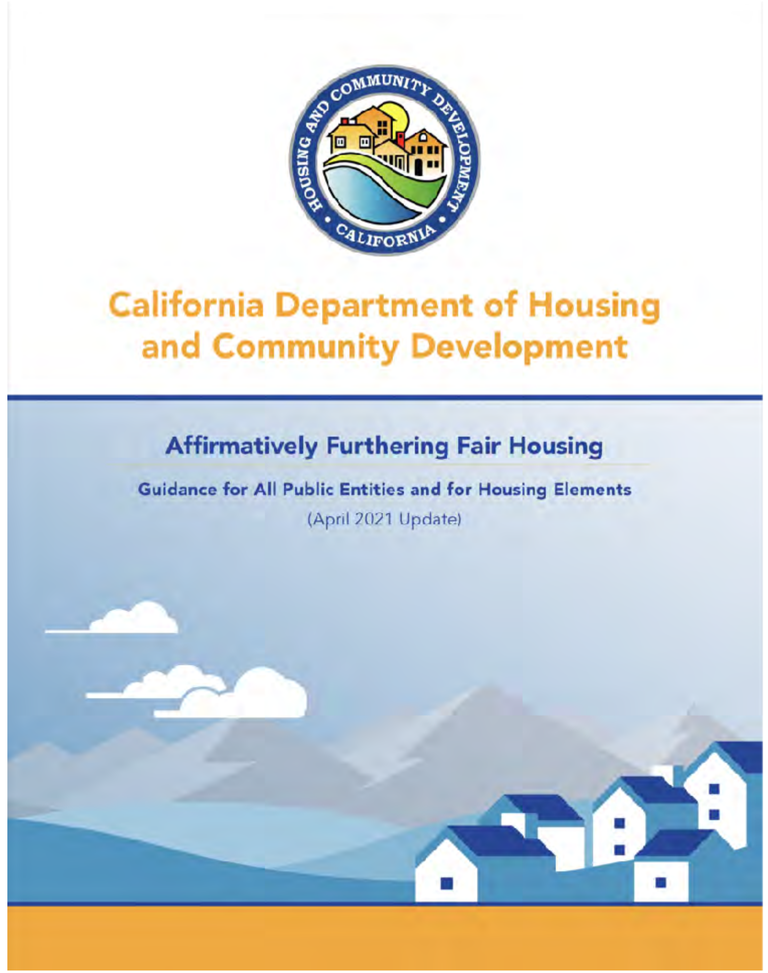
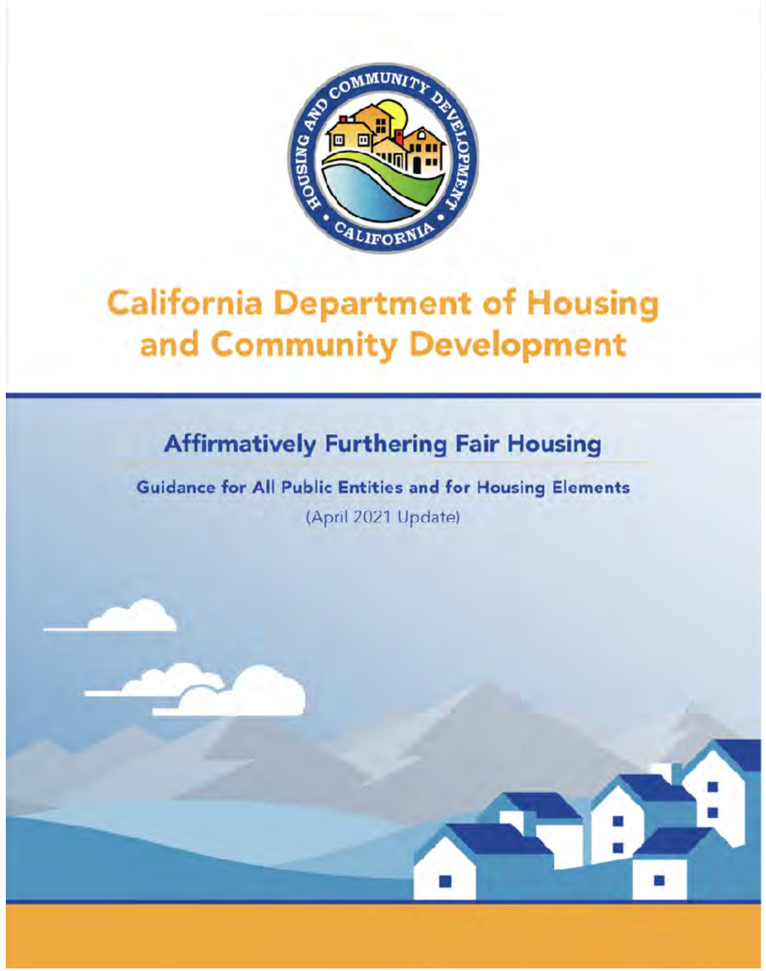


- **Racially and Ethnically Concentrated Areas of Poverty**
  - Deteriorated and abandoned properties
  - Displacement of residents due to economic pressures
  - Land use and zoning laws
  - Occupancy codes and restrictions

Examples of Contributing Factors to Fair Housing Issues by Area

From HCD's "Affirmatively Furthering Fair Housing: Guidance to All Public Entities and for Housing Elements" Pages 68-70

- **Disparities in Access to Opportunity**
  - The availability, type, frequency, and reliability of public transportation
  - Land use and zoning laws
  - Lack of public investments in specific neighborhoods, including services or amenities
  - Location of proficient schools and school assignment policies
  - Location and type of affordable housing



Examples of Contributing Factors to Fair Housing Issues by Area

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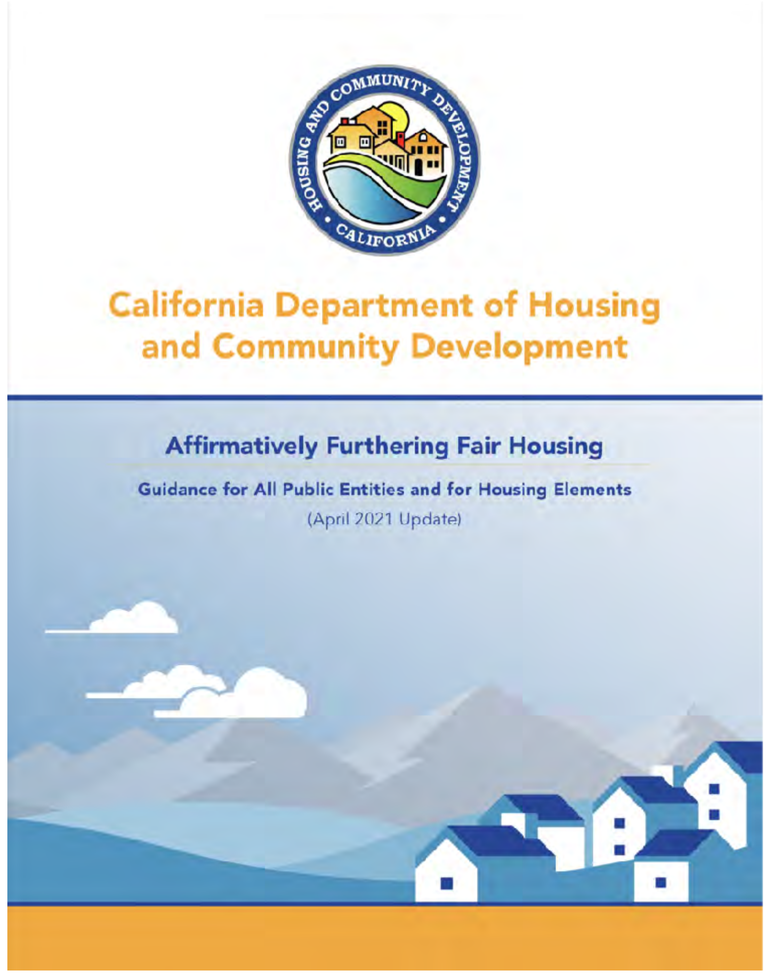


- **Disproportionate Housing Needs, Including Displacement Risks**
  - The availability of affordable units in a range of sizes
  - Lack of renter protections
  - Land use and zoning laws

Analysis of Contributing Factors

Analysis of Contributing Factors is inadequate.

- Contributing Factors analysis must answer key “why” questions:
  - What unique factors, characteristics, and history in North Central and, separately, North Shoreview are leading to the concentration of higher poverty, low economic and environmental opportunity, high-cost burden, overcrowding, and flood hazards compared to the rest of the City of San Mateo?
  - What existing government constraints or policies have perpetuated these concentrated characteristics?
  - What factors, policies, and history in other parts of the city contribute to the absence of these characteristics, especially west of El Camino?

The Analysis of Contributing Factors

Shortcomings

- The Housing Element needs to assess the **geographic and regulatory causes** leading to the concentration of poverty, low economic and environmental opportunity, high-cost burden, and overcrowding in North Central and, to a lesser extent, North Shoreview

- The Housing Element also needs to assess the **geographic and regulatory causes** leading to the concentration of affluence and, disproportionately, white people in western neighborhoods

  - This necessary assessment of **causes** is needed in order to develop place-based programs and actions that will meaningfully repair these issues

The Analysis of Contributing Factors

Must be able to guide Significant, Meaningful, and Sufficient policies to Overcome Patterns of Segregation

- Existing patterns of segregation in San Mateo are significant and persistent
  - Census tract divergence within the city ranges from 82% white to 6% white (San Mateo Park vs North Central, respectively)
  - Class segregation largely follows these lines
  - Actions and policies must be sufficient to overcome this pattern in a reasonable period of time
  - Why is the white population significant? Check out Appendix D and read *Segregation by Design* by Prof. Jessica Trounstine

The Analysis of Contributing Factors

Must be able to guide Significant, Meaningful, and Sufficient policies to Overcome Patterns of Segregation

- The Housing Element also fails to discuss strategic approaches to inform and strongly connect “Contributing Factors” to “Goals and Actions”
- This contributes to the the creation of goals and actions that are not yet sufficient to produce meaningful action

The Analysis of Contributing Factors

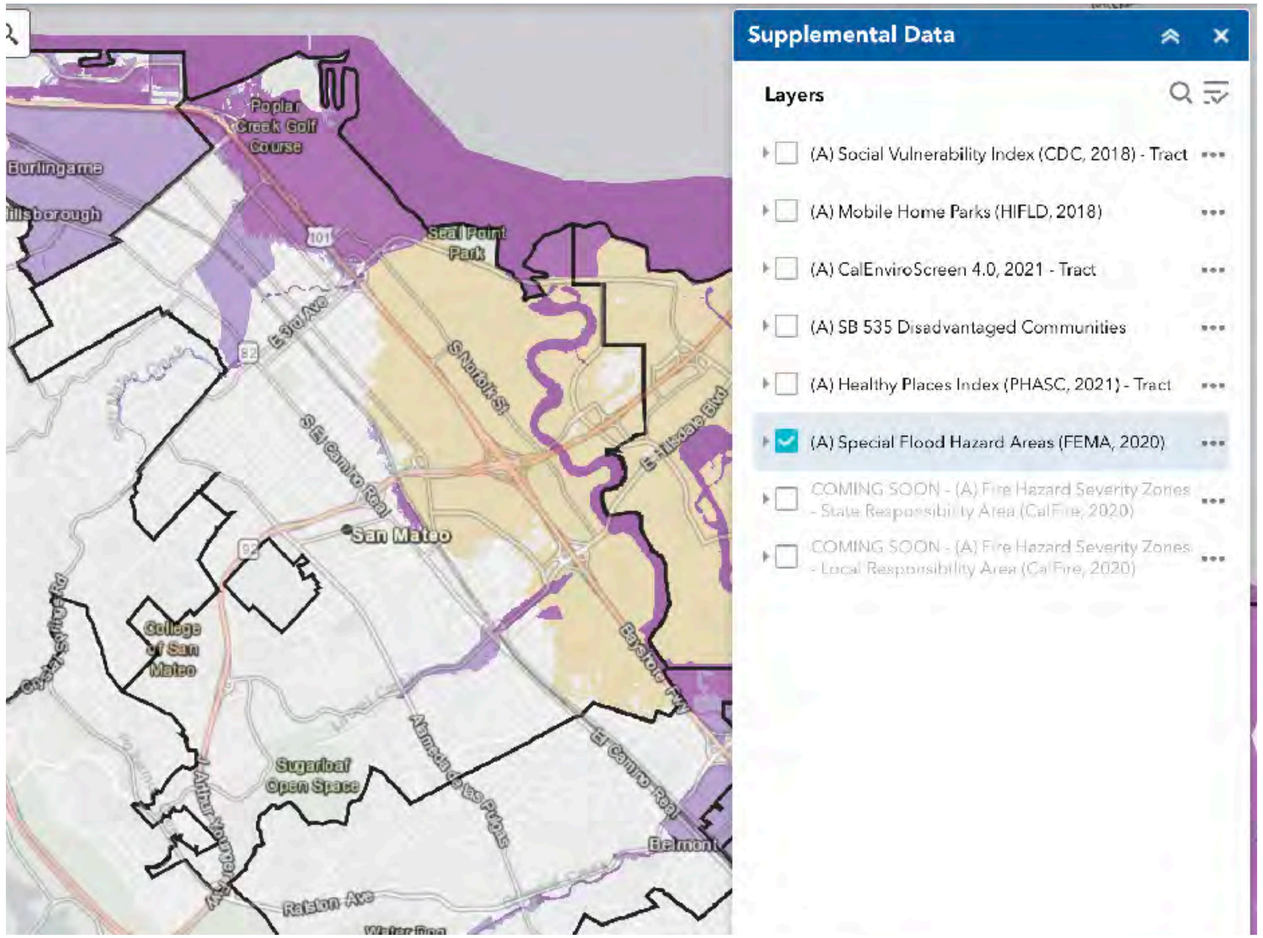
Must be able to guide Significant, Meaningful, and Sufficient policies to Overcome Patterns of Segregation

- Again, existing patterns of segregation in San Mateo are significant and persistent
- Analysis of Contributing Factors should be able to connect to Actions and Policies that are structured in a way that, economically, creates value for the city and for residents, without destroying the value of existing places
- This should not be about diminishing the quality of existing high-resource neighborhoods in order to achieve parity
- This process is about:
    - Lifting up disinvested portions of our city, and
    - Pairing that uplift with expanded access and residential integration across the city through thoughtful government-guided programs

Identify and Prioritize Contributing Factors

Tell the Story: North Shoreview: Environmental Hazard and Isolation

- Why is North Shoreview an edge Racially/Ethnically Concentrated Area of Poverty?
  - What characteristics distinguish North Shoreview from other similar neighborhoods, and how might they lead to higher concentrations of marginalized or vulnerable groups?



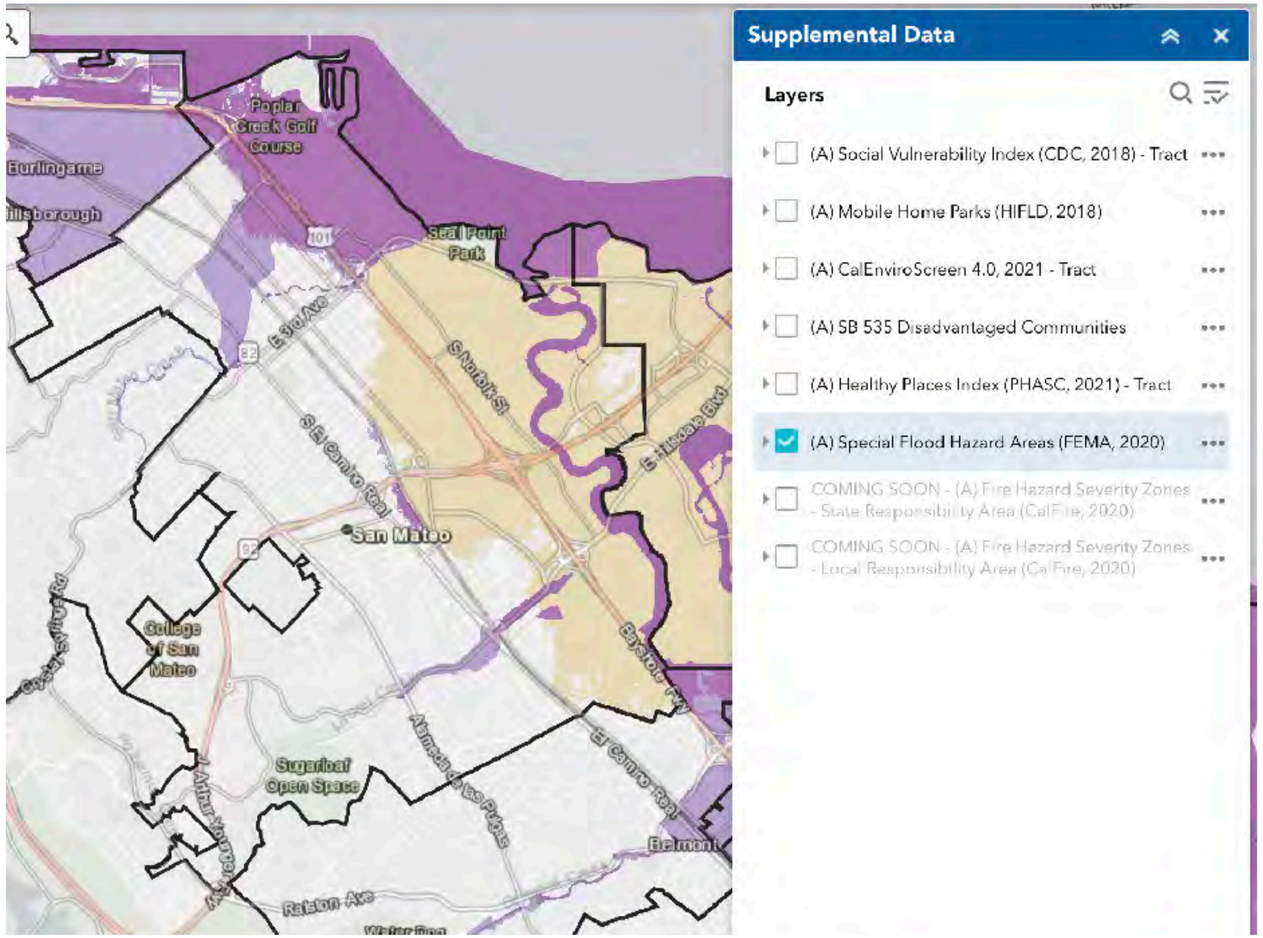
"Figure IV-31: Special Flood Hazard Areas, 2000," Root Policy Research Map and Data Packet, Page 69

Identify and Prioritize Contributing Factors: Tell the Story

Identify and Prioritize Contributing Factors

Tell the Story: North Shoreview: Environmental Hazard and Isolation

- Why is North Shoreview an edge Racially/Ethnically Concentrated Area of Poverty?
  - Key differences between North Shoreview and South Shoreview:
    - Levy protection and flood hazard chance.
    - Limited access to circulation and transportation



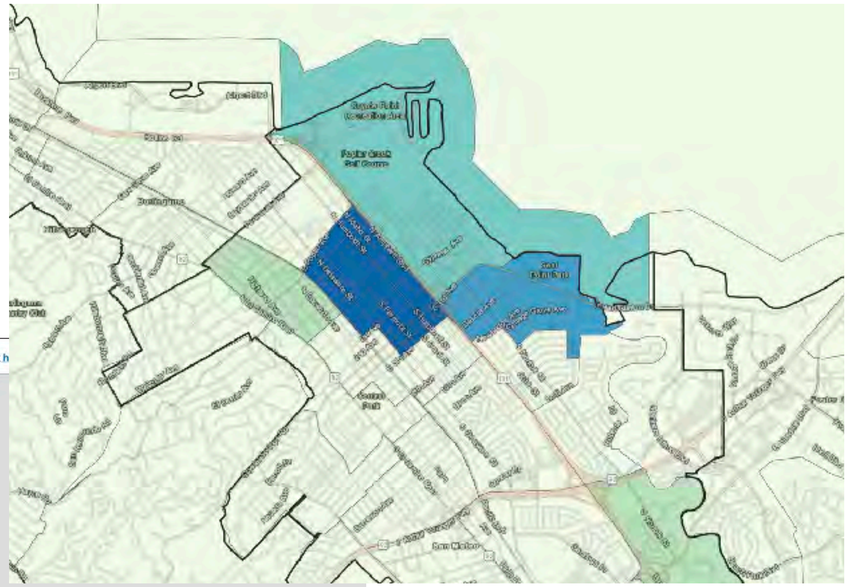
"Figure IV-31: Special Flood Hazard Areas, 2000," Root Policy Research Map and Data Packet, Page 69

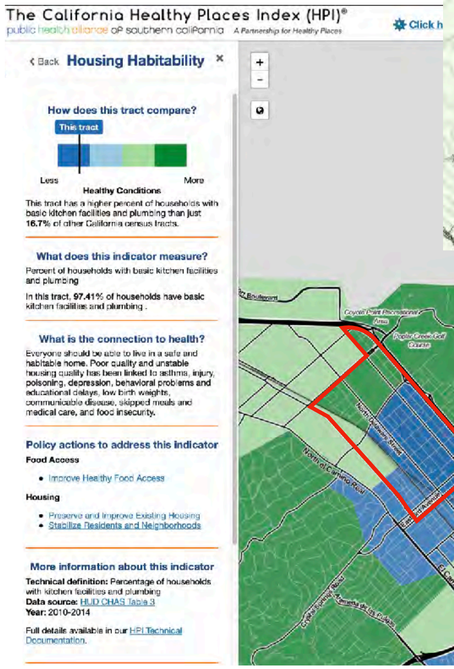
Identify and Prioritize Contributing Factors

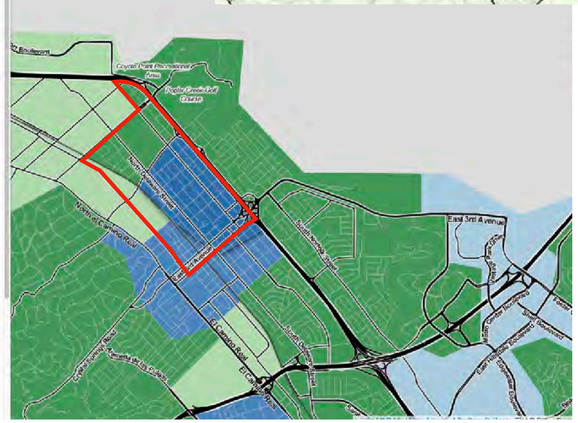
Tell the Story: North Central: Poor Housing Conditions + Overcrowding

- Why is North Central (south of Poplar) an edge Racially/ Ethnically Concentrated Area of Poverty?
  - What characteristics distinguish North Central south of Poplar Ave from other parts of the city, and
  - How might they lead to higher concentrations of marginalized groups?

Overcrowding





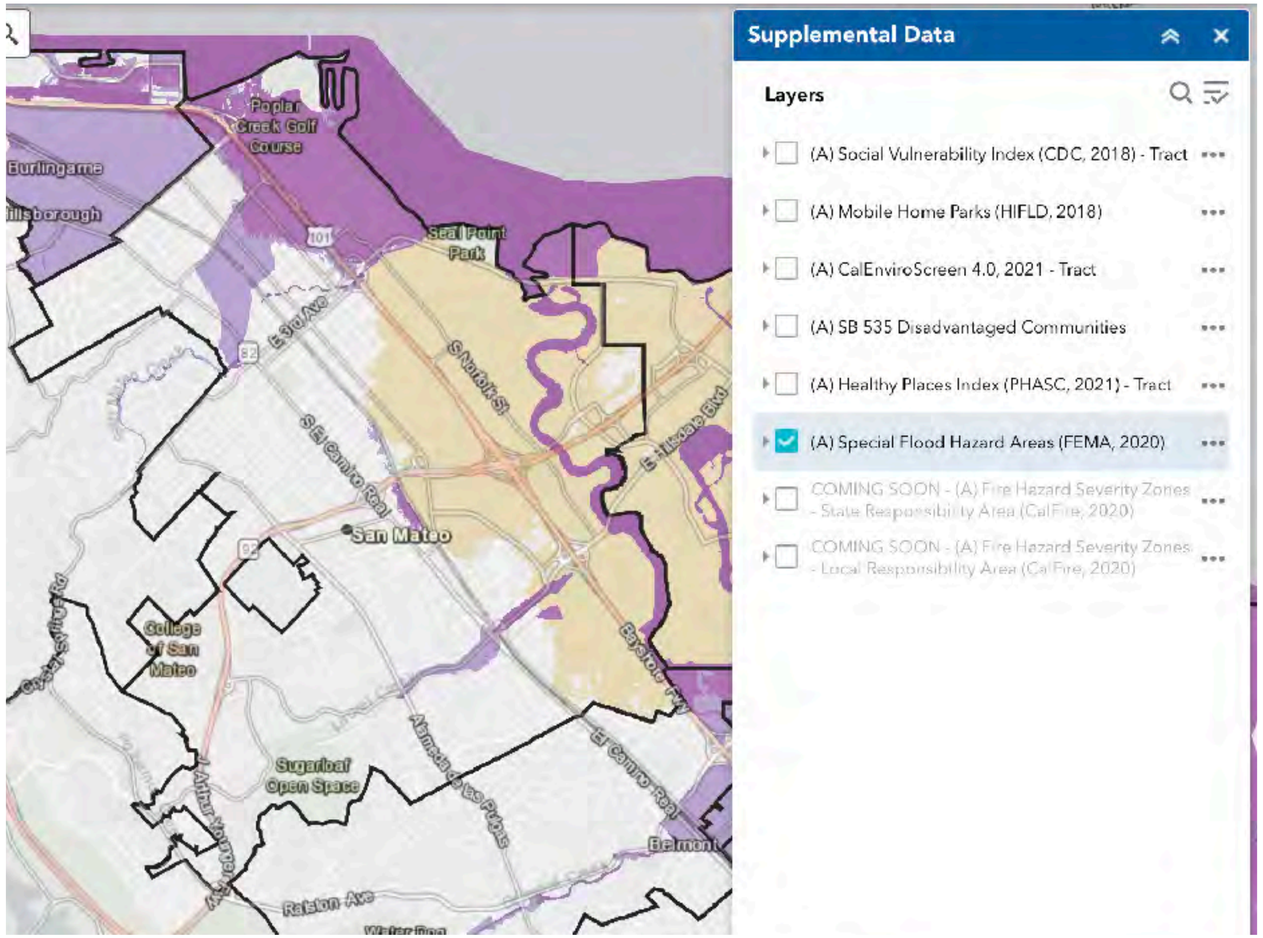


Unhealthy Housing Conditions

Identify and Prioritize Contributing Factors

Tell the Story: North Central: Disinvestment + Environmental Hazard

- Why is North Central (south of Poplar) an edge Racially/Ethnically Concentrated Area of Poverty?
  - Key differences between North Central (south of Poplar) and other areas:
    - Decades of disinvestment:
      - Both private housing stock and public infrastructure
      - Overcrowding and poverty as both symptoms and causes of private disinvestment
    - Levy protection and flood hazard chance (in portions of that area)



"Figure IV-31: Special Flood Hazard Areas, 2000," Root Policy Research Map and Data Packet, Page 69

Identify and Prioritize Contributing Factors

Tell the Story: North Central: Historical Ghettoization + Failed, Segregated Schools

- Why is North Central (south of Poplar) an edge Racially/Ethnically Concentrated Area of Poverty?
  - Key differences between North Central and other areas:
    - History of a highly segregated neighborhood and its underperforming school
    - Neighborhood's Turnbull Learning Academy closed about 15 years ago
    - The building repurposed for the College Park Mandarin Immersion magnet school

THE DAILY JOURNAL

From the Daily Journal archives

Turnbull Learning Academy places dead last again

By Alison Hawkes Daily Journal Reporter Jan 19, 2001 Updated Feb 20, 2018 0

Newly released reports which showing Turnbull Learning Academy as one of the worst in the state and in the lowest ranks among similar schools have some community members deeply concerned -- but the district administration is critical of the numbers.

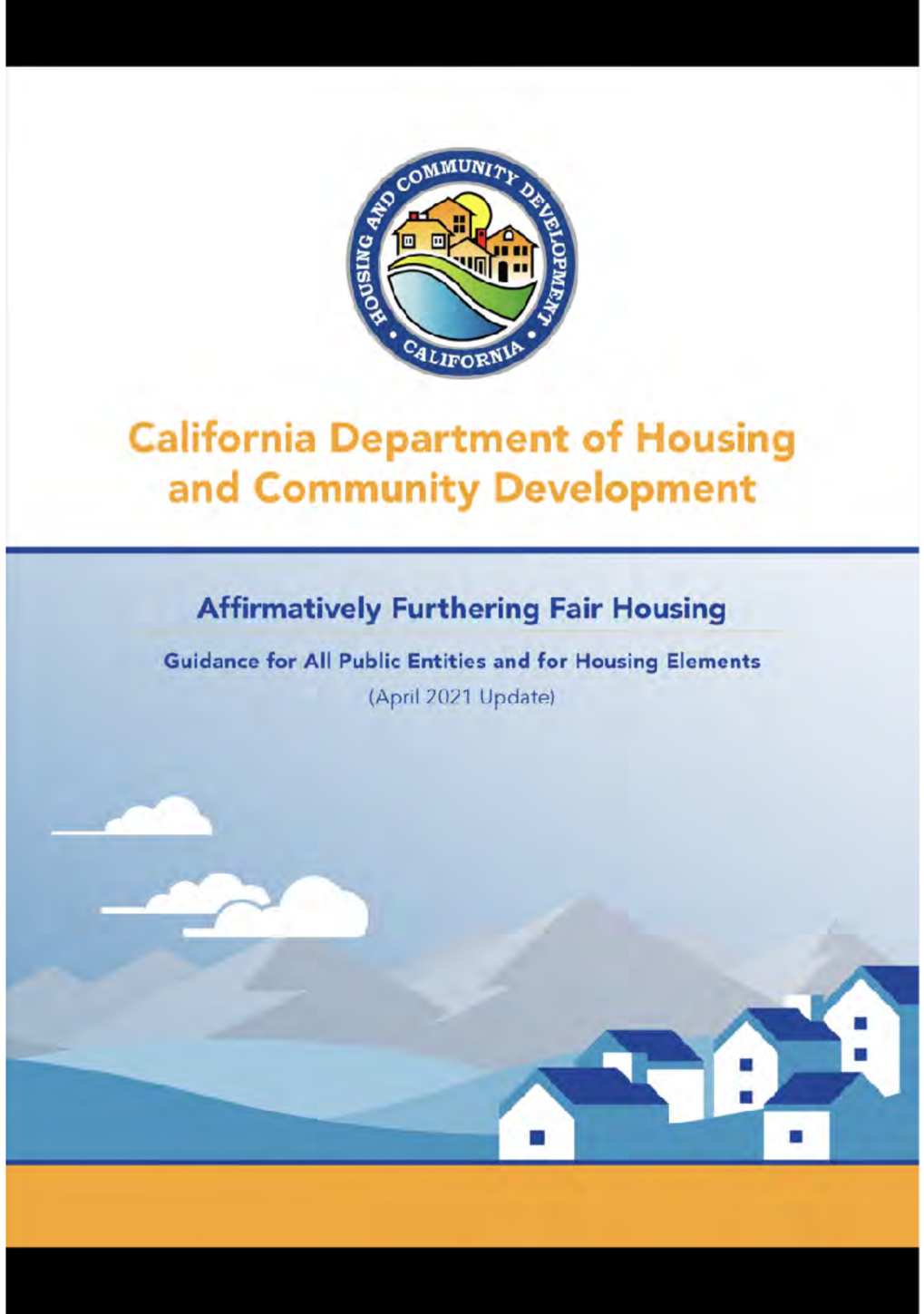
The state Academic Performance Index, re-released on Wednesday, ranked schools' performance on the spring 2000 Stanford-9 tests to others across the state and to smaller groups of schools with a similar socio-economic background.

The information is meant to help school officials and the public better assess where a school stands in relation to others, and how much they need to improve in order to be eligible for additional state funding. Turnbull Learning Academy, an elementary school in San Mateo's North Central neighborhood, received an overall score of 468 out of a possible 1000 points, significantly lower than the state expectation of 800 points and hundreds of points behind all other schools in the San Mateo-Foster City School District.

Turnbull ranked at the very lowest level compared to the rest of the state -- a one, with10 being the highest level.

AFFH Links and Resources

- California HCD Affirmatively Furthering Fair Housing (AFFH) Guidance https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf
- AFFH Data Viewer https://affh-data-resources-cahcd.hub.arcgis.com
- California Healthy Places Index https://map.healthyplacesindex.org



The Planning Commission discussion will resume on May 3rd at 7pm where we will discuss Goals, Policies, and Actions, including those related to AFFH

Manira Sandhir

From: Adam Nugent
Sent: Thursday, May 5, 2022 5:45 PM
To: Manira Sandhir; Zachary Dahl
Cc: Eloiza Murillo-Garcia; HousingElements@hcd.ca.gov
Subject: San Mateo Planning Commissioner Input - Draft Housing Element - May 3
Attachments: Planning Commission Input - Draft Housing Element - Adam Nugent - May 3.pdf

Hi Manira and Zach,

I appreciate the work you and your team is doing. Our May 3rd continuance meeting was the right call. Thank you for making it happen!

Here are my notes and consolidated input from that May 3rd Planning Commission review of the Draft Housing Element. Again, I hope the additional detail and clarifying elements in these notes prove useful to the team.

Best,
Adam

Adam Nugent, PLA
Planning Commissioner, City of San Mateo
anugent@cityofsanmateo.org

Draft Housing Element Comments

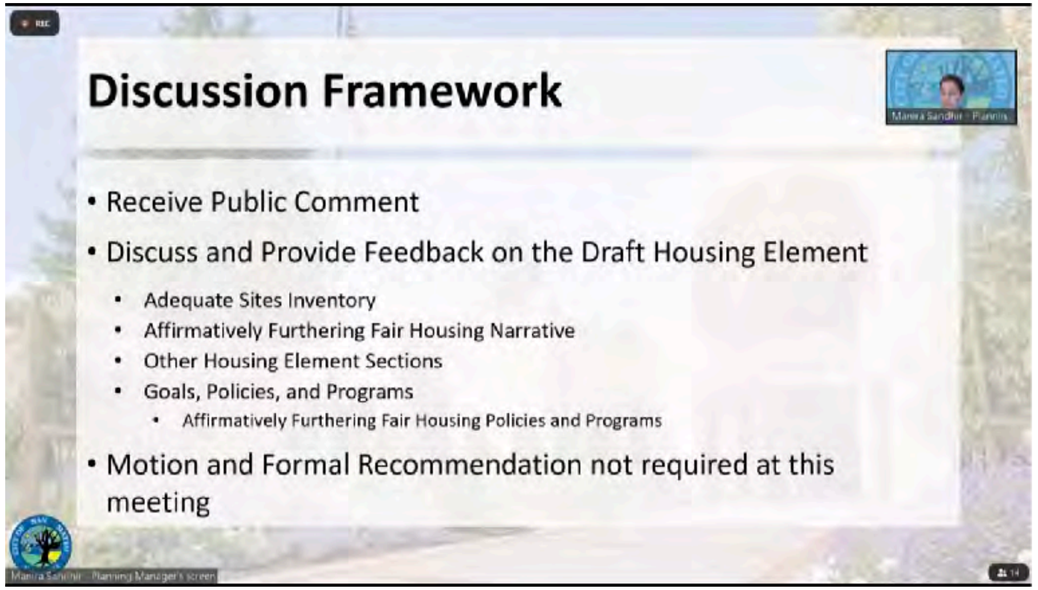
Draft for Public Review: Housing Element of the General Plan 2023-2031, April 6, 2022

Commissioner Adam Nugent, May 3, 2022 Planning Commission Meeting

Outline

Draft 2023-2031 Housing Element Input

- Introduction and Thank You (Same as 4/26)
- Part 3: Other Housing Element Sections
- Part 4: Goals, Policies, and Programs
    - Selected Excerpts of Rejection Letters for Other Cities
    - Goals, Policies, and Actions Discussion
    - AFFH-Specific Policy-by-Policy Review
    - Non-AFFH-Specific Policy-by-Policy Review



Note: Topics that were discussed at the April 26 Planning Commission Meeting:

- Part 1: Site Inventory Comments
    - Methodology-focused
- Part 2: Affirmatively Furthering Fair Housing Comments
    - General Comments
    - Fair Housing Assessment
    - Contributing Factors

Public Comments

Notes and Highlights

- Market special-needs units to the most appropriate special needs population. Unit-specific needs should be marketed so that the unique, appropriate population is matched with the special features of the unit

- Measure Y as an obstacle to affordable housing development

Thank you, Housing Element Team!

The work you are doing is extremely important and impactful

- All of my comments and questions come from a place of deep respect and appreciation for the hard work you are doing!
- I am proud to have a city with staff of such caliber, who genuinely desire to create a better, more just housing landscape for our future
- This is HARD WORK; and you are undertaking it in uncharted territory that is fraught with puzzles and potential pitfalls

Thank you, Housing Element Team!

Fair warning:

- My comments are extensive
- To implement the Housing Element in a way that truly advances Fair Housing Goals and meets the needs of our younger generations it will take:
    - Tough decisions and a lot of work
- This Housing Element is an opportunity to make real progress:
    - Repair racial and economic disparities
    - Combat cost of living increases that are disproportionately hitting younger adults

The Push for Change Has Never Been Greater

Demographics will drive our housing needs *and* our political will

- The younger half of our population has a different outlook and set of values than many who are in the older generations
- The political winds are blowing in the right direction for positive change
- The Millennial is the largest generation in history and Gen-Z is close behind; they will have continually increasing political voice and power
- It is the younger generations that are feeling the most pain in this crisis, and they are the most motivated to bring about change
    - 14% of 4-year university students experienced homelessness last year; 42% experienced housing insecurity (*Governing*, 4/26/2022)
- We cannot botch this for the next generation

“Unaffordable housing has one and only one cause: purposeful communal enforcement of it. This is legislated poverty.”

Kevin Erdmann

Part 3: Other Housing Element Sections

Constraints Analysis

Draft Analysis Not Very Useful

- Constraints analysis should provide metrics on how existing land use and related policies affect the City's ability to build housing
- What are the counterfactuals?
    - How much more housing could be built under different zoning scenarios?
    - What are the true limiting factors over the long term?
        - Why are construction costs so high and what can the city do to counteract these trends?

Constraints Analysis

Zoning and Land Use Constraints

- Height and Density Constraints on BMR Units: Measure Y
  - Height and Density constraints contained in measure Y are limiting the city's ability to increase the percentage of BMR units for the city's inclusionary ordinance
  - Recent city-commissioned study found increasing the inclusionary percentage to 20% would render projects infeasible
  - This adds up and translates to needing significantly more redevelopable land to achieve any given quantity of subsidized units than necessary
  - Increases costs substantially by increasing costs imposed by land acquisition and entitlement processes

Constraints Analysis

Zoning and Land Use Constraints

- Height and Density Constraints: Measure Y
  - Density limits also significantly reduce the number of units that can be built by 2-3x, even under the existing 5-story height limit
  - Doubles or triples the land costs per unit for all ranges of affordability
  - Doubles or triples the procedural, consultant, and time costs of additional design and entitlement processes

Constraints Analysis

Community Opposition

- Community opposition is a clear problem
    - Most people want more housing and to solve our housing crisis
    - It only takes a few, vocal or influential residents to block housing
    - Counterfactuals are hard to quantify, but the effects of a vocal, negative minority are likely enormous
        - When good, potential projects never even get proposed
        - When bad policies and zoning go unchanged
    - Need policies to overcome community opposition - especially as it relates to AFFH

Constraints Analysis

Fee Disparities

- Fees take up an unusually large proportion of the total costs of development in the City of San Mateo compared to the rest of San Mateo County
    - Fees impact small multi-family projects especially hard
    - They are 3.5 times higher per unit than single family homes

Part 4: San Mateo’s Goals, Policies, and Actions

“We must come to see that human progress never rolls in on wheels of inevitability. It comes through the tireless efforts and persistent work of men willing to be coworkers with God, and without this hard work time itself becomes an ally of the forces of social stagnation.”

Dr. Martin Luther King Jr. “Letter from Birmingham Jail” 1963

Excerpts from HCD's AFFH Presentation

5. Goals and Actions

The HE must include a schedule of actions directly related to AFFH. Together it must:

- Reflect results of the AFFH analyses and directly address contributing factors
- Be specific, with concrete language – words like 'explore', 'consider' and 'study' don't cut it
- Have a clear timeline with specific dates and milestones – 'ongoing' usually not adequate
- Quantifiable outcomes
- Have a beneficial/meaningful impact during the planning period - that's the bar to overcome patterns
- Go well beyond a continuation of past actions
- Not take any action materially inconsistent with the obligation to AFFH

Excerpts from HCD's AFFH Presentation

Common Mistakes & Pitfalls

- High-quality Assessment of Fair Housing, but status-quo actions/programs
- A local jurisdiction just refers to a county-level Analysis of Impediments to Fair Housing previously completed
- Does not include regional comparison in analyses
- Only analyzes patterns of low-income sites, not all sites
- Does not ask the public to provide input on AFFH
- Doesn't prioritize 4-5 contributing factors & connect to programs
- High resource areas can't rely on ADUs alone
- No data dumping! Tell the story

Selected Excerpts of Rejection Letters for Other Cities' 6th-Cycle Housing Elements

Los Angeles

LA's exemplary Housing Element Rejected

- Praised for metrics used to demonstrate and determine adequate sites for the Housing Element
- Pursuing large rezoning program

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

February 22, 2022

Vincent Bertoni, Director
Department of City Planning
City of Los Angeles
Los Angeles City Hall
200 North Spring Street, Suite 525
Los Angeles, CA 90012

Dear Vincent Bertoni:

RE: City of Los Angeles 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Los Angeles (City) housing element adopted on November 24, 2021 and received for review on November 24, 2021. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Alliance for Community Transit – Los Angeles (ACT-LA) and a coalition of 24 community organizations, Tieira Ryder and Abundant Housing LA pursuant to Government Code section 65585, subdivision (c).

The adopted housing element addresses most statutory requirements described in HCD's September 3, 2021, review. For example, HCD applauds the substantial rezoning program and actions to facilitate housing choices, affordability and supply, the element now demonstrates adequate sites to accommodate the regional housing need allocation. However, an additional revision is necessary to fully comply with State Housing Element Law, as follows:

> *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*
>
> *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

LA Rejection Letter

Reason: AFFH

- Programs did not include metrics
- "In addition, while the element included some actions to replace segregated patterns, these actions lacked specific geographic focus (communities with fair housing issues), firm commitments and significant targets for AFFH outcomes."

Goals, Priorities, Metrics, and Milestones: Programs and actions must include metrics and milestones to target significant and meaningful affirmatively furthering fair housing (AFFH) outcomes and evaluate the effectiveness and progress towards implementation. While the element included metrics for some programs, it did not include metrics for most programs related to AFFH. In addition, many actions do not appear to explicitly AFFH such as targeting geographic areas or neighborhoods. Without these components, whether the element is targeting meaningful outcomes is unclear, particularly related to place-based strategies to encourage community revitalization. Examples of programs that should be revised include Programs 10 (Affordable Housing Linkage Fee), 20 (New Local Revenue), 22 (Systematic Code Enforcement), 30 (New Models of Acquisition and Rehabilitation), 84 (Citywide Fair Housing Program) 88 (Eviction Defense Program) and 90 (Tenant/Community Opportunity).

In addition, while the element included some actions to replace segregated patterns, these actions, lacked specific geographic focus (communities with fair housing issues), firm commitments and significant targets for AFFH outcomes. Given the patterns and trends and other relevant factors noted in the assessment of fair housing, the element must include specific and significant actions that adequately promote community revitalization and conservation and replace segregated living patterns to foster more inclusive and equitable communities.

The element will meet the statutory requirements of State Housing Element Law once it has been revised and re-adopted to comply with the above requirements.

As a reminder, the City's 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described in this letter, re-adopt, and submit to HCD to regain housing element compliance. For more information on housing element adoption requirements, please visit HCD's website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Programs

How should programs be structured?

- “Programs must demonstrate that they will have a beneficial impact within the planning period. Beneficial impact means specific commitment to deliverables, measurable metrics or objectives, definitive deadlines, dates, or benchmarks for implementation. Deliverables should occur early in the planning period to ensure actual housing outcomes.” (From HCD’s Davis, CA rejection letter)

- “Programs should include specific actions and commitments the City will take to implement the program. For example, a Program should be specific on the regulatory incentives, zoning standards, and programs it will offer to assist in the development of housing.” (From HCD’s Davis, CA rejection letter)

AFFH-specific

Goals and Actions must be significant and meaningful

- “Goals and actions **must specifically respond** to the analysis and the identified and prioritized contributing factors to fair housing issues and **must be significant and meaningful enough to overcome identified patterns and trends**… Actions must have specific commitment, metrics, and milestones as appropriate and must address housing mobility enhancement, new housing choices, and affordability in high opportunity areas, place-based strategies for community preservation and revitalization, and displacement protection.” (From HCD’s Redondo Beach rejection letter)

AFFH-specific

Programs must have metrics and milestones

- “Based on the outcomes of a complete AFFH analysis, the element must add or modify programs to include specific metrics and milestones to target meaningful AFFH outcomes, including providing mobility opportunity, place-based strategies [for community preservation and revitalization], new housing opportunities, and preservation and conservation efforts to address displacement.” (From HCD’s Davis, CA rejection letter)

AFFH-specific

Programs must have objective measures to determine success of outcomes

- [We need to] “replace non-committal language such as “if feasible”, “assess the feasibility of”, or “assess” with language that commits to follow-up actions. The program must include specific timeframes for action and provide quantifiable description of actions to objectively measure for successful outcomes.” (From HCD’s Redondo Beach rejection letter)
- **Many policies with AFFH impacts proposed by San Mateo’s Draft Housing Element are characterized by this issue**
    - All proposed policies that have words like “investigate,” “explore,” or “evaluate” should be amended to provide specific timeframes for action and provide quantifiable descriptions of actions to objectively measure for successful outcomes

Goals, Policies, and Actions Discussion

Goals, Policies, and Actions

Actions must be:

- Significant
- Meaningful
- **Sufficient to Overcome** Patterns of Segregation
- Affirmatively Further Fair Housing

Goals, Policies, and Actions

Necessary Components

- Metrics and milestones for evaluating:
  - Progress on programs/actions
  - Fair housing results
- Remember:
  - Must have a clear timeline with specific dates and milestones paired with quantifiable outcomes
  - Meaningful impact during the planning period
  - Go beyond a continuation of past actions

Meaningful Action

AFFH requirements

- Address significant disparities in housing needs and in access to opportunity
- Replace segregated living patterns with truly integrated and balanced living patterns
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity
- Foster and maintain compliance with civil rights and fair housing laws

1. **Significant Disparities in Housing Needs and in Access to Opportunity:** Examples include incentivizing new residential development to include below-market rate housing; conserving affordability of existing housing, such as limitations on rents or conversion of such housing to higher rent or higher priced housing; encouraging systematic code enforcement activities that maintain housing stock while ensuring such enforcement does not cause displacement; and promoting housing mobility strategies and displacement mitigation strategies to ensure equitable access to opportunity. Housing mobility strategies may include providing affordable and accessible transportation options to enhance access to education and economic development opportunities. Displacement mitigation strategies may include tenant protections, conservation of existing stock, preservation of units at-risk of conversion to market-rate uses, acquisition and rehabilitation of existing stock, including naturally occurring affordable housing, and removing barriers to building affordable housing.

2. **Replacing Segregated Living Patterns with Truly Integrated and Balanced Living Patterns:** Examples include community benefits agreements that balance development proposals with tangible, local benefits to residents in the area (e.g., creating affordable housing, funding renter assistance programs for nearby residents, or other investments that meet community-identified needs, such as infrastructure and community amenities). Other examples include inclusionary zoning requirements and land-value recapture mechanisms, zoning for a variety of housing types, particularly those that may be lacking from the community or neighborhood, including: multifamily housing, low-barrier navigation centers, group homes, supportive housing, and accessible units. Promote education on how restrictions on multifamily housing, such as limited multifamily zoning and height and density limitations, impact inclusive communities. Seek local input on housing proposals while recognizing that "local vetoes" of affordable and mixed-income housing in racially segregated concentrated areas of affluence create fair housing issues.[36]

3. **Transforming Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) into Areas of Opportunity:** Examples include community-led, place-based strategies to revitalize communities, such as economic development strategies and prioritizing investment in R/ECAPs that meet the needs of existing low-income residents, such as safe routes to school, transit, parks, schools, bike and pedestrian infrastructure, urban forestry, other neighborhood improvements; preserving naturally occurring affordable housing, such as mobilehome parks; and preservation as affordable housing of market-rate units where low-income households live; and promoting mixed-income development coupled with strong anti-displacement protections. Conduct outreach and advertise city program to persons with limited English proficiency. Other examples include community engagement in planning processes, including targeted outreach, technical assistance to help apply for grants, economic development strategies, workforce development, youth engagement and educational programs, healthy food access, affordable energy, and transportation access.

4. **Fostering and Maintaining Compliance with Civil Rights and Fair Housing Laws:** Agencies must diligently comply with civil rights and fair housing laws, including the California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with section 12900) of Division 3 of Title 2), Government Code sections 8899.50, 65008, 65583, subdivisions (c)5) and (c)(10), and11135, Civil Code section 51 (the Unruh Civil Rights Act), and FEHA regulations in California Code of Regulations, title 2, sections 12005-12271.

Goals, Policies, and Actions

How to combat exclusion and segregation

- We will need to tie our policies to key quantitative metrics focused on integration and segregation data
- We will also need well-defined anti-displacement program requirements
- Without these two things we will further collectivize the right to exclude

Table 4: 2019 Segregation and Select Neighborhood Outcomes[65 66]

Indicator	Integrated Neighborhoods	Highly Segregated Communities of Color	Highly Segregated White Neighborhoods
Median Household Income	$63,830	$54,278	$100,956
Median Home Values	$244,162	$266,927	$474,798
% Below Poverty	14%	21%	7%
% Owner-Occupied Homes	59%	46%	77%
% With Bachelor's Degree	30%	23%	46%
Life Expectancy	78	77	81
Median Rent	$1,177	$1,174	$1,545
% Unemployed	6%	8%	4%
% of US Land Area	7%	9%	7%
% of US Population	12%	20%	11%

The best life outcomes are found, however, in highly segregated white neighborhoods, which is consistent with a theory of "opportunity hoarding" that predominantly white cities and communities have greater resources and often have the fewest people of color living in them.[67] Household incomes in these neighborhoods are nearly twice those in segregated communities of color. That income differential contributes to wealth disparities, as home values are also nearly twice as high. Even life expectancy is four years longer in these neighborhoods than in segregated communities of color.[68] But critically, these neighborhoods are difficult to access: monthly rents are more than $300 and $400 per unit higher than in either integrated or highly segregated POC neighborhoods, respectively.

UC Berkeley Othering and Belonging Institute

Goals, Policies, and Actions

Address significant disparities in housing needs and in access to opportunity

- Hispanic residents, single female parent households, renters, and the people of North Central, and to a lesser extent North Shoreview, have Disproportionate Housing Needs:
    1. Cost Burden & Severe Cost Burden
    2. Overcrowding
    3. Substandard Housing
    4. Displacement risk
        - Investment-driven
        - Disinvestment-driven

Goals, Policies, and Actions

Address significant disparities in housing needs and in access to opportunity

- **Cost Burden and Severe Cost Burden**
  - Site inventory, together with goals, policies, and actions, must be sufficiently developed to actually produce at a minimum, the allocated 7000+ units of housing in San Mateo
    - Previous production trends indicate less than 1,000 units can be reasonably expected to be developed over the course of the 6th housing cycle, as currently planned in this Draft Housing Element
    - Failure to adequately plan for the minimum allocated number of units will lead to further increasing cost burden and severe cost burden. It will also drive young families out of the Bay Area
    - The City's methodology must be revised to produce a high likelihood of meeting our regional allocation in order to address this AFFH disparity

Goals, Policies, and Actions

Address significant disparities in housing needs and in access to opportunity

- **Overcrowding**
  - Overcrowding is similarly affected by the reasonable achievement of the regional housing needs allocation goals
  - Overcrowding is also highly location-specific and must be addressed in a combined effort to prevent displacement as part of a program to transform racially and ethnically concentrated areas of poverty into areas of opportunity
    - North Central contains an area that is nearly 4X the San Mateo average
      - 27% vs 7% overcrowded households
      - Thousands of people in North Central live in overcrowded conditions
  - Overcrowding is a measurable factor.
    - Policies and Actions should be tailored to eliminate disparities in overcrowding and overcrowding in general within set timelines, say 1 and 2 decades, respectively

Goals, Policies, and Actions

Address significant disparities in housing needs and in access to opportunity

- **Substandard Housing**
  - Substandard Housing is closely linked geographically to overcrowding in North Central
  - Material conditions must be improved, as with overcrowding, in a way that prevents displacement
  - Best done as part of a larger program to transform racially and ethnically concentrated areas of poverty into areas of opportunity
  - Policies and Actions should be tailored to realistically eliminate substandard and unhealthy housing conditions within a set timeline, say 1-2 decades

Goals, Policies, and Actions

Address significant disparities in housing needs and in access to opportunity

- **Displacement Risk 1**
  - Programs must be developed to specifically address displacement risk caused both by cost burden and by potential neighborhood reinvestment
    - Robust **Right of Return** for renters, paired with…
    - Alternative option for **Unrestricted Negotiable Tenant Buyouts**
      - Some tenants may not want to return
      - All residents should be materially better off following any neighborhood investment
    - All zoning changes and production policies must be formulated to make the increased costs imposed by associated displacement protections feasible

Goals, Policies, and Actions

Address significant disparities in housing needs and in access to opportunity

- **Displacement Risk 2**
  - Programs must be developed to specifically address displacement risk caused both by cost burden and by potential neighborhood reinvestment
    - **Relocation Payments** for substantial remodel, demolition…
      - *and owner move-in*
      - All residents should be materially better off following any neighborhood investment
    - All zoning changes and production policies must be formulated to make the increased costs imposed by associated displacement protections feasible

Goals, Policies, and Actions

Address significant disparities in housing needs and in access to opportunity

- **Displacement Risk 3**
  - Programs must be developed to specifically address displacement risk caused both by cost burden and by potential neighborhood reinvestment
    - Create **Community Opportunity to Purchase/ Tenant Opportunity to Purchase** program, paired with…
    - Partnerships with **Philanthropic Organizations** to bring funds to our most disinvested places
      - All residents should be materially better off following any neighborhood investment
    - All zoning changes and production policies must be formulated to make the increased costs imposed by associated displacement protections feasible

Goals, Policies, and Actions

Address significant disparities in housing needs and in access to opportunity

- **Displacement Risk 4**
  - Programs must be developed to specifically address displacement risk caused both by cost burden and by potential neighborhood reinvestment
    - **Extend AB1482 protections to tenants whose tenure is less than 1 year**

Goals, Policies, and Actions

Additional Policy Suggestions

- **Fee Parity**
  - San Mateo charges higher fees than the majority of its peers, and the city's fees impose significant costs on developers–especially for small multi-family housing
  - The city's massive fees for small multi-family projects impose obvious burdens on developers and should be amended to support lower-cost home building
  - Achieve parity with Single Family home development

Fees in the City of San Mateo[9]

	Single Family	Small Multi-Family	Large Multi-Family
Total Fees/Unit	$99,003	$133,658	$44,907
Fees as a Proportion of Total Development Costs	4%	14%	6%

"Fees" includes entitlement, building permits, and impact fees.

Goals, Policies, and Actions

Additional Policy Suggestions

- **Affordable Housing Overlay**
  - Provide affordable housing developers an advantage in the market for developable properties
  - Geographically locate the overlay(s) to compensate for existing housing disparities in access to opportunity

AFFH-Specific Policy-by-Policy Review

7.2.5 Goal H5: Affirmatively Furthering Fair Housing

To reinforce the objective that AFFH is a top priority for the city, an AFFH Fair Housing Action Plan with programs and actions has been included as the fifth goal of the Housing Element. This Action Plan cross references items that are interwoven with the Housing Plan's other four goals, policies, and programs. The actions to achieve the Fair Housing goal are meant to address the fair housing issues found in the AFFH analysis, specifically for groups that have disparate housing impacts when compared to the whole of San Mateo. This includes, for example, Hispanic and single-female heads of households who have disproportionate housing needs while being concentrated in census tracts that have high rates of poverty. Persons with disabilities are also more likely to experience housing discrimination due to low economic opportunity and failure of landlords to provide reasonable accommodations. Each of the actions identified in Table 12 have specific quantified objectives to reach the target households.

Table 12: Goal H5: AFFH - Implementation Plan

Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Action	Type of Action	Responsible Party	Objectives	Quantified Objectives	Timeline
Action Area 1. Enhancing housing mobility strategies: consist of removing barriers to housing in areas of opportunity and strategically enhancing access.									
Policy 5.1.1: Adjust the city's Below Market Rate (inclusionary) program to provide larger density bonuses, and/or increased City support in exchange for affordable units that address the needs of residents with disproportionate housing needs (e.g., accessible/visit able units for persons with disabilities, child-friendly developments with day care on site for single parents, and 3-4 bedroom units for larger families).	Hispanic and single female parent households are concentrated in low opportunity census tracts.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units	Disparities in access to opportunities	Assist in development of housing for low-income households and households with special needs	Land use resources	City of San Mateo	Expand the variety of housing units produced under the inclusionary housing program. Currently developments of 11 or more units require 15% affordable to moderate income families for ownership and 15% for low -income families for renters.	Perform a feasibility analysis to redesign the program to allow a menu of options. This item is connected to Policy H 1.3, Policy H 1.5., Policy H 1.14, and Policy H 1.15.	Complete feasibility analysis by Fall 2023; Implement redesigned program by Spring 2024.

Policy 5.1.1

Adjust City's BMR Program

- Positive program but:
- Lacks firm commitments
- Lacks significant targets for AFFH outcomes

Objectives	Quantified Objectives	Timeline
Expand the variety of housing units produced under the inclusionary housing program. Currently developments of 11 or more units require 15% affordable to moderate income families for ownership and 15% for low -income families for renters.	Perform a feasibility analysis to redesign the program to allow a menu of options. This item is connected to Policy H 1.3, Policy H 1.5., Policy H 1.14, and Policy H 1.15.	Complete feasibility analysis by Fall 2023; Implement redesigned program by Spring 2024.

Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Action	Type of Action	Responsible Party	Objectives	Quantified Objectives	Timeline
Policy 5.1.2: Participate in a regional down payment assistance program with affirmative marketing to households with disproportionate housing needs including persons with disabilities, single parents, and Hispanic households (e.g., Spanish and English, targeted to northeast neighborhoods).	Hispanic households have disproportionate housing needs.	Historic discrimination and continued mortgage denials; Concentration in low opportunity census tracts; High housing costs and low wages	Disparities in access to opportunities	Promote equal housing opportunity	Financial resources	Regional Partnership with HEART (San Mateo County has program with them)	Improve accessibility to home mortgage loans for Hispanic households who have the highest loan denial rates. Provide wealth building through homeownership for moderate income households.	Affirmatively market down payment assistance to 20 Hispanic households; Provide down payment assistance to 30 total households; Provide homebuyer education to 200 households. This item is connected to Policy H 4.4.	Meet quantified objectives by the end of the Housing Element period in 2031; Conduct homebuyer education quarterly in partnership with HEART
Policy 5.1.3: Support the design of a regional forgivable loan program for homeowners to construct an ADU that is held affordable for extremely low-income households for 15 years.	Hispanic and single female parent households are concentrated in low opportunity census tracts.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units	Disparities in access to opportunities	Incentivize accessory dwelling units (ADUs)	Land use resources	21 Elements/HEART	Increase opportunities for lower-income households to find housing that is affordable.	Design a regional loan forgiveness program. This item is connected to Policy H 1.4.	Begin design in Summer 2025 and complete by winter 2026.
Action Area 2. Encouraging new housing choices and affordability in high resource areas: promoting housing supply, choices, and affordability in areas of high opportunity and outside of areas of concentrated poverty.									

Policy 5.1.2

Participate in a Regional Downpayment program

- Program with potential life-changing outcomes but:
- Limited scope will not significantly address large-scale Systemic issues

Objectives	Quantified Objectives
Improve accessibility to home mortgage loans for Hispanic households who have the highest loan denial rates. Provide wealth building through homeownership for moderate income households.	Affirmatively market down payment assistance to 20 Hispanic households; Provide down payment assistance to 30 total households; Provide homebuyer education to 200 households. This item is connected to Policy H 4.4.

Policy 5.1.3

Support the Design of Regional Forgivable Loan Program for 15-year ELI ADU Construction

- Potential to contribute to overcoming patterns of segregation
- Positive program with potential life-changing outcomes but:
- Limited scope will not significantly address large-scale systematic issues
- Deliverables should occur early in the planning period to ensure actual housing outcomes
- Lacks specific actions and metric-ready commitments

Objectives	Quantified Objectives	Timeline
Increase opportunities for lower-income households to find housing that is affordable.	Design a regional loan forgiveness program. This item is connected to Policy H 1.4.	Begin design in Summer 2025 and complete by winter 2026.

Policy 5.1.3 continued

Support the Design of Regional Forgivable Loan Program for 15-year ELI ADU Construction

- Policy revision recommendations:
  - Expand to SB 9 projects
  - Incorporate option for longer deed restriction (55 years) for one low income unit within a SB 9 program

Objectives	Quantified Objectives	Timeline
Increase opportunities for lower-income households to find housing that is affordable.	Design a regional loan forgiveness program. This item is connected to Policy H 1.4.	Begin design in Summer 2025 and complete by winter 2026.

Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Action	Type of Action	Responsible Party	Objectives	Quantified Objectives	Timeline
Policy 5.2.1: Add more city supported housing with affordability restrictions in moderate and high resource areas. Affirmatively market the housing to households with disproportionate housing needs including persons with disabilities, farmworkers, single parents, and Hispanic households (e.g., Spanish and English, targeted to northeast neighborhoods).	Hispanic and single female parent households are concentrated in low opportunity census tracts.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units; Concentration of Naturally Occurring Affordable Housing (NOAH) in low opportunity census tracts.	Disproportionate housing need for low-income households and protected classes	Assist in development of housing for low-income households and households with special needs	Financial resources	City of San Mateo	Affirmatively market the housing to households with disproportionate housing needs including persons with disabilities, single parents, farmworkers, and Hispanic households (e.g., Spanish and English, targeted identified neighborhoods).	Require developers to affirmatively market 1,000 units to those with disproportionate housing needs over the eight-year period (approximately 125 annually). This item is connected to Policy H 1.2. and Policy H 4.4.	2023 - 2031 (Annually)
Policy 5.2.2: Incentivize developers through direct subsidies, fee waivers, and/or density bonuses, to increase accessibility requirements beyond the federal requirement of 5% for subsidized developments.	Persons with disabilities have disproportionate housing needs. AND Persons with disabilities and persons of color are most likely to file fair housing complaints with HUD.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts.	Disproportionate housing need for low-income households and protected classes	Promote equal housing opportunity	Financial resources	City of San Mateo	Increase development of accessible units beyond minimum requirements	Modify developer agreements when appropriate; update inclusionary policy. This item is connected to Policy H 1.3	2026

Policy 5.2.1

Affirmatively Market BMR units to households with disproportionate housing needs

- Positive program with metrics
- People with special needs have unique and special needs. Each potential recipient may be quite different from the next and the program will need to be tailorable
- Limited scope will not significantly address large-scale systemic issues

Objectives	Quantified Objectives	Timeline
Affirmatively market the housing to households with disproportionate housing needs including persons with disabilities, single parents, farmworkers, and Hispanic households (e.g., Spanish and English, targeted identified neighborhoods).	Require developers to affirmatively market 1,000 units to those with disproportionate housing needs over the eight-year period (approximately 125 annually). This item is connected to Policy H 1.2. and Policy H 4.4.	2023 - 2031 (Annually)

Policy 5.2.2

Incentivize development of new accessible units

- Positive program with potential life-changing outcomes but:
- Limited scope
- Deliverables should occur earlier in the planning period to ensure actual housing outcomes
- Lacks specific actions and metric-ready commitments

Objectives	Quantified Objectives	Timeline
Increase development of accessible units beyond minimum requirements	Modify developer agreements when appropriate; update inclusionary policy. This item is connected to Policy H 1.3	2026

Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Action	Type of Action	Responsible Party	Objectives	Quantified Objectives	Timeline
Policy 5.2.3: Prioritize city funding proposals for city funded affordable housing that are committed to serving hard to serve residents (e.g., extremely low income, special needs, on site services)	Persons with disabilities have disproportionate housing needs. AND Persons with disabilities and persons of color are most likely to file fair housing complaints with HUD.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts.	Disparities in access to opportunity	Promote equal housing opportunity	Financial resources	City of San Mateo	Create more housing for hard to serve households.	Conduct a best-practices review and develop a program to prioritize City funding for housing projects. This item is connected to Policy H 1.5, Policy H 1.14, and Policy H 1.15.	2026
Action Area 3. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing: involves approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty.									
Policy 5.3.1: As part of the General Plan, conduct an area plan for the North Shoreview and North Central neighborhoods and prioritize land use and design around Highway 101 to improve access and reduce the division of the urban form produced by the highway.	Hispanic and single female parent households are concentrated in low opportunity census tracts.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units; Concentration of NOAH in low opportunity census tracts.	Segregation/ integration patterns; disparities in access to opportunities	Conserve and improve the existing affordable housing stock	Land use resources	City of San Mateo	Reduce overcrowding, improve health and safety, and improve mobility and access to services in impacted neighborhoods.	Prepare an area plan for North Shoreview and North Central neighborhoods.	2027-28

Policy 5.2.3

Prioritize city affordable housing funds for hard-to-serve residents

- Positive program but:
- Limited $ = limited impact
- Lacks specific actions and quantifiable commitments

Objectives	Quantified Objectives	Timeline
Create more housing for hard to serve households.	Conduct a best-practices review and develop a program to prioritize City funding for housing projects. This item is connected to Policy H 1.5, Policy H 1.14, and Policy H 1.15.	2026

Policy 5.3.1

Conduct an area plan for North Shoreview and North Central

- Potentially substantial program, but:
- Currently lacking firm commitments and significant targets for AFFH outcomes
  - Policy 5.3.1 should be specific on the regulatory incentives, zoning standards, and programs it will offer
- Deliverables should occur earlier and demonstrate that the program will have a beneficial impact within the planning period
- Provide measurable milestones and a target dates to achieve goals

Action Area 3. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing: involves approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty.									
Policy 5.3.1: As part of the General Plan, conduct an area plan for the North Shoreview and North Central neighborhoods and prioritize land use and design around Highway 101 to improve access and reduce the division of the urban form produced by the highway.	Hispanic and single female parent households are concentrated in low opportunity census tracts.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units; Concentration of NOAH in low opportunity census tracts.	Segregation/ integration patterns; disparities in access to opportunities	Conserve and improve the existing affordable housing stock	Land use resources	City of San Mateo	Reduce overcrowding, improve health and safety, and improve mobility and access to services in impacted neighborhoods.	Prepare an area plan for North Shoreview and North Central neighborhoods.	2027-28

Policy 5.3.1 continued

Conduct an area plan for North Shoreview and North Central

- Actions **must specifically respond** to the analysis and the identified and prioritized contributing factors to fair housing issues and **must be significant and meaningful enough to overcome identified patterns and trends**

- Specific planning goals must also include:
  - Displacement prevention +
  - Elimination of disproportionate concentrations poverty, low income households, and overcrowding

Action Area 3. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing: involves approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty.									
Policy 5.3.1: As part of the General Plan, conduct an area plan for the North Shoreview and North Central neighborhoods and prioritize land use and design around Highway 101 to improve access and reduce the division of the urban form produced by the highway.	Hispanic and single female parent households are concentrated in low opportunity census tracts.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units; Concentration of NOAH in low opportunity census tracts.	Segregation/ integration patterns; disparities in access to opportunities	Conserve and improve the existing affordable housing stock	Land use resources	City of San Mateo	Reduce overcrowding, improve health and safety, and improve mobility and access to services in impacted neighborhoods.	Prepare an area plan for North Shoreview and North Central neighborhoods.	2027-28

Plan for the opposite of Urban Renewal

Urban Renewal conflated overcrowding with urban density

- Must not repeat the horrors of these Mid-Century Planning Efforts
- Urban Renewal sought to:
    - Disperse and displace the resident population, without providing adequate accommodations elsewhere
    - “Clear” slums, and replace them with things like:
        - Freeways, stadiums, convention centers,
        - Inadequately-sized public housing projects

Policy 5.3.1 continued

Conduct an area plan for North Shoreview and North Central

- Planning goals should be structured with metrics and target dates, for example:
  - Eliminate overcrowding by 2040
  - Achieve parity with City in economic integration by 2050

Action Area 3. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing: involves approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty.									
Policy 5.3.1: As part of the General Plan, conduct an area plan for the North Shoreview and North Central neighborhoods and prioritize land use and design around Highway 101 to improve access and reduce the division of the urban form produced by the highway.	Hispanic and single female parent households are concentrated in low opportunity census tracts.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units; Concentration of NOAH in low opportunity census tracts.	Segregation/ integration patterns; disparities in access to opportunities	Conserve and improve the existing affordable housing stock	Land use resources	City of San Mateo	Reduce overcrowding, improve health and safety, and improve mobility and access to services in impacted neighborhoods.	Prepare an area plan for North Shoreview and North Central neighborhoods.	2027-28

Policy 5.3.1 continued

Conduct an area plan for North Shoreview and North Central

- Additional example planning goals:
  - Achieve health and housing habitability parity with City by 2040
  - Eliminate disproportionate concentrations of low-income residents while maintaining an outmigration rate below 20xx rate and increasing subsidized, deed-restricted affordable housing at 150% the rate of outmigration

Action Area 3. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing: involves approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty.									
Policy 5.3.1: As part of the General Plan, conduct an area plan for the North Shoreview and North Central neighborhoods and prioritize land use and design around Highway 101 to improve access and reduce the division of the urban form produced by the highway.	Hispanic and single female parent households are concentrated in low opportunity census tracts.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units; Concentration of NOAH in low opportunity census tracts.	Segregation/ integration patterns; disparities in access to opportunities	Conserve and improve the existing affordable housing stock	Land use resources	City of San Mateo	Reduce overcrowding, improve health and safety, and improve mobility and access to services in impacted neighborhoods.	Prepare an area plan for North Shoreview and North Central neighborhoods.	2027-28

Policy 5.3.1 continued

Conduct an area plan for North Shoreview and North Central

- Plan to *feasibly* accommodate **Community Benefits Agreements** that balance redevelopment proposals with tangible, local benefits to residents in the area, e.g.:
    - Creating affordable housing
    - Funding renter assistance programs for nearby residents
    - Other investments that meet community-identified needs, such as infrastructure and community amenities

2. Replacing Segregated Living Patterns with Truly Integrated and Balanced Living Patterns: Examples include community benefits agreements that balance development proposals with tangible, local benefits to residents in the area (e.g., creating affordable housing, funding renter assistance programs for nearby residents, or other investments that meet community-identified needs, such as infrastructure and community amenities). Other examples include inclusionary zoning requirements and land-value recapture mechanisms, zoning for a variety of housing types, particularly those that may be lacking from the community or neighborhood, including: multifamily housing, low-barrier navigation centers, group homes, supportive housing, and accessible units. Promote education on how restrictions on multifamily housing, such as limited multifamily zoning and height and density limitations, impact inclusive communities. Seek local input on housing proposals while recognizing that "local vetoes" of affordable and mixed-income housing in racially segregated concentrated areas of affluence create fair housing issues.[35]

California Department of Housing and Community Development 15

Action Area 3. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing: involves approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty.									
Policy 5.3.1: As part of the General Plan, conduct an area plan for the North Shoreview and North Central neighborhoods and prioritize land use and design around Highway 101 to improve access and reduce the division of the urban form produced by the highway.	Hispanic and single female parent households are concentrated in low opportunity census tracts.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units; Concentration of NOAH in low opportunity census tracts.	Segregation/ integration patterns; disparities in access to opportunities	Conserve and improve the existing affordable housing stock	Land use resources	City of San Mateo	Reduce overcrowding, improve health and safety, and improve mobility and access to services in impacted neighborhoods.	Prepare an area plan for North Shoreview and North Central neighborhoods.	2027-28

Policy 5.3.1 continued

Conduct an area plan for North Shoreview and North Central

- R-1 portions of these neighborhoods should be provided total parity of treatment with the rest of San Mateo's R-1 neighborhoods
- Why? The lower home values and lower wealth of non-white, owner-occupant homeowners means we need to carefully manage and enhance the amenity-related value of ownership housing in places predominantly occupied by minorities
- Balance this task with displacement protections

Action Area 3. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing: involves approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty.									
Policy 5.3.1: As part of the General Plan, conduct an area plan for the North Shoreview and North Central neighborhoods and prioritize land use and design around Highway 101 to improve access and reduce the division of the urban form produced by the highway.	Hispanic and single female parent households are concentrated in low opportunity census tracts.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units; Concentration of NOAH in low opportunity census tracts.	Segregation/ integration patterns; disparities in access to opportunities	Conserve and improve the existing affordable housing stock	Land use resources	City of San Mateo	Reduce overcrowding, improve health and safety, and improve mobility and access to services in impacted neighborhoods.	Prepare an area plan for North Shoreview and North Central neighborhoods.	2027-28

Policy 5.3.1 Conclusions

Conduct an area plan for North Shoreview and North Central

- Provide specific timeframes for action and a quantifiable description of actions to objectively measure for successful outcomes
- Metrics to evaluate the plan must be in place and they must ultimately:
  - Replace segregated living patterns with truly integrated and balanced living patterns
  - Transform racially and ethnically concentrated areas of poverty into areas of opportunity

Action Area 3. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing: involves approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty.									
Policy 5.3.1: As part of the General Plan, conduct an area plan for the North Shoreview and North Central neighborhoods and prioritize land use and design around Highway 101 to improve access and reduce the division of the urban form produced by the highway.	Hispanic and single female parent households are concentrated in low opportunity census tracts.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units; Concentration of NOAH in low opportunity census tracts.	Segregation/ integration patterns; disparities in access to opportunities	Conserve and improve the existing affordable housing stock	Land use resources	City of San Mateo	Reduce overcrowding, improve health and safety, and improve mobility and access to services in impacted neighborhoods.	Prepare an area plan for North Shoreview and North Central neighborhoods.	2027-28

Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Action	Type of Action	Responsible Party	Objectives	Quantified Objectives	Timeline
Policy 5.3.2: Continue to fund minor home repairs and implement a preference for projects in low opportunity census tracts identified in the analysis.	Hispanic and single female parent households are concentrated in low opportunity census tracts.	Lack of affordable housing in high opportunity areas; Lack of accessible affordable units	Disparities in access to opportunity	Conserve and improve the existing affordable housing stock	Financial resources	City of San Mateo	Fund minor home repairs and accessibility improvements. Provide opportunity for home rehabilitation loans for low-income residents. Allow accessibility improvements on rental properties with owner permission.	Complete annual goals of 10 minor home repairs and 14 accessibility modifications through grants for low-income residents. Provide home rehabilitation loans for low-income residents. Affirmatively market to Hispanic and single female heads of household. This item is connected to Policy H 2.1 and Policy H 2.3.	2023-2031 (Annually; consistent with Policy H2.1)

Policy 5.3.2

Continue to fund minor home repairs

- Nice program but:
- Limited $ = limited impact
- Existing program

Objectives	Quantified Objectives	Timeline
Fund minor home repairs and accessibility improvements. Provide opportunity for home rehabilitation loans for low-income residents. Allow accessibility improvements on rental properties with owner permission.	Complete annual goals of 10 minor home repairs and 14 accessibility modifications through grants for low-income residents. Provide home rehabilitation loans for low-income residents. Affirmatively market to Hispanic and single female heads of household. This item is connected to Policy H 2.1 and Policy H 2.3.	2023-2031 (Annually; consistent with Policy H2.1)

Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Action	Type of Action	Responsible Party	Objectives	Quantified Objectives	Timeline
Policy 5.3.3: Monitor affordable housing projects that are at risk of conversion to market rate. Support regional and local efforts to examine displacement of affordable housing and lower income households. Assist with the retention of special needs housing that is at risk of expiring affordability requirements.	Hispanic households have disproportionate housing needs.	Historic discrimination and continued mortgage denials; Concentration in low opportunity census tracts; High housing costs and low wages	Outreach capacity and enforcement	Conserve and improve the existing affordable housing stock	Human resources	City of San Mateo	Monitor affordable units whose subsidies are set to expire within the planning period develop a plan for preservation of the units to keep them affordable long term.	Bridgepointe Condominiums affordability requirements for 59 affordable units expire in 2027. Belmont Building affordability requirements for 6 units expire in 2032. The rental property is owned by a for-profit entity, potential for loss of units is high. Humboldt House affordability requirements for 9 units expire in 2041. Proactively coordinate with owners to advertise conversion units to non-profits, provide tenant education, add a displacement preference for new affordable housing for people displaced. Outreach and negotiate with owners for affordability extensions. This item is connected to Policy H 2.2	2025-26; Consistent with general GPP # H2.2
Action Area 4. Protecting existing residents from displacement: strategies that protects residents in areas of lower or moderate opportunity and concentrated poverty and preserves housing choices and affordability.									

Policy 5.3.3

Monitor affordable housing projects at risk of conversion

- Important to preserve affordability, but:
- “Monitor” and “develop a plan” are inadequate policies

Objectives	Quantified Objectives	Timeline
Monitor affordable units whose subsidies are set to expire within the planning period develop a plan for preservation of the units to keep them affordable long term.	Bridgepointe Condominiums affordability requirements for 59 affordable units expire in 2027. Belmont Building affordability requirements for 6 units expire in 2032. The rental property is owned by a for-profit entity, potential for loss of units is high. Humboldt House affordability requirements for 9 units expire in 2041. Proactively coordinate with owners to advertise conversion units to non-profits, provide tenant education, add a displacement preference for new affordable housing for people displaced. Outreach and negotiate with owners for affordability extensions. This item is connected to Policy H 2.2	2025-26; Consistent with general GPP # H2.2

Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Action	Type of Action	Responsible Party	Objectives	Quantified Objectives	Timeline
Policy 5.4.1: Establish tenant protections in local ordinance to extend measures of AB1482 related to relocation, documentation, and right to return policy in eviction cases.	Persons with disabilities have disproportionate housing needs. AND Persons with disabilities and persons of color are most likely to file fair housing complaints with HUD. AND Hispanic households have disproportionate housing needs.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts; Historic discrimination and continued mortgage denials; High housing costs and low wages	Disparities in access to opportunity	Address governmental and non-governmental constraints	Human resources	City of San Mateo	Increase tenant protections to prevent displacement of those with disproportionate housing needs.	Extend AB1482 provisions to require tenant relocation payments for No Fault evictions for those with tenure less than one year and documentation from landlords who use remodel exemption to evict tenants. Establish Right to Return policy for tenants displaced from homes due to demolition or substantial remodels. This item is connected to Policy H 3.4.	2023-24; consistent with general GPP #H 3.4
Policy 5.4.2: Partner with Project Sentinel to perform fair housing training for landlords and tenants. Focus enforcement efforts on race-based discrimination and reasonable accommodations.	Persons with disabilities have disproportionate housing needs. AND Persons with disabilities and persons of color are most likely to file fair housing complaints with HUD.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts; Lack of understanding of reasonable accommodation requirements by landlords and property owners.	Outreach capacity and enforcement	Promote equal housing opportunity	Human resources	City of San Mateo/Project Sentinel	Increase awareness of fair housing laws and tenants' rights to reduce unlawful discrimination and displacement.	Provide annual funding to Project Sentinel to provide training every two years in the Spring, targeting 200 landlords each training.	Ongoing

Policy 5.4.1

Tenant Protections to extend AB1482 related to relocation, documentation, and right to return policy

- Vital, can be strengthened
- Relocation payments for demolition should be uncapped and negotiable

Objectives	Quantified Objectives	Timeline
Increase tenant protections to prevent displacement of those with disproportionate housing needs.	Extend AB1482 provisions to require tenant relocation payments for No Fault evictions for those with tenure less than one year and documentation from landlords who use remodel exemption to evict tenants. Establish Right to Return policy for tenants displaced from homes due to demolition or substantial remodels. This item is connected to Policy H 3.4.	2023-24; consistent with general GPP #H 3.4

Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Action	Type of Action	Responsible Party	Objectives	Quantified Objectives	Timeline
Policy 5.4.3: Create a webpage specific to fair housing including resources for residents who feel they have experienced discrimination, information about filing fair housing complaints with HCD or HUD, and information about protected classes under the Fair Housing Act.	Persons with disabilities have disproportionate housing needs. AND Persons with disabilities and persons of color are most likely to file fair housing complaints with HUD.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts; Lack of understanding of reasonable accommodation requirements by landlords and property owners.	Outreach capacity and enforcement	Promote equal housing opportunity	Human resources	City of San Mateo	Increase awareness of fair housing laws and tenants' rights to reduce unlawful discrimination and displacement.	Provide information on the City's website about housing discrimination, laws, and protections. This item is connected to Policy H 4.1.	2024; consistent with general GPP #H 3.4
Policy 5.4.4: Ensure that all multi-family residential developments contain signage to explain the right to request reasonable accommodations for persons with disabilities. Make this information available and clearly transparent on the city's website and fund landlord training and outreach on reasonable accommodations.	Persons with disabilities have disproportionate housing needs. AND Persons with disabilities and persons of color are most likely to file fair housing complaints with HUD.	Lack of accessible affordable units; Lack of access to economic opportunity; Concentration in low income and low opportunity census tracts; Lack of understanding of reasonable accommodation requirements by landlords and property owners.	Outreach capacity and enforcement	Promote equal housing opportunity	Human resources	City of San Mateo	Increase awareness of fair housing laws and tenants' rights to reduce unlawful discrimination and displacement.	Initially, create ongoing condition of approval to ensure both BMR and all-affordable developments contain this information. Explore options for recording against the property and/or including in the affordable housing agreement.	2024

Non-AFFH-Specific Policy-by-Policy Review

Policy Comment Potpourri

Selected Policies

- Policy H 1.2 - Utilize Public Funding for Low/ Moderate Income Housing
  - Comment: Well defined, ongoing program
- Policy H 1.3 - Increase Below Market Rate Unit Production through Density Bonus/Community Benefits Programs *
- Policy H 1.5 - Encourage Family Housing *

* = Replace non-committal language such as “explore” or “assess” with language that commits to follow-up actions. The program must include specific timeframes for action and provide quantifiable description of actions to objectively measure for successful outcomes.

Policy Comment Potpourri

Selected Policies

- Policy H 1.9 - Create Minimum Densities for Mixed-Use Residential Projects
    - Comment: Provide quantifiable description of actions to objectively measure
- Policy H 1.13 - Encourage Development of Missing Middle Housing *
    - Comment: Provide a quantifiable, developed program of actions
- Policy H 1.14 - Evaluate and Update Special Needs Group Housing Requirements *

* = Replace non-committal language such as “explore” or “assess” with language that commits to follow-up actions. The program must include specific timeframes for action and provide quantifiable description of actions to objectively measure for successful outcomes.

Policy Comment Potpourri

Selected Policies

- Policy H 2.1 - Fund Housing Rehabilitation Efforts
    - Comment: Provide metrics to evaluate effectiveness of program based on citywide habitability and health trends
- Policy H 2.3 - Encourage Energy and Water Efficiency in Existing Units
    - Comment: Provide metrics to evaluate effectiveness of program based on citywide habitability and health trends
- Policy H 2.4 - Explore Capital Improvements in lower-resourced Neighborhoods *

* = Replace non-committal language such as “explore” or “assess” with language that commits to follow-up actions. The program must include specific timeframes for action and provide quantifiable description of actions to objectively measure for successful outcomes.

Policy Comment Potpourri

Selected Policies

- Policy H 2.5 - Promote Housing Resilience
    - Comment: Existing, ongoing, important
- Policy H 2.6 - Require Replacement Units
    - Comment: Make this a permanent local ordinance

Policy Comment Potpourri

Policy H 3.3 “Evaluate Housing Revenue Sources”

- **Change “Evaluate” to “Pursue” Additional Local Funding Sources:**
    - **Vacancy Tax** - Parcel taxes in the form of a vacant property tax have been used by cities (VPT, Oakland) to fund affordable housing and homeless services; as well as to entice owners of undeveloped sites to either sell or build homes on their parcels.
    - **Increase Commercial Linkage Fees** - To help mitigate the increase in demand for housing, cities have the ability to charge a fee on new commercial developments. The revenue generated can then be used to help fund affordable housing construction.
    - **Transfer Tax** - A one-time tax payment that is levied by a government on the transfer of ownership to property (i.e. sale of a home) from one individual or entity to another within it’s defined boundaries. The raised revenue can then be utilized to fund affordable housing within the jurisdiction.

Policy Comment Potpourri

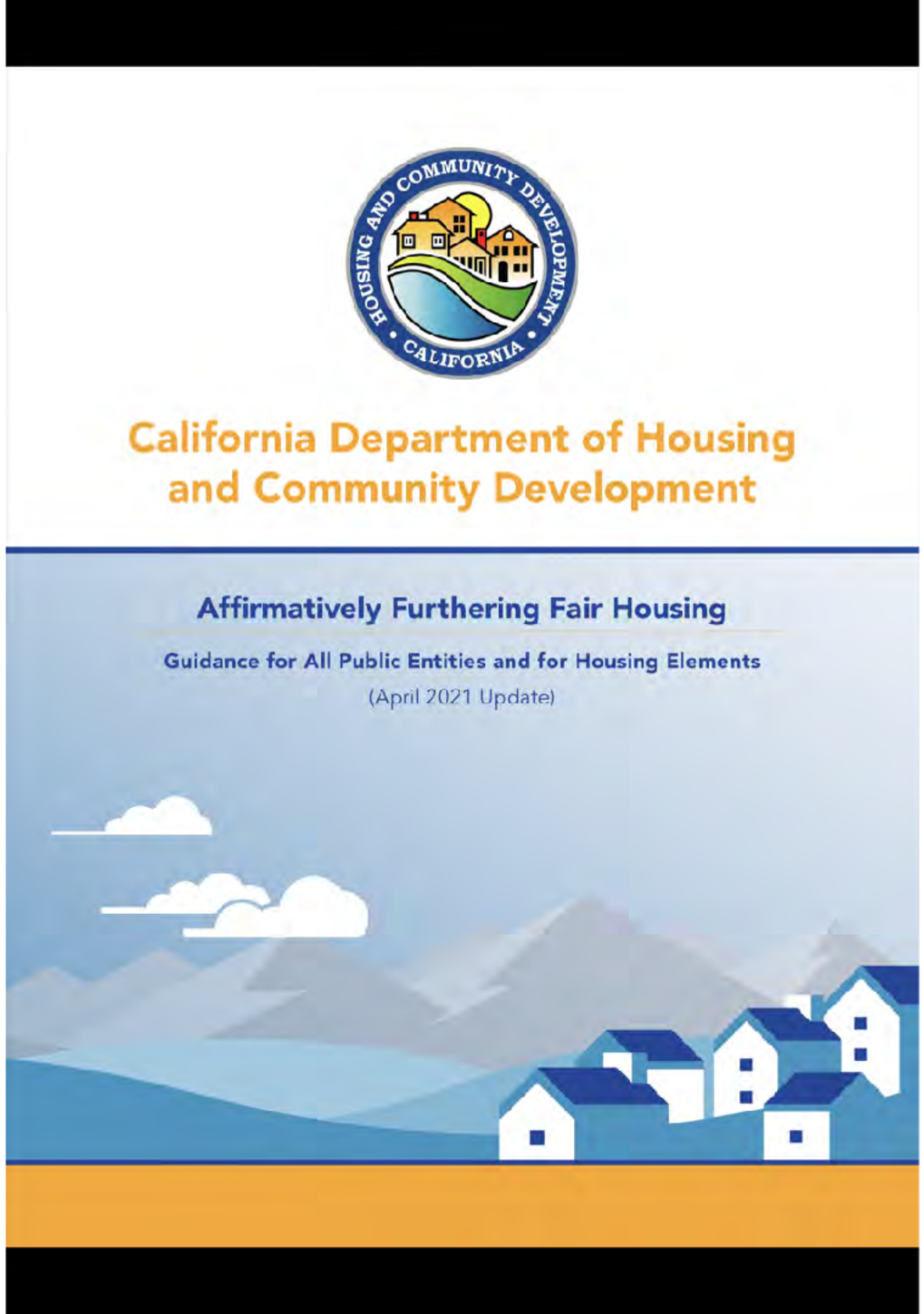
Selected Policies

- Policy H 3.3 - Evaluate Housing Revenue Sources*
- Policy H 3.5 - Explore Below Market Rate Set Asides*
- Policy H 3.6 - Examine a Rental Registry Option*
    - Change to: Adopt a Rental Registry based on best practices
- Policy H 3.7 - Explore Code Amendments and Collaboration opportunities for Expanding Homeless Shelters*

* = Replace non-committal language such as “explore” or “assess” with language that commits to follow-up actions. The program must include specific timeframes for action and provide quantifiable description of actions to objectively measure for successful outcomes.

Links and Resources

- California HCD Affirmatively Furthering Fair Housing (AFFH) Guidance https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf
- AFFH Data Viewer https://affh-data-resources-cahcd.hub.arcgis.com
- California Healthy Places Index https://map.healthyplacesindex.org



Nicholas "Nicky" Vu

From: Housing
Sent: Tuesday, January 3, 2023 10:17 AM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, December 30, 2022 10:40 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	William
Last Name	Graham
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	Thank you to city staff and others for their work on the 2023-31 housing plan. As with all plans, there are many things residents

will agree on and many they won't. The plan, though, is well thought out and addresses many challenges the city faces in meeting housing need at all levels.

I may have missed it in my review, but it appears the plan doesn't speak to public education and alignment with the elementary and high school districts to ensure they have the resources to support additional capacity.

It's very likely these discussions are happening in other settings. However, knowing that this has been an area of concern for many in the past, I encourage staff to address this upfront to ensure it doesn't become a barrier. The districts are capable and can meet the need with appropriate planning and integration with the city.

Thank you again for the thought and well considered plan.

Email not displaying correctly? View it in your browser.

Nicholas "Nicky" Vu

From: Housing
Sent: Tuesday, January 3, 2023 10:17 AM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: Housing Element

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Susan Shankle [redacted]
Sent: Friday, December 30, 2022 11:02 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element

Great report. I have one comment, which relates to Section 4.3, Climate Change and Energy Conservation:

Let's follow the lead of the CA Central Valley agricultural canal system which, after decades of suggestion and input, finally capped the canals with solar panels, which both significantly reduces evaporation plus offers an additional power source. Smart!

I've been asking for more City solar panel installation in San Mateo for years, especially during the planning and construction of the new 92/82 interchange. Lots of space there for panels. It's getting easier, cheaper and more necessary all the time.

Every new building should have solar panels on its roof.

Thank you,
Susan Shankle
30-year San Mateo resident
Lifetime Bay Area resident
Citizen, Taxpayer and Voter

Nicholas "Nicky" Vu

From: Housing
Sent: Tuesday, January 3, 2023 10:17 AM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, December 31, 2022 11:19 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	Kailun
Last Name	Wu
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	Hi city staff, planning commissioners and council members,

Happy New Year! I'm commenting as a homeowner in Hillsdale and am only representing my small family of three. My wife and I both live and work in San Mateo.

I want to first thank you for your hard work. This is a pivotal moment for current and future San Mateans. For decades our city has been built around driving and parking for literally everything in life, which unfortunately causes climate change, congestions, slow housing production and high cost of living. I believe that a more human-centric, not car-centric San Mateo is popular and achievable so this housing element is our chance to make real progress.

My comments on the housing elements:

1. Teamwork

I urge the newly elected city council to collaborate in good faith, debate and make compromises no matter which sides you're on. After the disastrous and widely publicized mayor appointment in 2022, this is your moment to show teamwork, transparency and integrity. Use our shared core values when you disagree. Show us that you are fixing our housing crisis by completing a compliant housing element.

2. Zoning

Simplify zoning and improve objective standards. Legalize diverse and medium density buildings. Legalize small scale local shops, daycare, and other services in single family communities (Sunnybrae, North Central, the Village, Hillsdale) to reduce car trips. Allow more homes in downtown to increase home supply while minimizing car traffic because walking can get a lot more done in downtown. Develop empty lots in Bay Meadow and Event Center.

3. Circulation

Building thousands of new homes cannot be done without traffic improvements. I know this is outside of the housing element but it is a chicken-egg problem. A city-wide, continuous bike highway needs to be built to encourage more people to run errands, go to school and offices without driving. Palm Ave, Delaware St are streets that could be a north-south bike highway. SF, Mountain View and many more examples are there for us to copy. Allocate more money on e-bike rebate, bike paths and traffic calming features.

Building homes unfortunately has become so contentious and expensive throughout California. My house is across the street from the Hillsdale Mall which is ripe for more housing/services. I hope to see new homes, shops and neighbors replacing the lifeless and underutilized parking garage. I want more homes built not for profit but for my friends, coworkers and children to be able to stay without being severely burdened by mortgage or rent.

Inclusivity is one of the values of the City. $1.5M home prices are not inclusive. I really appreciate what you have done given the constraints and history of San Mateo. I believe you can do the right thing for us and the silent majority.

Thanks again!
Kailun

Email not displaying correctly? View it in your browser.

Nicholas "Nicky" Vu

From: Housing
Sent: Tuesday, January 3, 2023 4:28 PM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: Housing Element

Sandra Belluomini
Administrative Technician Housing Dept
330 W 20th Avenue, San Mateo, Ca 94403
[redacted]

Notice of 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!

Sandra Belluomini
City of San Mateo
[redacted]

From: Bill Williams [redacted]
Sent: Tuesday, January 3, 2023 12:53 PM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element

1. The Sewage Treatment Plant should be completed before additional construction is started.
2. Since the City of San Mateo has paid fines for untreated storm runoff into the Bay, the storm water overflow system should also be completed before additional construction is started.
3. Open Space calculations for developments should not include rooftops and balconies.

Nicholas "Nicky" Vu

From: [redacted]
Sent: Thursday, January 5, 2023 9:32 PM
To: Housing
Subject: housing

I am not really sure who really reads our comments and also assume you committee just trashes what you do not like to read I get it but here goes

my name is rick karr and was born in San Mateo Mills Hospital 72 yrs ago and bought my house at [redacted] 39 1/2 years ago

Basically I understand you committee gets marching orders from the Board of Supervisors or the Govenor ,,,I am hoping you do not volunteer the number of increased housing to be 7000

Again I will state the infrastructure of San Mateo cannot accomodate a great deal of more building ..The traffic is bad The sewage system is overloaded and I can go on and on You have heard all the reasons why big population growth here in the confines of San Mateo is really almost impossible

No one is going to rip up train lines or destroy freeways to provide more housing space There is not a lot of open space left and I do not expect large landowners like the BOHANNON family to just provide a lot of land to the city so that being said I provide the folllowing solutions

HIP Housing and similar should submit a list of numbers of people who are placed each month and use those number to show that the city of SM has complied or is trying to comply,,,I have no idea The city can also publicize to home owners or similar the advantages to renting out a room for extra income,,,I realize many people may be afraid to take a stranger in the home and those apprehensions are realistic ,,,However volunteers fo assist and publicize HIP and similar organzations would be great as some decent types can rent a room or similar and the homeowners will have some extra money each month,,,I suggest that the HIP contact the nursing department at CSM as these students and others are ideal for elderly types who are still living at home,,,,I personally rented out my front bedroom to someone who was pals with a SM pal of mine and he works in Burlingame and has been here for five years now ,,,i also now have another SM person living in my back room (tv sports room) who has been here for three months now and maybe another four as he split up with his GF,,,What I am trying to say is that the city and volunteers can assist others like HIP to find people and then those numbers can be tallied ,,

we do not have the space or ability to build say 5000 houses in the city of San Mateo. Yes there are places like FRESNO or MODESTO that have a lot of land but San Mateo does not

I highly suggest you counter this absurd high figure of say 7000 and have it reduced and also delayed The recapture of people provided housing like I mentioned above should be seriously mentioned to these GOV HACKS who dictate these absurd numbers...Those people who do build duplexes or fourplexes are helpful of course ...

I do not consider this issue to be a Republican or DEMOCRATIC party issue ,,,,it is a common sense issue for us the tax payers of San Mateo and residents and unfortunately I have no trust in the ability or courage of these elected or appointed people to stand up for us

please respond to my comments You need to solicit others for great ideas and not wait for the elected types to dictate to us ..

We have a 55 foot height limit that was voted in and cannot be changed by one hack using a pen,,,that is what is done in RUSSIA or North Korea or CHINA (PRC) or CUBA

Rick Karr
[redacted]

Nicholas "Nicky" Vu

From: Housing
Sent: Friday, January 6, 2023 3:26 PM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element

Sandra Belluomini
Administrative Technician Housing Dept
330 W 20th Avenue, San Mateo, Ca 94403
650-522-7239
belluomini@cityofsanmateo.org

Sandra Belluomini
City of San Mateo
p-650-522-7239
f- 650-522-7221

-----Original Message-----
From: David Eligator [redacted]
Sent: Friday, January 6, 2023 1:37 PM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element

Dear Mayor Lee, Councilmembers and Commissioners:

I own and live at [redacted]. in North Central (at Delaware), a beautiful 1913 Victorian that I have been renovating myself from decades of neglect. I invite you to stop by and see it.

I took a day off and read the most recent draft Housing Element. I commend those who drafted it. My comments are specific to North Central, where you'll find me picking up litter or walking with my dog Susie.

North Central screams with unmet potential. Its location next to downtown is fantastic. It suffers from past redlining, a too-high percentage of renters, and concentrated poverty. By allowing investment, development and growth, North Central could blossom and become one of the truly great walkable neighborhoods in the San Francisco Bay Area.

The housing element acknowledges the damage done by North Central's former redlined status. The City can and should remedy by allowing significant new development in North Central to replace our obsolete housing stock and create vibrant neighborhood commercial areas. Even with the 55ft height limit there is potential to build interesting,

stylish, ornate and even iconic buildings with visual architectural appeal, which provide both public and private benefit and serve far more than mundane utilitarian function. Architectural beauty is key. Let's build while at the same time keeping North Central free of huge, streetlife-deadening projects and bland five-over-one boxes (which the 55-foot limit unfortunately encourages). Let's harness the market to encourage investment in North Central and allow people to build! We want more neighborhood commercial areas, taquerias, cafes, art galleries, music venues, corner stores and commercial gathering places. Please empower mom-and -pop builders and emphasize small scale developments, many small footprint projects, which create a charming, diverse, varied and interesting urban fabric. And more gardens and trees throughout North Central, please!

The housing element rightly focuses attention on AFFH and social issues affecting low-income and other vulnerable residents. For North Central, the way to address this is to invite wealth and economic growth in. While the housing market remains strong, the City can use market forces to reshape North Central in a bold and transformative way so as to make it a more dynamic and truly diverse place and not an island of disenfranchisement and poverty. Look to other cities' models of desirable neighborhoods that truly work. Jane Jacobs' Death and Life of Great American Cities discusses what physical spaces actually work for and feel good to human beings. North Central needs well-constructed, well-designed, architecturally-pleasing housing of all types, not mere utilitarian, uninspired buildings withiut aspiration, style, design, craftsmanship, ornament, or redeeming aesthetic qualities. (Who would want to live in a shoebox?)

Especially for North Central, the
housing element provides an exciting opportunity for bold action. Why not use principles of New Urbanism to make North Central a truly diverse, leafy, walkable and desirable neighborhood with flats, townhouses, and a high percentage of owner-occupants (which create strong communities, prevent blight and permit people and and families to build equity and long-term economic strength)? North Central will greatly benefit from having more stakeholders with long-term economic self-interest.

To make an omelet one must break some eggs. Let's not think small when it comes to North Central! North Central has all the ingredients of becoming a stunning, spectacular, highly desirable neighborhood that transcends its redlined past, for the benefit of all. Let's not be timid or cling to mediocre visions from the past.

David Eligator
[redacted]
North Central

Sent from my iPhone

Nicholas "Nicky" Vu

From: Housing
Sent: Friday, January 6, 2023 3:26 PM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element

Sandra Belluomini
Administrative Technician Housing Dept
330 W 20th Avenue, San Mateo, Ca 94403
650-522-7239
belluomini@cityofsanmateo.org

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Sandra Belluomini
City of San Mateo
p-650-522-7239
f- 650-522-7221

From: Skye Nygaard [redacted]
Sent: Friday, January 6, 2023 1:59 PM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element

Hello,

After reading through the new draft housing element, I am overall quite happy with the changes and how they address the needs of the community.

However, I have some points of concern.

On page H-31, there is reference to "physical constraints" limiting the development of smaller lots. Rather, it is zoning regulations, such as setbacks, that are the constraining factor. I would hardly call a law "physical". I would prefer the wording to reflect that it is a result of current policy rather than some universal rule that you can't develop as much on smaller sites.

I appreciate the inclusion of SROs in the latest update. However, it is not a big change. Simply being more specific about where SROs *can* be built does not get them built. SROs tend to have unit sizes in the range of 100-200 sq ft. 1 acre = 43560 sq ft. At just 1 story, you could fit upwards of 200 SRO units. When we have a limit of 50 units per acre, no SROs are going to be built. It is a subpar use of limited unit counts. I would like some mention of this constraint to be included in the housing element, to reflect the reason SROs are not being built.

I appreciated the mention of putting adjustments to measure Y on the ballot, on page H-41. However, I would like it mentioned where measure Y conflicts with state law. Density bonus and state law supersede measure Y already in several conditions, and there was no mention of this in the housing element (at least that I found).

The phrase "a variety of housing" was mentioned on page H-23 and several other locations. On H-23, it was then listed the breakdown of single-family vs 2-4 unit multifamily, vs > 4-unit multifamily. This leads to the implication that the variety of housing merely comes down to single-family vs multi-family, as well as the price point. However, I think there are other very large variety factors. These include the number of lots, rather than units, and the location of those lots. While single-family homes are spread throughout the city, multi-family dwellings are concentrated in just a few locations. As a renter, there are many places in the city where I cannot find a rental available. Therefore, the diversity of locations for multi-family is severely limited, due to the much smaller number of lots available with this zoning. I would like this location diversity to be explicitly mentioned, as it is something I have personally dealt with.

Best,
Skye Nygaard, a San Mateo Resident

Nicholas "Nicky" Vu

From: Mayhew, Tom (22) x4948 [redacted]
Sent: Saturday, January 7, 2023 4:39 PM
To: Housing
Cc: Planning Commission; City Council (San Mateo); Higley, CJ (25) x4942
Subject: Housing Element - Comments of Housing Action Coalition
Attachments: 2023-01-07 Housing Action Coalition - Second Round Comments on San Mateo Draft Housing Element(15225917.pdf; Housing Element

Please see two attachments:

1. The January 7, 2023 letter on behalf of Housing Action Coalition, commenting on the draft December 2022 Housing Element.
2. An earlier email and attachments sent on behalf of Housing Action Coalition on December 16, 2022. This email and its attachments are being re-sent because it was not included in Appendix F (Public Participation) and we wanted to make sure that you have it.

Please include our comments in the packet for the Planning Commission meeting for January 10, 2023 and City Council meeting (date TBD) concerning the adoption of the Housing Element.
Thank you,
Tom Mayhew
CJ Higley

Thomas B. Mayhew
Partner
[redacted]

FARELLA BRAUN + MARTEL LLP
[redacted]
San Francisco, CA 94104
www.fbm.com

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FARELLA
BRAUN + MARTEL LLP

THOMAS B. MAYHEW [redacted]

CHARLES J. HIGLEY [redacted]

January 7, 2023

Via E-Mail

Housing Manager
City of San Mateo
Planning Division
330 W. 20th Avenue
San Mateo, California 94403

E-Mail: housing@cityofsanmateo.org

Re: Draft Housing Element for City of San Mateo 2023-2031
Comments of Housing Action Coalition

Dear Housing Manager, Planning Commission, and City Council:

On behalf of the Housing Action Coalition,[1] we write to further comment on the draft 2023-2031 Housing Element for the City of San Mateo, including changes in the December 2022 draft. The draft Housing Element still 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 how it evaluates site-specific information, other potential uses of the property, and market evidence on what is likely to actually be built.

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[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.

FARELLA BRAUN + MARTEL LLP

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 035-466-070, -080, -090, -100, -110)

The City's draft fails to address whether the existing uses will cease during the next eight years. Absent substantial evidence that existing uses will "likely" discontinue, San Mateo cannot count the Bridgepointe Shopping Center parking lot and stores as addressing the need for sites available, realistic, and suitable for 233 units of lower income housing.

As our prior letter explained, the parcels that make up the Bridgepointe Shopping Center have existing uses, with long-term leases and likely rights to the parking lot, that preclude residential development during the period covered by the next Housing Element. While the City has now dropped the ice rink parcel, which had been unoccupied but is now back in operation as

an ice rink, the City fails to mention, much less evaluate, evidence concerning existing leases from major national tenants in place at this power center, with existing leases extending for almost the entire period covered by the Housing Element:

- APN 035-466-070 includes current retail uses by Ross Dress for Less, Marshall's and Total Wine & More. Total Wine & More has a lease through 2027. *See* Housing Action Coalition Comment Letter Dec. 16, 2022 and Appendix Tab 4. Ross opened here in 2021. It is unlikely that Ross moved in with a short-term lease. The City does not appear to have analyzed leases to determine their effect on whether sites are available for housing, as required.

- APN 035-466-080 is occupied by Hobby Lobby, with a lease through 2029. *See* Housing Action Coalition Comment Letter Dec. 16, 2022 and Appendix Tab 1.

- APN 035-466-090 is occupied by a number of national retailers, including Verizon, Petco, Ulta Beauty, and Cost Plus World Market. Ulta Beauty is known to have a lease through 2032. *See* Housing Action Coalition Comment Letter Dec. 16, 2022 and Appendix Tab 2.

- APN 035-466-110 is the loading dock access for all of the stores on parcels APN 035-466-070, -080, and -090, and too narrow to feasibly develop for housing.

- APN 035-466-100 is the parking lot, and is likely subject to the leases of each of the retailers. It is also likely subject to lease rights from the non-listed restaurant parcels on the periphery, and the ice rink.[2] While it is theoretically possible the lease agreements for the shopping center are compatible with residential development on the parking areas that serve the shopping center, the burden is on the City to demonstrate that such development is likely during the planning period. The City has failed to analyze lease rights that may impede housing uses, as required by the statute.

Particularly given the existing uses, and the publicly known information about existing long-term leases with major national retailers that preclude building housing within the next eight years, the City cannot credibly claim that it is "likely" that these existing uses will

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[2] The parking lot is also larger than 10 acres, and so is subject to the additional analysis of Government Code section 65583.2(c)(2)(B) ("A site larger than 10 acres shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department that the site can be developed as lower income housing."). No site of this size was developed for 147 units of lower (very low, low) income housing; the closest comparable size, Station Park Green, was a market rate project with only 60 units of lower income housing in a project of 599 units.

discontinue. While the City explains that it has had "a variety of discussions with the shopping center's ownership representatives who expressed interest in mixed-use redevelopment," (December 2022 draft at H-36), it fails to address *when* redevelopment might occur. The City asserts that the General Plan Update is exploring policies to "guide redevelopment of the shopping center," and refers to a "draft land use plan designat[ing] Bridgepoint as Mixed-Use High, which could allow up to 200 units per acre." *Id.* But given that City voters have twice approved a cap of 50 units per acre (Measure P, extended to 2030 by Measure Y), the City's optimism provides no realistic assurance that affordable housing will be built here before Measure Y, and the 2023-2031 draft Housing Element, expire. Finally, the City's broad reference at page H-C-14 to a "market trend" of developers that "bought out long term businesses to allow redevelopment into housing" refers only to "underutilized" properties; the Bridgepointe Center is not underutilized. The City's argument does not meet the substantial evidence standard for the likelihood of development of this specific site, with its specific constraints and existing uses, during the relevant planning period.

Don't get us wrong: Housing Action Coalition also hopes that Bridgepointe will begin redevelopment within the planning period, and it hopes that the City is successful in rolling back the restrictions of Measure Y through its General Plan revision efforts so that Bridgepointe can be developed with high-density housing. But without a showing, based on substantial evidence, that it is *likely* that Bridgepointe will redevelop "within the planning period," the City should add sites to the inventory that are available to meet the need for affordable housing.

2. Hillsdale Mall
(APN 042-121-040, -060, -080; 039-490-050, -170; 039-353-010, -020, -030, -040)

As discussed in Housing Action Coalition's prior comment letter, the question about Hillsdale Mall is not about whether the owner is interested in some mixed use housing for the site. The issue is when and how much housing will be built, and on which parcels or portions of parcels. Here, the City lacks evidence to justify the projections on the site inventory, or to claim that the existing uses are likely to discontinue soon enough for housing to be built during the required timeframe.

Retail uses of Hillsdale Mall are almost certain to continue through the next eight years. With the owner just having spent $240+ million on the Hillsdale North project on 12.5 acres of APN 039-490-170, including a new food court on the portion spanning 31st Avenue to connect to the even larger portion of the mall that includes Macy's and Nordstrom, the City Council cannot credibly make findings that all existing uses of that parcel will likely discontinue in the next eight years. Government Code § 65583.2(g)(2). Similarly, the substantial improvements and

new long-term leases at Hillsdale South show that redevelopment of that portion of APN 039-490-170 is also unlikely to take place during the period covered by the draft Housing Element.[3]

The City makes much of the owner's expressed desire to build housing, including showing images of the owner's proposals to modify the City's general plan to allow housing of 100-200 units/acre on portions of the site. Current San Mateo law does not permit these plans to go forward. As with Bridgepointe, the reality is that the City's voters have constrained housing production by adopting Measure P, then Measure Y, which prohibit such density until 2030. Without knowing the outcome of a hypothetical ballot initiative in 2024 that might permit such density (*see* December 2022 Draft at H-B-56), the City cannot reliably predict that the owner will attempt to build before Measure Y, and the current Housing Element, expire.

3. The Atrium: 1900 South Norfolk Street
(APN 035-391-090)

As stated in Housing Action Coalition's earlier comment letter: 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 such lease publicly reported to extend until 2030. Housing Action Coalition Comment Letter Dec. 16, 2022, 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, the City should not claim that this site meets the need for 99 lower income affordable housing units, even if the owner has expressed a long-term interest in redevelopment.

The site is currently zoned "executive office," with no residential overlay to make residential housing a permitted use (except by discretionary application for a special use permit). The City does not include a plan to rezone the site to make residential use a permitted use, as required by Government Code sections 65583.2(a)(4) and 65583(c). The owner of the property has indicated an interest in building housing *if* the site is rezoned; nothing suggests that the owner has an interest in going through an expensive two year gauntlet to apply for discretionary

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[3] Parcel 039-490-170 is also subject to the same problem as the Bridgepointe parking lot site: the City lacks any evidence that a site this large can be developed for 485 units of affordable housing. Government Code § 65583.2(c)(2)(B). The City has never seen a development include that much affordable housing; none of its cited examples come anywhere close. Under the City's inclusionary housing ordinance, even if all 28.91 acres of the parcel were developed and resulted in 1,199 units, only 15% of them would be required to be affordable for lower income households: 179 units, not 485. Meanwhile, the City's citation to projects that were predominantly market-rate, with only limited numbers of lower income units, fails to meet the statutory requirement.

permission to see if the City is willing to let residential housing be built here. The City needs substantial evidence that the existing use will discontinue, paired with a rezoning of the site, in order to take credit on the site inventory towards meeting the Regional Housing Needs Allocation (RHNA).

4. Borel Shopping Center (71-77 Bovet; 1750 El Camino Real)
(Consolidated Site AH: APN 039-011-450, -460, -470, -480, -500, -510)

As stated in Housing Action Coalition's earlier comment letter: This site is a busy shopping center anchored by a CVS Pharmacy, a 24 Hour Fitness,[4] 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. Housing Action Coalition Comment Letter Dec. 16, 2022, Appendix Tab 11 (indicating Jack's lease extends from 2013-2029). The City should perform 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 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."[5] Nothing has

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[4] In 2008, the 24 Hour Fitness substantially modified the building it occupies 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.

[5] 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

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, instead of the "preliminary conversations" that took place eight years ago. 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"). Vague expressions of interest do not constitute substantial evidence that the existing use will likely cease during the next eight years. Sections 65583.2(g)(1) and (g)(2) require more analysis, more evidence, and more likelihood.

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.[6]

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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."

[6] 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

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.[7] 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.

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 section 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

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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).

[7] 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% 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.

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. Even still, the City would need to engage in the process of determining that it is likely the existing uses on the neighboring parcels are likely to be discontinued during the planning period such that consolidation of the sites is feasible and realistic.

B. The Analysis Supporting The Government Code Section 65583.2(c) Calculation Is Insufficient.

In order to determine that the City has a sufficient number of sites to meet the need without rezoning, a key calculation is the projected number of units at each level of affordability. If the City overestimates how many units will be built on the sites it includes, it will incorrectly conclude that it does not need to identify any more. Unfortunately, the City's current draft makes just this error.

The estimate of units on each site is governed by Government Code section 65583.2(c), which provides:

> The city or county shall determine the number of housing units that can be accommodated on each site as follows:
>
> (1) . . . If the city or county does not adopt a law or regulation requiring the development of a site at a minimum density, then it shall demonstrate how the number of units determined for that site pursuant to this subdivision will be accommodated.
>
> (2) The number of units calculated pursuant to paragraph (1) shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (5) of subdivision (a) of Section 65583, 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 the current or planned availability and accessibility of sufficient water, sewer, and dry utilities.

The draft Housing Element fails to demonstrate that the site inventory numbers reflect the realistic development capacity for each site. For sites with the potential for mixed or non-residential use, the Housing Element calculates a discounted probability of residential development, but fails to apply it. For sites zoned entirely residential, the site inventory cherry-picks the data in an effort to claim that every site is likely to be developed at the maximum density permitted by San Mateo zoning laws.

1. Mixed Use/Non-Residential Zoning.

In the site inventory guidebook, HCD explains 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 discusses this issue at pages H-31 to H-34 of the draft Housing Element, using the data in table 5. It states that 80% of sites developed during 2017-2022 were developed with at least some residential housing.[8] It states that to account for this, "For those sites that assume mixed-use with residential components in the site inventory, potential density is assumed more conservatively at 30 to 35 du/ac." December 2022 draft at H-31.

Unfortunately, the City does not consistently apply the results of this analysis. Instead of applying the mixed-use density number uniformly, it picks and chooses which sites the City "assume[s]" will be mixed-use, and then ignores the prospect that others may also have mixed-use or no residential use at all. The following sites are zoned for non-residential uses per the site inventory with a reported maximum density of 50, but the City nonetheless lists them at densities higher than what it claims is the "conservative" 30-35 du/ac:

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[8] Note that here the City counts projects, instead of evaluating by acreage. Larger sites are more likely to be developed for commercial or office uses. Table 5 shows that while 20 of 25 sites contained at least some residential component, only 19.99 of the 80.88 acres (75%) did. A realistic calculation of the likelihood of residential development should apply the proportion developed by acreage before multiplying it times the allowable units per acre, rather than using the percentage of sites with entirely non-residential uses.

Mixed Zoning Sites With Max Of 50, Not Properly Adjusted For Mixed Zoning:

Site	Zoning[9]	Capacity per Inventory	Capacity at 30-35 du/ac because of mixed or non-residential potential (before accounting for site-specific factors)
G: 77 N. San Mateo	E2-0.5/R5	25 [39.682 du/ac]	19-22
N: 487 S. El Camino/ 62 E. 4th/E 5th and San Mateo Dr.	CBD/R	157	94-110
1500 Fashion Island	E1-0.62/R	273 [45 du/ac]	182-213
2118 El Camino: Catrina Hotel	C3-1/R4	56 [76.71 du/ac, despite a City-wide maximum of 50]	22-26
2955 El Camino	TOD	114 [50 du/ac]	69-80
039-360-140	TOD	67 [50 du/ac]	40-47
AC: Parkside Plaza	C1-0.5/R4	332 [50 du/ac]	200-233
220 W. 20th	E1-1/R4	77 [50 du/ac]	46-54
150 W. 20th	E1-1/R4	79 [40 du/ac]	59-69
2900 El Camino	C3-1/R4	54 [50 du/ac]	32-38
2838 El Camino	C3-1/R4	59 [50 du/ac]	35-41
4060 El Camino	C3-1/R4	51 [50 du/ac]	31-36

9 E1 = Executive [Office] Park.
E2 = Executive Offices
C1 = Neighborhood Commercial
C3 = Regional/Community Commercial
TOD = Transit Oriented Development (mixed use)
/R = Residential Overlay (residential as permitted, rather than special, use)

2028 El Camino	C3-1/R4	19 [50 du/ac]	11-13
2030 S. Delaware	TOD	52 [50 du/ac]	31-36
AL: Ah Sam	C3-2	105 [46 du/ac]	69-80
AM: 1670 Amphlett Blvd.	E2-1	289 [50 du/ac]	173-202
AM: 1700 Amphlett Blvd.	E2-1	203 [50 du/ac]	122-142
AM: 1720 Amphlett Blvd.	E2-1	230 [50 du/ac]	138-161
AN: 4100/4142 El Camino	C1-1.5/R4	28 [39 du/ac]	22-25
	Totals:	**2,270**	**1,395-1,628**
	Overestimate:	**642-875 units**	

The sites in the following chart are zoned for non-residential uses per the site inventory with a reported maximum of 30 or 35 units/acre, but the City does not discount them to take into account the possibility of non-residential development. Applying the City's data showing that mixed zoning sites develop at less than 80% of the maximum zoning, these sites should be estimated at no more than 24-28 units/acre:

Mixed Zoning Sites With Max Of 30-35, Not Properly Adjusted For Mixed Zoning:

Site	Zoning	Capacity per Inventory	Capacity at 80% of maximum zoning (before accounting for site-specific factors)
1885 S. Norfolk St. (Fish Market)	C1-1 Neighborhood Comm'l	105 [30 du/ac; zoning max is 35]	98
AB: 210 S. San Mateo	CBD "Central Business Dist."	35 [50.7 du/ac; zoning max is 30]	17
AE: The Great Entertainer	R3/C2-1 Regional Comm'l/Medium Density	44 [29.72 du/ac; zoning max is 35]	41

AF: 350 N. San Mateo/220 E. Poplar	C2-1, C2-2 Regional Comm'l	19 [30 du/ac; zoning max is 35]	18
AH: 71-77 Bovet	C1-2 Neighborhood Comm'l	209 [35 du/ac; zoning max is 35]	186
1900 S. Norfolk	E1-0.5 Exec. Office Park [no resid. overlay]	245 [30 du/ac; zoning max stated as 35]	229
	Totals:	**657**	**589**
	Overestimate:	**68 units**	

The City also takes an inconsistent approach to "pre-application" projects. Some are estimated based on similar experience throughout the City (e.g., Fishmarket, estimated at 35 du/ac despite the owner's proposal of 260 units).[10] But for others, the City takes credit based on the projected number of units out of a "pre-application" or pending application, even though the application itself has not yet been approved or, in most cases, even submitted. While some of these sites may ultimately develop for the proposed density, using the un-approved density from a pre-application is not a realistic assessment of their likely capacity. Until entitlements issue and the projects move forward, the realistic estimate of the site's capacity should be based on the typical capacity based on the mixed-use sites that have been approved or built, i.e., 30-35 units/acre:

"Pre-Application"/Pending, Not Properly Adjusted for Mixed Zoning:

Site	Zoning	Capacity per Inventory	Capacity at 80% of maximum zoning (before accounting for site-specific factors)
Site AO: Block 20	CBD/S Central Business District Support	84 [72.4 du/ac]	35-41
Site Y: Hillsdale Inn (477 E. Hillsdale Blvd.)	C2-0.5 Regional/Comm. Comm'l	230 [75.4 du/ac]	92-107
1495 El Camino	E2-1/R4 Executive Office/High	35	20-24

[10] At 260 units on 3.5 acres (75 du/ac), the owner's proposal would appear to exceed Measure Y, and so is indeed unrealistic, at least for purposes of calculating a site inventory capacity. This also assumes that all 3.5 acres is developable, despite Bay Conservation District jurisdiction over this shoreline parcel.

	Density Residential	[51.47 du/ac][11]	
R: 4th/Railroad "Bespoke"[12]	CBD/R Central Business District	60 [52 du/ac]	35-41
Site AG: Nazareth Vista	C1-3/R5 Neighborhood Commercial with Residential Overlay	48 [75 du/ac]	19-22
477 9th Ave.	E2-2 [Executive Office, No Residential Overlay]	120 [75 du/ac]	48-56
	Totals:	**577**	**291**
	Potential Overestimate:	**249-291**	

By failing to follow through on the HCD required analysis – that properties zoned for non-residential uses will sometimes not become housing at all – the draft overestimates the capacity of its inventory. Based on the City's own analysis, that sites where mixed or non-residential use is permitted should be estimated at 30-35 units/acre, the City overestimated the capacity by 710-943 units, over 10% of the RHNA totals. And if the "pre-application" sites are adjusted to reflect average capacities for mixed use zoning, instead of accepting pre-application numbers at face value, the overestimate is as high as 1,234 units, constituting 17.5% of the RHNA totals. Before adopting the Housing Element, the City should adjust the site inventory capacity calculations to comply with the state law requirement of realistic, demonstrated capacities, and then identify additional sites to make up for the shortfall.

2. Residential Zoning.

For the limited number of sites on the inventory that are zoned residential without the potential for non-residential uses, the City's analysis is also flawed. As discussed in the Housing Action Coalition's prior comment letter, the draft "cherry-picks" data to argue that capacities should be calculated based on the maximum permitted under the City's zoning laws. At pages H-30 through H-31, and in table 4, the City separates prior residential developments into two categories: "in-fill" and "outliers." The so-called "outliers" represent over 20% of the units, and 46% of the residentially zoned land: it is unreasonable to disregard them when computing the

[11] Note that this pre-application appears to have been submitted in 2017, suggesting that it might be a particularly poor basis for an estimate made in 2023.

[12] Note: Only two of the six parcels described at page H-C-33 (narrative description of the "Bespoke" project) are listed on the site inventory.

average. The average density for residential projects, combining both parts of table 4, is approximately 40 units/acre.

Notably, the draft applies the "outlier" density of 18.2 units/acre to only three sites, all adjacent to one another at 717-801 Woodside Road. The sites are in a residential neighborhood surrounded by other apartment buildings.

Meanwhile, the City does not apply the "outlier" density to sites that would appear to have far more in common with those on the list. The "outlier" project on Waters Park Drive was zoned "executive office"; it borders Borel Creek as it flows into Seal Slough. Less than 100 feet away, on the opposite side of Borel Creek as it flows into Seal Slough, is 1900 S. Norfolk Street, zoned "executive office." Yet while the Waters Park Drive project developed at a density of just 17 units/acre, the City projects a capacity for 1900 S. Norfolk of 245 units on 8.18 acres: 30 units per acre. If indeed the Waters Park Drive project resulted in low density because of site-specific conditions (adjacency to the busy Highway 101-Highway 92 interchange; located in a flood zone; no residential zoning overlay), then consistency would demand similar treatment for 1900 S. Norfolk. For that matter, Parkside Plaza and Fishmarket are similarly adjacent to Seal Slough and right next to the interchange; they should also be projected at the "outlier" density.

3. Site-Specific Adjustments.

State housing law requires that site-specific conditions also be taken into account. In the narrative discussion of specific sites in draft Appendix C at pp. H-C-35 through H-C-49, the City identifies site-specific issues that should further reduce the realistic, demonstrated capacity. At the Fish Market and 1900 S. Norfolk sites, for example, there are required setbacks from Borel Creek and Seal Slough. 1900 S. Norfolk is also next to a freeway interchange, and so has restrictions on height relating to the height of the freeway railing; the site also has a long tail that winds around a PG&E substation, none of which could be developed and which should therefore be ignored in calculating realistic capacity. *See* December 2022 Draft Appendix C at p. H-C-39. Meanwhile, the City seems not to have considered the potential effect of San Mateo Zoning Code section 27.44.065 to this site (currently zoned E1): at least 35% of the parcel area must be open-space, preventing over 1/3 of the land from being developed for housing. Other sites also have odd shapes or watercourse adjacencies. Still others are subject to other rules governing setbacks or required ground-floor uses. *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). Meanwhile, the City mentions, but never really analyzes, how Measure Y can prevent housing from being built at the densities projected, unless state density bonuses are used to override this constraint.

Similarly, given that the $240+ million construction of Hillsdale North Block precludes use of the 12.5 acres there, and that the pedestrian bridge shows an intention to continue use of significant portions of the main mall building, 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. The existing leases at Bridgepointe mean that the proper calculation for that site's potential is to determine how large a parking structure would need to be built on the current surface lot to meet the requirements of the existing retail center, ice rink, and restaurants, and then determine the development potential of the fraction of the parking lot that would be available for housing. Applying a 30-35 unit average to these two sites seriously overstates the development capacity for all levels of affordability.

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. Unfortunately, the City's draft fails to meet the required standard.

C. <u>Additional Comments On Zoning Status.</u>

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. December 2022 Draft at Appendix B, p. H-B-26. The entire point of the housing inventory is to 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 section 65583.2(a)(3), because they are not zoned residential. They should 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.[13] This issue would appear to apply to the following sites[14]:

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[13] We note, for example, that the Waters Park Road project, zoned E1, sought a rezoning because it was not zoned residential, as part of its attempt to seek permission to redevelop the site. Sites listed on the inventory should not have to go through this step.

[14] Under San Mateo Zoning Code section 27.44.020, permitted uses in the E1 district include "Residential units, only on parcels designated with a residential overlay district classification . . ." *Id.* § 27.44.020(g). For parcels "without a residential overlay district classification," residential units are permitted only "subject to approval of a special use permit." *Id.* § 27.44.030(g). The same rules apply to E2. *See id.* §§ 27.48.020(b) and 27.48.030. The same rules apply to the C1 and C2 districts, absent a residential overlay. *Id.* § 27.30.010(a)

Sites Where Residential Units Are Not A Permitted Use:

Site	Zoning	Claimed Capacity
A: 117-121 N. San Mateo	E2	15
T: 1600-1620 El Camino Real, and 1535-1541 Jasmine	E2-2	44
901 El Camino Real	E2-1	17
1650 Borel Place	E1-2	74
1900 S. Norfolk	E1-0.5	245
477 9th Ave.	E2-2	120
Portion of AI: 723 N. San Mateo Dr.	E2-1.5	34
AM: 1670 Amphlett Blvd.	E2-1	289
AM: 1700 Amphlett Blvd.	E2-1	203
AM: 1720 Amphlett Blvd.	E2-1	230
1863-1885 S. Norfolk (Fish Market)	C1-1	105
Y: Hillsdale Inn, car wash	C2-0.5	207
AF: 350 N. San Mateo/220 E. Poplar	C2-1, C2-2	19
AH: 71-77 Bovet, 93 Bovet	C1-2	243
2000 Winward Way (Residence Inn)	C2-0.62	160
Portions of AI: 727 and 733 N. San Mateo	C3-2	[counted above]
AL: Ah Sam Florist	C3-2	105
190 W. 25th Ave.	C1-2	2
	Total Capacity Not Zoned For Residential As A Permitted (Not Special) Use:	**2,112**

In determining how to rezone to add a residential overlay, the City should also consider whether the overlay after rezoning will enable the sites to realistically achieve the density claimed on the site inventory. *See* San Mateo Zoning Code § 27.29.110 (imposing maximum floor area ratios).

The City should also consider the impact of Government Code section 65583.2(h). Section 65583.2(h) provides that at least 50% 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. San Mateo's site inventory does not appear to satisfy this rule, because at least 50% of the need is proposed to be met using sites that allow exclusively commercial uses. (For

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(permitting "residential units only on parcels designated with a residential overlay" for C1 district); § 27.32.010(n) (same for C2); 27.30.020 (requiring special use permit for "residential units on parcels without a residential overlay district classification" in C1); § 27.32.020(g) (same for C2). It does not appear that residential uses are permitted in the C3 district at all; consistent with the intention "to create and maintain major commercial centers accommodating a broad range of office, retail, and service uses of community-wide or regional significance," residential uses are not listed as a permitted use in § 27.34.010, though they arguably could be permitted as a special use because they are special uses permitted in C1 and C2. *Id.* § 27.34.020(a).

example, the Bridgepointe and Hillsdale shopping centers, zoned for commercial uses, *see, e.g.*, City of San Mateo Zoning Code § 27.34). Meanwhile, the statutory 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 City 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 or 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 Government Code section 65583.2(g)(1)-(2) must be done for each site separately in order to have a valid Housing Element.

Meanwhile, the City has also overestimated the capacity of the sites listed on the inventory. Correctly calculating the realistic capacity – even by using the high end of the City's range of 30-35 units for mixed zoning sites with a maximum of 50, and 80% of the zoned capacity for sites zoned for 30 or 35 units/acre – reduces the City's claimed buffer for all categories, and leads to a shortfall for the "very low" and "moderate" categories, even if all sites satisfied section 65583.2(g)(2). Further site-specific analysis leads to an even greater gap. The City should address these shortfalls by planning to rezone more sites. The City should also rezone the inventory sites in districts where residential is not a permitted use without a special use permit; the City itself recognizes that this is a substantial constraint on housing production, and the current zoning prevents the sites from falling into any of the categories of section 65583.2(a)(1)-(4) without rezoning under section 65583(c).

FARELLA BRAUN + MARTEL LLP

Given these flaws, San Mateo is not yet ready to adopt its Housing Element. 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 legal issues identified above.

Respectfully submitted,

Thomas B. Mayhew

Charles J. Higley

36615\15225917.1

Nicholas "Nicky" Vu

From: Housing
Sent: Monday, January 9, 2023 3:01 PM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: Sierra Club Loma Prieta Chapter comment letter re: the San Mateo 2023-2031 Housing Element – Updated Draft
Attachments: Comments on Updated Draft San Mateo Housing Element January 9, 2023 .pdf

Sandra Belluomini
Administrative Technician Housing Dept
330 W 20th Avenue, San Mateo, Ca 94403
650-522-7239
belluomini@cityofsanmateo.org

Notice of 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!

Sandra Belluomini
City of San Mateo
p-650-522-7239
f- 650-522-7221

From: Barbara Kelsey [redacted]
Sent: Monday, January 9, 2023 2:32 PM
To: Housing <housing@cityofsanmateo.org>; City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Planning Commission <PlanningCommission@cityofsanmateo.org>
Cc: Gita Dev [redacted] Gladwyn d'Souza [redacted] Ken A red [redacted] James Eggers [redacted] Jennifer Hetterly [redacted] Mike Ferreira [redacted]
Subject: Sierra Club Loma Prieta Chapter comment letter re: the San Mateo 2023-2031 Housing Element – Updated Draft

January 9, 2023

San Mateo City Council
330 West 20th Avenue
San Mateo, CA 94403

Dear Mayor Lee and Members of the San Mateo City Council and Planning Commission,

The Sustainable Land Use Committee of the Loma Prieta Chapter of the Sierra Club (SLU) advocates on land use issues in San Mateo and Santa Clara Counties. Thank you for providing the opportunity for SLU to provide input on the Updated Draft San Mateo 2023-2031 Housing Element.

The overall updated draft Housing Element (HE) is an improvement, but more focused and stronger policies and programs are needed to have a reasonable expectation of meeting the RHNA number of 7,015 new housing units, particularly for affordable units. Please find our full comment letter attached.

We ask that you consider this information as you finalize the Housing Element for submission to the State. SLU is prepared to help the City in advancing the HE as it is finalized and when it goes into effect.

Respectfully submitted,

Gita Dev

Co-Chair Sustainable Land Use Committee, Sierra Club Loma Prieta Chapter

Cc:

James Eggers
Executive Director, Sierra Club Loma Prieta Chapter
Gladwyn d'Souza
Conservation Committee Chair, Sierra Club Loma Prieta Chapter

sent by:

Barbara Kelsey

she/her/hers

Chapter Coordinator

Sierra Club, Loma Prieta Chapter

[redacted]

Palo Alto, CA 94303

[redacted]

SIERRA CLUB
LOMA PRIETA CHAPTER

SIERRA CLUB
LOMA PRIETA CHAPTER

SAN MATEO, SANTA CLARA & SAN BENITO COUNTIES

January 9, 2023

San Mateo City Council
330 West 20th Avenue
San Mateo, CA 94403

Via Email to: housing@cityofsanmateo.org, citycouncil@cityofsanmateo.org, PlanningCommission@cityofsanmateo.org

Subject: **San Mateo 2023-2031 Housing Element – Updated Draft**

Dear Mayor Lee and Members of the San Mateo City Council and Planning Commission,

The Sustainable Land Use Committee of the Loma Prieta Chapter of the Sierra Club (SLU) advocates on land use issues in San Mateo and Santa Clara Counties. Thank you for providing the opportunity for SLU to provide input on the Updated Draft San Mateo 2023-2031 Housing Element.

The overall updated draft Housing Element (HE) is an improvement, but more focused and stronger policies and programs are needed to have a reasonable expectation of meeting the RHNA number of 7,015 new housing units, particularly for affordable units.

Reaching the RHNA unit goal will require changes in the speed of development in San Mateo. In order to reach the goal of 7,015 new units from 2023-2031, the city must add almost 900 new units each year. That is roughly the equivalent of building a new Concar Passage each year[1]. This will be infeasible unless a major effort is made to streamline and accelerate housing development. And, of course, it is important that new development also be thoughtfully designed to accomplish all the other General Plan goals of open space, quality of neighborhoods, etc. The HE Housing Plan (p.H-67 to H-87) needs to demonstrate a significant change to current policies and programs in order to realistically be able to reach the goal. This will not be easy, as the new RHNA goals are well above the rate of new housing added over the last few decades[2]. But it must be done if we are to adequately address the housing crisis in the region and leave the city well positioned for future generations to prosper.

The HE rightly points out that the housing problem is a regional one and that each city needs to meet or exceed its goal if the housing crisis, particularly for affordable housing, is to be solved. The lack of affordable housing on the Peninsula is a significant contributor to environmental degradation as workers

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[1] **Concar Passage** is the largest housing project approved in recent years and required major time and effort for approval. Developing a project like this each year, will therefore require a major effort above the current processes.

[2] **The 2015-2022 RHNA** was 3,164 units and with only one year left it has 2,573 units completed. This current RHNA number is less than half the new RHNA number; thus, demonstrating the steep challenge of meeting the new RHNA number of 7,015.

must commute long distances by car, emitting greenhouse gases (GHG) as well as other pollutants. It also leads to sprawl, as more development is done in areas that were open space or agricultural land.

There are specific areas that will need to be retained or expanded to make sure the final HE contains the key actions needed to make significant progress on addressing the enormous lack of affordable housing in the Bay Area. Listed below are the most important goals, policies and programs in the HE that need to be retained and strengthened in the final HE.

1. The HE aims for a 42% buffer above the RHNA, but more buffer is needed. This number is lower than in the first HE draft (56%) which was a minimum. This is concerning, as a large buffer is needed to realistically be able to meet the RHNA, as the ability to actually build out housing has proven, over time, to be very difficult.
2. Increasing affordable housing is emphasized in the draft HE and that is good, but stronger action is needed. The "buffers" for affordable housing levels are only 7%, 34% and 12%, while the buffer for market rate housing is 76%. These are all lower than was in the first HE draft and therefore it is concerning. The percentage buffer for affordable units should be at least as high as the buffer for market units since affordable units are needed more and are harder to develop. The affordable housing should be more strongly focused on low, very low and extremely low-income housing, as these are where the largest needs are and where the lack of inventory is the largest. The very poor jobs/housing fit[3] in the Peninsula can best be addressed with a focus on more affordable housing. As noted in the HE draft[4], the lack of affordable housing was one of the major concerns expressed by the public.

   The addition of H1.21 "Adopt San Mateo General Plan 2040" is important. It could possibly lead to a ballot measure in 2024 to update Measure Y so that significantly higher density (now 35 -50 units per acre but proposed to change to 100-200 units per acre) and height can be used in key areas, like near transit. This change will make meeting the RHNA numbers much more possible.

   Funding that can be used to support affordable housing is a fundamental need and more must be done to obtain funding. Affordable housing has to be subsidized and a lack of funding will limit the ability to build the needed affordable housing, particularly for low and very low-income units. This could include establishing or increasing: Vacancy Tax, Commercial Linkage Fees, and Transfer Tax. It is particularly important that funding focus on repairing the legacy of discrimination in housing. The following policies and programs should be strengthened to accomplish this goal:

   a. H 1.2 - Utilize Public Funding for Low/Moderate Income Housing
   b. H 1.3 - Increase Affordable Housing Production
   c. H 1.18 - Permitting and Development Fee Schedule Review (Increase where necessary)
   d. H 3.3 – Evaluate Housing Revenue Sources (Increase)

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[3] **Jobs/Housing Fit:** Jobs/housing fit means that the majority of homes within the city are affordable to the majority of employees who work in the city, and conversely, the jobs in the city pay enough to cover the cost of housing in the city. Without an adequate jobs/housing fit, businesses find it difficult to hire and retain lower-income employees.

[4] Page H-53

e. H 5.1.1 - Adjust the City's Below Market Rate (inclusionary) program to provide larger density bonuses, and/or increased city support in exchange for affordable units that address the needs of residents with unusually high housing needs
f. H 5.1.2 - Participate in a regional down payment assistance program with affirmative marketing to households with disproportionately high housing needs including persons with disabilities, single parents, and Hispanic households
g. H 5.1.3 - Support the design of a regional forgivable loan program for homeowners to construct an ADU that is held affordable for extremely low-income households for 15 years

3. In addition to increased funding for affordable units, the HE should prioritize policies and programs that reduce costs and streamline the processes for affordable units. The following policies and programs should be strengthened to accomplish this need:
    a. H 1.6 - Streamline Housing Application Review
    b. H 1.8 - Adopt Objective Design Standards
    c. H 1.9 - Create Minimum Densities for Mixed-Use Residential Projects
    d. H 1.10 - Establish By-Right Housing Designation for Prior Housing Sites
    e. H 1.12 - Encourage Residential Uses within Housing Overlay
4. Almost the entire city, including R1 areas, will need to contribute to the increased housing through such mechanisms ADUs and, possibly, new mechanisms such as expanded Missing Middle Units (duplex, triplex and fourplex) . However, increased density should be focused within half mile of transit to align with Climate Action Plan goals for greenhouse gas (GHG) reductions.

    The Climate Action Plan requires attention to creating easy pedestrian and bicycle access to reduce GHG. Therefore, while it is important to retain this broad opportunity for more housing, since R1 zoning is a major part of the total area of the city, it is important to keep in mind that easy pedestrian and bicycle access to amenities and to transit is a critically important goal for the Climate Action Plan.

    The "15-minute Neighborhood"[5] [6] concept needs to be included in the General Plan, along with the Housing Element as it would facilitate creating more housing in R1 neighborhoods while simultaneously reducing GHG. This is a mechanism that would insert community amenities, such as small neighborhood retail nodes, into otherwise auto-dominated areas such as R1 neighborhoods.

    Even more priority should be placed on these efforts. The following policies and programs should be strengthened to accomplish this need:

    a. H 1.4 - Incentivize Accessory Dwelling Units Development with streamlined approvals, development subsidies, or low or zero interest loans for construction cost

[5] 15-minute neighborhoods are being created in many cities especially post-COVID. https://www.strongtowns.org/journal/2019/9/6/7-rules-for-creating-15-minute-neighborhoods

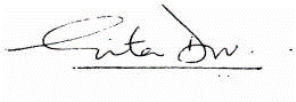
[6] Embraced by Mayors around the world, Portland and several small US cities have embraced the concept to rebuild their economizes while crating healthier cities. https://en.wikipedia.org/wiki/15-minute_city

b. H1.11 Implement the Zoning Code to allow duplexes and lot splits on appropriate single- family sites consistent with SB 9.
c. H1.13- Encourage Development of Missing Middle Housing within a half mile of transit.
d. Include overlay zoning, in the General Plan, for "15-minute Neighborhoods" allowing insertion of small new neighborhood retail nodes with Green Streets network [7] to create walkable, bikeable neighborhoods, with the daily amenities, to reduce auto trips and create healthier walkable neighborhoods, convenient for all ages including kids and seniors.

5. Climate Change is real. [8]No mention is made of how housing, particularly new housing, needs to be located so as to be resilient to climate change. Sea levels are predictably going to rise more swiftly in the coming decades, according to the California Ocean Protection Council. Wildfires are also predicted to become an increased threat with the continued drought and encroachment into the forested hill areas of our city. The increased risks of sea level rise (SLR) near the Bay and wildfires in the hilly areas make including sites in such vulnerable areas a problem and needs to be factored into identifying areas for higher density and more affordable housing.

We ask that you consider this information as you finalize the Housing Element for submission to the State. SLU is prepared to help the City in advancing the HE as it is finalized and when it goes into effect.

Respectfully submitted,



Gita Dev
Co-Chair Sustainable Land Use Committee, Sierra Club Loma Prieta Chapter

Cc:

James Eggers
Executive Director, Sierra Club Loma Prieta Chapter
Gladwyn d'Souza
Conservation Committee Chair, Sierra Club Loma Prieta Chapter

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[7] How to insert a Green Street network into an existing City. Sierra Club Loma Prieta https://www.sierraclub.org/sites/default/files/sce-authors/u4142/Green%20Streets%20Presentation%20-%201-20-21%20DC.pdf

[8] **Ocean Protection Council- Sea Level Rise Guidance**: The rate at which sea levels will rise can help inform the planning and implementation timelines of state and local adaptation efforts. Understanding the speed at which sea level is rising can provide context for planning decisions and establish thresholds for action… https://opc.ca.gov/webmaster/ftp/pdf/agenda_items/20180314/Item3_Exhibit-A_OPC_SLR_Guidance-rd3.pdf

Nicholas "Nicky" Vu

From: Melania Maldonado [redacted]
Sent: Monday, January 9, 2023 9:30 PM
To: Housing
Subject: Housing element

City Council,

I strongly disagree with the housing approvals you are trying to pass. The city of San Mateo does not build any "affordable" housing for anyone, and nobody in our already over crowded neighborhoods want any more apartment buildings or multi unit housing in our single family neighborhoods. If we wanted to live like that, we would live in San Francisco or other big cities. We like our single family homes, and certainly CANNOT handle any more traffic on our already crowded streets. You keep coming up with all these stupid ideas for building more without any room for parking or play areas for our children. These new so called communities you are approving have inadequate parking space for these people which spill out to our neighborhoods, and then we have no parking. You keep destroying our communities, and have totally ruined our small downtown and our small businesses. So thank you city council, I hope the rest of you "older" council members get voted out next time!

Melania Penirian

Sent from my iPhone

Nicholas "Nicky" Vu

From: Mary Way
Sent: Tuesday, January 10, 2023 1:25 PM
To: Nicholas "Nicky" Vu
Cc: Housing
Subject: FW: Housing Element Update Comments

Hi Nicky,

Here is an email sent to the commissioners to add to your public comments.

Mary

From: l watanuki [redacted]
Sent: Tuesday, January 10, 2023 1:21 PM
To: Planning Commission <PlanningCommission@cityofsanmateo.org>
Cc: lwatanuki6@gmail.com
Subject: Housing Element Update Comments

Housing Element Update Comments for the Planning Commission.

1. Preservation: We would like to see our existing single family and duplex homes along 4th (south side) and north side of 5th Avenues (Delaware to Amphlett) and the west side of Delaware from 5th to 9th Avenue be preserved and not be demolished. These Italian Revival, Craftsmen, and pre-war homes represent the early part of the 20th Century architecture and contribute to the character of the east side of San Mateo and our Historic Downtown. These homes in Central are affordable homes for young families and walkable to the Downtown. The new densities and heights are too high in the General Plan and should be lowered to Measure Y standards to reduce lot accumulation and demolition. We are lacking a buffer zone for transition.

2. Protection: We would like to protect the current residents from displacement. More tall glass buildings and shadows will impact the pedestrian experience. We need to protect the 1930's character of the historic Downtown with compatible architecture with more traditional elements.

3. The reports state the inventory of vacant sites would be adequate for additional housing. The City has the capacity to develop up to 7,934 units. This development exists within the City's current zoned densities and doesn't require any rezoning to achieve. There should be sufficient number of units from 2023 to 2031. There has been a significant amount of development with the current Measure Y in the Downtown areas in Central and North Central Neighborhoods.

4. Other suitable areas for housing can include S Amphlett from 5th Avenue to Folkstone where there are a mix of industrial commercial uses, including warehouses, and auto repair businesses. This is one of the two industrial areas in the Central Neighborhood which has had difficult access for large trucks from 101 through our narrow streets. This would be a win/win situation for Central and Sunnybrae Neighborhoods which have experienced 50 years of adverse environmental impacts. We would like to see low density, owner-occupied townhouses next to our Single Family/Duplex neighborhood. Ryland Bay in Bay Meadows and Arbor Rose in Sunnybrae are both owner-occupied housing next to the 101 Freeway.

Thanks.

Laurie Watanuki

Nicholas "Nicky" Vu

From: Mary Way
Sent: Thursday, January 12, 2023 2:47 PM
To: Housing
Subject: FW: Housing Element Comments

Last comment. Nicky I will add to the public comments.

Mary

-----Original Message-----
From: Francie Souza [redacted]
Sent: Thursday, January 12, 2023 2:27 PM
To: Planning Commission <PlanningCommission@cityofsanmateo.org>
Subject: Housing Element Comments

I am a resident of Central San Mateo and am giving my feedback regarding the Housing Plan.

1) My first question is if we have a high number of housing units we need to develop to meet state mandates, why are most of the new projects in downtown primarily office space (other than Kiku Crossing)?

2) PLEASE do not take away the single family and duplex/quadplex homes along north side of 5th Avenue, and south side of 4th Avenue between Amphlett & Delaware. 5th Avenue is a beautiful tree-lined street with pre-war homes/duplexes/quads and is one of the prime reasons we moved into the area. They are also more affordable to those entering the housing market and are close to amenities of downtown. DO NOT raise the height limit beyond what Measure Y was voted on. There needs to be consideration of a transition between the large complexes, such as the one proposed for S Delaware/5th/Claremont/4th, and the less dense housing further down 5th and Delaware.

3) Please consider other areas to develop for housing which are currently a mix of industrial uses - such as parts of Amphlett Blvd and El Camino

4) I am hopeful if new housing has to take over existing housing, such as along West side of Delaware between 5th & 9th and as mentioned above the north side of 5th Avenue, low density, owner occupied townhomes, not high-rises and large complexes which destroy the nature of the neighborhood community. Alternative 3 or Residential Low is preferred if current housing does need displacement in those areas.

This development of our neighborhoods brings great stress of decisions for current homeowners to make - are we living in a community which will maintain the character of the city we chose to move into, and if not, when should we move? Do we need to consider moving now before nearby construction begins tearing down historic homes in our neighborhood and how does this impact the value of our properties as homeowners? I believe the city planning commission can find properties to develop in order to provide adequate housing that does not require ruining the character of current neighborhoods. Please be considerate of current home-owners and tax-paying citizens.

Frances Souza

Nicholas "Nicky" Vu

From: Mary Way
Sent: Tuesday, January 17, 2023 10:11 AM
To: Eloiza Murillo-Garcia; Nicholas "Nicky" Vu
Cc: Martin McTaggart; Patrice Olds; Zachary Dahl; Manira Sandhir
Subject: RE: Adopt Housing Element

Another comment passing on to Eloiza and Nicky.

-----Original Message-----
From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 17, 2023 9:57 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>
Cc: Mary Way <mway@cityofsanmateo.org>; Martin McTaggart <mmctaggart@cityofsanmateo.org>
Subject: FW: Adopt Housing Element

-----Original Message-----
From: Michelle Byron [redacted]
Sent: Monday, January 16, 2023 6:44 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Adopt Housing Element

Please adopt the Housing Element as presented.
Thank you,
Michelle Byron, San Mateo resident

Nicholas "Nicky" Vu

From: Mary Way
Sent: Tuesday, January 17, 2023 10:11 AM
To: Eloiza Murillo-Garcia; Nicholas "Nicky" Vu
Cc: Martin McTaggart; Christina Horrisberger; Zachary Dahl; Manira Sandhir
Subject: RE: Housing

Passing comments on to Eloiza and Nicky.

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 17, 2023 9:56 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>
Cc: Martin McTaggart <mmctaggart@cityofsanmateo.org>; Mary Way <mway@cityofsanmateo.org>
Subject: FW: Housing

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: [redacted]
Sent: Monday, January 16, 2023 10:07 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Housing

To: San Mateo City Council

I Support/Request the City Council to ACCEPT the current Housing Element as presented by City staff on January 24 - we have done enough to meet the requirements and our city is stretching our infrastructure.

You are voted in to represent your constituents. Please do so!

Christine Heckford
[redacted]
San Mateo

Sent from my iPhone

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 17, 2023 12:48 PM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element

-----Original Message-----
From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 17, 2023 12:34 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Cc: Mary Way <mway@cityofsanmateo.org>; Martin McTaggart <mmctaggart@cityofsanmateo.org>
Subject: FW: Housing Element

-----Original Message-----
From: Janet Cook [redacted]
Sent: Tuesday, January 17, 2023 12:30 PM
To: Patrice Olds <polds@cityofsanmateo.org>
Subject: Housing Element

I would like you to vote for the Housing Element before the Council. I would like an investigation into possible bribery with the Planning Commission who went behind our backs to side with developers who care nothing about the will of the voters. As a 45 year citizen of San Mateo, I do not want to loose our town to huge overpopulation.

Thank you,

Janet Cook
[redacted]
San Mateo

Sent from my iPhone

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 17, 2023 12:48 PM
To: Nicholas "Nicky" Vu
Subject: FW: I am writing to urge you to approve the Housing Element at your upcoming meeting

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From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 17, 2023 12:46 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Cc: Mary Way <mway@cityofsanmateo.org>; Martin McTaggart <mmctaggart@cityofsanmateo.org>
Subject: FW: I am writing to urge you to approve the Housing Element at your upcoming meeting

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Doug D'Anna [redacted]
Sent: Tuesday, January 17, 2023 12:35 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Clerk <clerk@cityofsanmateo.org>
Subject: I am writing to urge you to approve the Housing Element at your upcoming meeting

Dear City Council Members,

I am writing to urge you to approve the Housing Element at your upcoming meeting on January 24th. The voters of San Mateo have repeatedly made it clear that they want managed growth, not urban sprawl.

This is evidenced by the failure of Measure R.

By voting against the Housing Element, you would be:

- Disregarding the determination of City staff that the City can meet the 7,015 unit goal even with the building height limits set by Measure Y and
- Disregarding the will of the voters in favor of builders, developers, and unions who stand to make millions of dollars.

Ultimately allowing a "Builder's Remedy" to not only take away local land use control and put our neighborhoods at risk, resulting in increased traffic congestion and strain on already stretched water and sewer infrastructure in our city.

I urge you to approve the Housing Element as presented and protect our neighborhoods, infrastructure, and quality of life in San Mateo.

May I remind you, It is YOUR DUTY as elected officials to carry out Measure Y and protect our neighborhoods, making San Mateo a desirable place to live, and not to allow a "Builder's Remedy" to take away local land use control and put our neighborhoods at risk.

Sincerely,

Doug D'Anna

Nicholas "Nicky" Vu

From: Mary Way
Sent: Tuesday, January 17, 2023 9:56 AM
To: Eloiza Murillo-Garcia; Nicholas "Nicky" Vu
Cc: Manira Sandhir; Zachary Dahl; Christina Horrisberger
Subject: FW: Housing element

Forwarding to Eloiza and Nicky.

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 17, 2023 9:49 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>
Cc: Mary Way <mway@cityofsanmateo.org>; Erin Fellers <efellers@cityofsanmateo.org>; Martin McTaggart <mmctaggart@cityofsanmateo.org>
Subject: FW: Housing element

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Don Robertson [redacted]
Sent: Tuesday, January 17, 2023 9:23 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Housing element

As a long time resident & homeowner I urge the City Council to Adopt the Housing element as it has been presented.

Don Robertson
[redacted]

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 17, 2023 12:24 PM
To: Nicholas "Nicky" Vu
Subject: FW: Support for City Council APPROVAL of the current Housing Element

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From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 17, 2023 12:14 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Cc: Mary Way <mway@cityofsanmateo.org>; Martin McTaggart <mmctaggart@cityofsanmateo.org>
Subject: FW: Support for City Council APPROVAL of the current Housing Element

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From: Aimee WCrollerskate [redacted]
Sent: Tuesday, January 17, 2023 12:12 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Support for City Council APPROVAL of the current Housing Element

As a constituent of San Mateo, I am dismayed and concerned by the **continued and inappropriate actions** by members of the Planning Commission to undermine San Mateo voters and the approved Measure Y with backroom activities and thinly-veiled attempts to hand the reins of our city over to profit-minded developers.

Our city deserves thoughtful planning with an infrastructure to support its residents with new and affordable housing. **But it cannot subvert the will of the voters.**

Trust in our local government is critical, and a rejection of the measure that voters have already approved will certainly **destroy that trust.** Many are already furious with the Planning Council's underhanded behavior.

I ask that the City Council uphold the will of the voters/Measure Y and ACCEPT the current Housing Element as presented by City staff on January 24th.
--
Regards,
Aimee Stevland
Resident
[redacted]

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Thursday, January 19, 2023 2:58 PM
To: Nicholas "Nicky" Vu
Subject: FW: Critical to SM Residents for Housing Element Approval at the City Council Meeting on January 24th, 2023

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Thursday, January 19, 2023 2:57 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Cc: Martin McTaggart <mmctaggart@cityofsanmateo.org>; Erin Fellers <efellers@cityofsanmateo.org>
Subject: FW: Critical to SM Residents for Housing Element Approval at the City Council Meeting on January 24th, 2023

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From: Jeff Lowenstein [redacted]
Sent: Wednesday, January 18, 2023 5:46 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Critical to SM Residents for Housing Element Approval at the City Council Meeting on January 24th, 2023

Dear San Mateo City Council,

I am writing to strongly advocate for your acceptance of the current Housing Element when staff present it at your January 24th City Council meeting.

Resident input for this critical piece of our General Plan was sought after and highly valued by the City Council, and just one of the many moving parts City staff considered and integrated in order to reach and *exceed* the mandated housing units goal. Both staff and the many participating residents are to be commended.

Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th.

Thank You,

Jeff
Jeff Lowenstein

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Thursday, January 19, 2023 3:02 PM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Thursday, January 19, 2023 3:02 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Cc: Martin McTaggart <mmctaggart@cityofsanmateo.org>; Erin Fellers <efellers@cityofsanmateo.org>
Subject: FW: Housing Element

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From: Jim Schwandt [redacted]
Sent: Wednesday, January 18, 2023 3:14 PM
To: Patrice Olds <polds@cityofsanmateo.org>
Subject: Housing Element

Jim Schwandt [redacted]
to CITYCOUNCIL

My position is to support the current Housing Element which has been thoughtfully worked out by the City.
It meets the state's mandate and works within Measure Y which voters passed. How can the citizens of a
community vote for a plan then have those elected go against the citizens?

Sounds like a lawsuit to me.

Is it legal for just a few to overturn the preference of the people?
Please support the current and recently accepted Housing Element.

--
Jim Schwandt
San Mateo, CA
Since 1976

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Thursday, January 19, 2023 2:57 PM
To: Nicholas "Nicky" Vu
Subject: FW: Critical to SM Residents - housing element approval

---

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Thursday, January 19, 2023 2:56 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Cc: Martin McTaggart <mmctaggart@cityofsanmateo.org>; Erin Fellers <efellers@cityofsanmateo.org>
Subject: FW: Critical to SM Residents - housing element approval

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From: ROBERT SELLERS [redacted]
Sent: Wednesday, January 18, 2023 6:19 PM
To: Amourence Lee <alee@cityofsanmateo.org>; Rob Newsom <rnewsom@cityofsanmateo.org>; Adam Loraine <aloraine@cityofsanmateo.org>; City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Laurie Strange <strange@cityofsanmateo.org>; dcanapa@smcgov.org; rmueller@smcgov.org; dpine@smcgov.org; ncorzo@smcgov.org; Drew Corbett <dcorbett@cityofsanmateo.org>; City Attorney's Office <CityAttorneysOffice@cityofsanmateo.org>
Subject: Fwd: Critical to SM Residents - housing element approval

Dear San Mateo City Council,

Re: Lisa Taner's Submitted Letter (below)

I have been alerted and apprised by my Neighborhood Association on the potential issue of NOT acting to approve the General Plans which is very concerning and in my assessment would be a dereliction of duty - I raise my voice in support or performing your function as our representatives and support for approval of the City of San Mateo's general planning process. I along with many others in our community are concerned that some of our representatives may have conflicts of interest on this topic and are allowing their recusal to drive their end goal - please consider this topic when voting and know that we seek sunlight across the entire decision making process.

Thank you for your attention in this matter and are confident that you will act in the best interest of the residents.

Kind regards,

Robert Sellers
[redacted]

Dear San Mateo City Council,

I am writing to strongly advocate for your acceptance of the current Housing Element when staff presents it at your January 24th City Council meeting.

Resident input for this critical piece of our General Plan was sought after and highly valued by the City Council, and just one of the many moving parts City staff considered and integrated in order to reach and *exceed* the mandated housing units goal. Both staff and the many participating residents are to be commended.

Whereas the Planning Commission does not support acceptance of these labors, the People do. Last summer, the first draft of the Housing Element draft was met with a long list of comments and requests for changes, which have now been addressed. Your constituents are fully informed in regard to the fallout we will face should the deadline to the state be missed. I personally find it appalling that local YIMBY groups are already hosting talks about what will happen to us if we do not have a certified Housing Element to submit by January 31st. Since we've forged a practical and operable Housing Element, residents need to have faith that the Council will accept this updated draft in time to avoid placing all of us in an unimaginable position.

Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th.

Thank you,

Lisa Taner

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Thursday, January 19, 2023 2:59 PM
To: Nicholas "Nicky" Vu
Subject: FW: Approve Current Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Thursday, January 19, 2023 2:58 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Cc: Martin McTaggart <mmctaggart@cityofsanmateo.org>; Erin Fellers <efellers@cityofsanmateo.org>
Subject: FW: Approve Current Housing Element

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From: Lisa Taner [redacted]
Sent: Wednesday, January 18, 2023 5:36 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Approve Current Housing Element

Dear San Mateo City Council,

I am writing to strongly advocate for your acceptance of the current Housing Element when staff presents it at your January 24th City Council meeting.

Resident input for this critical piece of our General Plan was sought after and highly valued by the City Council, and just one of the many moving parts City staff considered and integrated in order to reach and *exceed* the mandated housing units goal. Both staff and the many participating residents are to be commended.

Whereas the Planning Commission does not support acceptance of these labors, the People do. Last summer, the first draft of the Housing Element draft was met with a long list of comments and requests for changes, which have now been addressed.

Your constituents are fully informed in regard to the fallout we will face should the deadline to the state be missed. I personally find it appalling that local YIMBY groups are already hosting talks about what will happen to us if we do not have a certified Housing Element to submit by January 31st. There is zero reason for that to happen. Since we've

forged a practical and operable Housing Element, residents need to have faith that the Council will accept this updated draft in time to avoid placing all of us in an unimaginable position.

Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th.

Thank you,

Lisa Taner

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Thursday, January 19, 2023 2:59 PM
To: Nicholas "Nicky" Vu
Subject: FW: ACCEPT current Housing Element @ Jan 24 CC meeting

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From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Thursday, January 19, 2023 2:58 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Cc: Martin McTaggart <mmctaggart@cityofsanmateo.org>; Erin Fellers <efellers@cityofsanmateo.org>
Subject: FW: ACCEPT current Housing Element @ Jan 24 CC meeting

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(650) 522-7042

From: Alicia Woodfall-Jones [redacted]
Sent: Wednesday, January 18, 2023 5:35 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: ACCEPT current Housing Element @ Jan 24 CC meeting

Dear San Mateo City Council,

I am writing to strongly advocate for your acceptance of the current Housing Element when staff presents it at your January 24th City Council meeting.

Resident input for this critical piece of our General Plan was sought after and highly valued by the City Council, and just one of the many moving parts City staff considered and integrated in order to reach and *exceed* the mandated housing units goal. Both staff and the many participating residents are to be commended.

Whereas the Planning Commission does not support acceptance of these labors, the People do. Last summer, the first draft of the Housing Element draft was met with a long list of comments and requests for changes, which have now been addressed. Your constituents are fully informed in regard to the fallout we will face should the deadline to the state be missed. I personally find it appalling that local YIMBY groups are already hosting talks about what will happen to us if we do not have a certified Housing Element to submit by January 31st. Since we've forged a practical and operable Housing Element, residents need to have faith that the Council will accept this updated draft in time to avoid placing all of us in an unimaginable position.

Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th.

Thank you,

———————

Alicia Woodfall-Jones

[redacted]

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Thursday, January 19, 2023 1:53 PM
To: Nicholas "Nicky" Vu
Subject: FW: San Mateo Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Thursday, January 19, 2023 1:00 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Cc: Martin McTaggart <mmctaggart@cityofsanmateo.org>; Erin Fellers <efellers@cityofsanmateo.org>
Subject: FW: San Mateo Housing Element

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From: Tom Brady [redacted]
Sent: Thursday, January 19, 2023 12:00 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: San Mateo Housing Element

Dear Councilmembers,

It's been brought to my attention that January 24th will be a critical meeting for you to approve San Mateo's Housing Element so we do not suffer punishments from the state, including the Builder's Remedy.

I know that this part of our General Plan has been in the making for a very long time. I know residents contributed to it and that this is a revised version after additional input.

I'm very concerned about failing to meet the state deadline at the end of this month. For all that has gone into the creation of this Housing Element, I am advocating for your "Yes" vote to accept it at your next Council meeting.

Thanks - Tom

Thomas E. Brady
Chairman & Principal
Thomas Brady & Associates

Thomas
BRADY
& Associates

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Thursday, January 19, 2023 3:46 PM
To: Nicholas "Nicky" Vu
Subject: FW: Planning

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Thursday, January 19, 2023 3:42 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Planning

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(650) 522-7042

From: mark de paula [redacted]
Sent: Thursday, January 19, 2023 3:40 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Patrice Olds <polds@cityofsanmateo.org>
Subject: Planning

Dear San Mateo City Council,

I am writing to strongly advocate for your acceptance of the current Housing Element when staff presents it at your January 24th City Council meeting.

Resident input for this critical piece of our General Plan was sought after and highly valued by the City Council, and just one of the many moving parts City staff considered and integrated in order to reach and *exceed* the mandated housing units goal. Both staff and the many participating residents are to be commended.

Whereas the Planning Commission does not support acceptance of these labors, the People do. Last summer, the first draft of the Housing Element draft was met with a long list of comments and requests for changes, which have now been addressed. Your constituents are fully informed in regard to the fallout we will face should the deadline to the state be missed. I personally find it appalling that local YIMBY groups are already hosting talks about what will happen to us if we do not have a certified Housing Element to submit by January 31st. Since we've forged a practical and operable Housing Element, residents need to have faith that the Council will accept this updated draft in time to avoid placing all of us in an unimaginable position.

Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th.

Thank you,
Mark De Paula
[redacted]

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Thursday, January 19, 2023 1:53 PM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Thursday, January 19, 2023 1:01 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Cc: Martin McTaggart <mmctaggart@cityofsanmateo.org>; Erin Fellers <efellers@cityofsanmateo.org>
Subject: FW: Housing Element

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(650) 522-7042

From: Angie Fuqua [redacted]
Sent: Thursday, January 19, 2023 11:55 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Patrice Olds <polds@cityofsanmateo.org>
Subject: Housing Element

I would like to request the City Council accept the current housing element as presented by city staff at the January 24, 2023 Council Meeting.

Thank you for your attention to this matter.

Angie and Mark Fuqua
[redacted]

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Thursday, January 19, 2023 1:52 PM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Thursday, January 19, 2023 1:51 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Cc: Martin McTaggart <mmctaggart@cityofsanmateo.org>; Erin Fellers <efellers@cityofsanmateo.org>
Subject: FW: Housing Element

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From: Deborah Kohn [redacted]
Sent: Thursday, January 19, 2023 1:49 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Housing Element

Dear San Mateo City Council,

I am writing to strongly advocate for your acceptance of the current Housing Element when staff presents it at your January 24th City Council meeting.

Resident input for this critical piece of our General Plan was sought after and highly valued by the City Council, and just one of the many moving parts City staff considered and integrated in order to reach and *exceed* the mandated housing units goal. Both staff and the many participating residents are to be commended.

Whereas the Planning Commission does not support the acceptance of these labors, the People do. Last summer, the first draft of the Housing Element draft was met with a long list of comments and requests for changes, which have now been addressed. Your constituents are fully informed in regard to the fallout we will face should the deadline to the state be missed. I personally find it appalling that local YIMBY groups are already hosting talks about what will happen to us if we do not have a certified Housing Element to submit by January 31st. Since we've forged a practical and operable Housing Element, residents need to have faith that the Council will accept this updated draft in time to avoid placing all of us in an unimaginable position.

Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th.

Thank you,

--
Deborah Kohn
[redacted]

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Thursday, January 19, 2023 1:53 PM
To: Nicholas "Nicky" Vu
Subject: FW: Dist. 5 Councilmember Loraine - Vote to Approve Housing Element

---

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Thursday, January 19, 2023 1:03 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Cc: Martin McTaggart <mmctaggart@cityofsanmateo.org>; Erin Fellers <efellers@cityofsanmateo.org>
Subject: FW: Dist. 5 Councilmember Loraine - Vote to Approve Housing Element

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polds@cityofsanmateo.org
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(650) 522-7042

From: Lisa Taner [redacted]
Sent: Thursday, January 19, 2023 11:02 AM
To: Adam Loraine <aloraine@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Dist. 5 Councilmember Loraine - Vote to Approve Housing Element

Dear Councilmember Loraine,

You may not be aware, but Measure Y's origins emanate from District 5 when Measure H was created by concerned residents in this southwest region of San Mateo. The measure that limits heights and densities and requires affordable housing - before it became the thing to do - runs in our veins and represents our historical and current values: protecting the character of our community and city. The Council will soon be receiving a letter from the *membership* of the Beresford Hillsdale Neighborhood Association, urging Council to vote to accept the Housing Element at the January 24th Council meeting.

Just last night, the news again reported the huge layoffs of tech workers in the Bay Area. Our future needs for market rate housing are uncertain at best. And we no longer live with the fantasy that we can build our way to affordable housing by increasing market rate housing units. Yet, we are currently tasked to identify 7,015 units of housing. City staff has done a fine job of this, including the buffer, but you will no doubt be pressured by YIMBY regulars not to accept the Housing Element on January 24th.

Much compromise went into the pot as this Element was painstakingly crafted and recrafted, considering all the resident input, all the needs, and suggestions upon the first draft. It more than fulfils our requirement, and all was produced before the upcoming deadline.

I can only think that the Planning Commission, with their recommendation to reject the Housing Element, join with the unwavering YIMBY goal to remove all local power and provide yet another opening for developers to have their way with our city. I can only think that any councilmember voting to reject the current Housing Element and causing us to miss the crucial state deadline, regardless of how that decision would be explained, is choosing the same goal, and actively choosing to fail the residents of San Mateo.

Our true affordable housing will not come to fruition with the likes of the Builder's Remedy. It will come by thinking outside the box and rolling up our sleeves to work with the County, builders, community organizations and residents. It will come when we balance the "commercial development crisis" so we balance regular folks with those who fill those commercial buildings and pay top dollar for housing, squeezing out the rest.

As our councilmember, January 24th presents you with an opportunity to put to rest doubts surrounding your move to District 5 – doubts that you truly desire to represent your constituents here. They and I urge you to vote to accept the Housing Element this month and close the door firmly on punitive actions by the state.

Sincerely,

Lisa Taner

Nicholas "Nicky" Vu

From: Zachary Dahl
Sent: Thursday, January 19, 2023 10:51 AM
To: Eloiza Murillo-Garcia; Nicholas "Nicky" Vu
Subject: FW: Please Approve the Housing Element of the General Plan As Is at Next Council Meeting

Public comment on the HE.

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Thursday, January 19, 2023 10:27 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>
Cc: Martin McTaggart <mmctaggart@cityofsanmateo.org>; Mary Way <mway@cityofsanmateo.org>
Subject: FW: Please Approve the Housing Element of the General Plan As Is at Next Council Meeting

Patrice M. Olds, MMC
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(650) 522-7042

From: Connie Weiss [redacted]
Sent: Thursday, January 19, 2023 10:25 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Patrice Olds <polds@cityofsanmateo.org>
Subject: Please Approve the Housing Element of the General Plan As Is at Next Council Meeting

Hello Members of the San Mateo City Council,

I am hopeful with this new Council that the bad behaviors of the past will stay in the past. Because, all too often, San Mateo residents have been overrun by outside, paid and unpaid lobbyists and big developers, saying San Mateo must rezone and build aggressively to meet state demands. San Mateo voters passed Measure Y for a reason. San Mateo voters want measured growth and true affordable housing, not big-block developments with office, luxury apartments, and offering only roughly 10% affordable housing. This is not what San Mateo needs and we need to stand firm on what is best for the City.

The San Mateo City staff has put together a plan to comply with the state's 7,015 housing units, including a buffer, to comply with the state's requirement for housing. *Please respect the work of the staff and the San Mateo voters and approve the housing element as presented by staff.* While big developer Bohannon has tried to undercut this by saying Measure Y will allow for just 1,200 units vs. a planned 2,000 for Hillsdale Mall, this is not an issue as the buffer still covers the state requirement.

Further review should be conducted on what is really needed for San Mateo's success in the future. It should not include any strong-arming by large developers and/or aggressive outside interests looking to take away local land use control and undercut the will of San Mateo residents and voters.

It is also disconcerting that at least one member of the Planning Commission decided to take it upon themselves to disrespect the work of City staff and contact the state's Department of Housing and Community Development (HCD) to say that our Housing Element is insufficient. It seems Council needs to course-correct errant Planning Commissioner(s) and make changes as needed to ensure that everyone working within the San Mateo City government understands big developers and outside lobbying interests are not to be prioritized over the voters and residents of San Mateo.

Thank you,

Connie Weiss
[redacted]

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 7:27 AM
To: Nicholas "Nicky" Vu
Subject: FW: Your support for Current Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Friday, January 20, 2023 4:35 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Your support for Current Housing Element

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: LOUISE BEKINS [redacted]>
Sent: Friday, January 20, 2023 11:47 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Your support for Current Housing Element

Dear Councilmembers

I urge you to adopt the current housing element.

Thank you.

Louise Bekins
San Mateo

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 7:29 AM
To: Nicholas "Nicky" Vu
Subject: FW: Approve Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Friday, January 20, 2023 4:36 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Approve Housing Element

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polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Mara Castillo [redacted]
Sent: Friday, January 20, 2023 10:58 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Approve Housing Element

Dear Sirs,
I am requesting the Council approve the Housing Element (so we are not faced with the "Builder's Remedy" that eliminates the ability of the City to impose any conditions on a project). Do not destroy our lovely city with out of control building!
Thank you,
Mara Castillo
[redacted]
San Mateo

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 7:26 AM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element vote 1/24/2023

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Friday, January 20, 2023 4:30 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element vote 1/24/2023

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Jean Dail [redacted]
Sent: Friday, January 20, 2023 3:36 PM
To: Richard Hedges <rhedges@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Housing Element vote 1/24/2023

Dear Honorable City Council Member Hedges::

Congratulations on your selection to City Council! I am hoping you will be open to the concerns of all residents and weigh decisions regarding our city's development with local control in mind.

I am writing specifically to address the current Housing Element being presented by staff at the meeting on Tuesday, January 24th for the City Council's vote. I am strongly advocating for you to accept staff's presentation of the current Housing Element on January 24th.

I have much respect for the hours of hard work staff, the Planning Commission and City Council have put into our General Plan. Why Planning Commissioners Adam Nugent and Seema Patel circumvented your authority regarding the critical Housing Element due January 31st is beyond my comprehension. My understanding is that by NOT accepting staff's presentation of our Housing Element on January 24th, it puts the City of San Mateo in the position of having to accept the Builders' Remedy and loss of local control of our own development.

Lastly, please get back to me on the status of removing Adam Nugent from the Planning Commission, due to his alleged illegal actions of removing political signs during this past November 2022 election. Commissioner Nugent's further circumventing City Council on our Housing Element only adds to reasons for his removal. I understand that the previous City Council could not find its way forward to even agreeing to investigate Mr. Nugent's actions. But I am extremely

hopeful that this new City Council will take appropriate actions to determine if removal of Planning Commissioner Nugent is appropriate.

Thank you,
Jean Dail –[redacted]

Nicholas "Nicky" Vu

From: Housing
Sent: Friday, January 20, 2023 3:12 PM
To: Eloiza Murillo-Garcia; Nicholas "Nicky" Vu
Subject: FW: Housing Element

Sandra Belluomini
Administrative Technician Housing Dept
330 W 20th Avenue, San Mateo, Ca 94403
650-522-7239
belluomini@cityofsanmateo.org

Notice of Holiday Closures:
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Sandra Belluomini
City of San Mateo
p-650-522-7239
f- 650-522-7221

From: brigid doherty [redacted]
Sent: Friday, January 20, 2023 11:55 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element

Hello,

My name is Brigid Doherty and I am a homeowner in the Sunnybrae neighborhood, along with my husband. We have been residents of San Mateo since 2007. We were renters before becoming homeowners. We have 2 daughters.

I have spoken at past City Council meetings, particularly regarding the Passages project and its impact on the 19th Ave Park, Fiesta Gardens, and Sunnybrae neighborhoods.

According to the Housing Element, it appears that the creation of affordable housing in San Mateo is of upmost importance. However, why is there such a small percentage of units at Passages that will be affordable/low income? This makes no sense to me.

We need more projects like Kiku Crossing in our city, not huge, mostly market-rate projects, like Passages. Please take this into consideration when approving projects.

An additional topic to consider: Following the 12/31/22 flooding, much of which impacted Shoreview, Sunnybrae, 19th Ave Park, and Fiesta Gardens neighborhoods (amongst others), how will all of the new construction address this? As residents, we need to be reassured that infrastructure will be in place to reduce the chance of this happening again.

Thank you for your time and consideration.

Warmly,
Brigid Doherty

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 7:25 AM
To: Nicholas "Nicky" Vu
Subject: FW: Adoption of San Mateo's Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Friday, January 20, 2023 4:25 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Adoption of San Mateo's Housing Element

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Ronnie Eaton [redacted]
Sent: Friday, January 20, 2023 4:22 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Adoption of San Mateo's Housing Element

Honorable Members of the San Mateo City Council:

We understand that there has been an effort to derail the adoption of the current version of the City of San Mateo Housing Element Plan and we are very concerned to see that this is where we now find ourselves. For the past couple of years the community has worked with city staff through numerous workshops and surveys to craft a housing element that will meet State-mandated housing numbers while protecting our single family neighborhoods that **ALL** people in the city cherish.

It has come to light that some individuals on the Planning Commission contacted the state HCD and claimed that our Housing Element plan is insufficient. These individuals acted outside the public forum and the City Council and apparently feel that they can upend the public process and push their own agenda over and above every person in this city. This is outrageous behavior and cannot be condoned by the council or anyone who lives in this city.

The Housing Element was amended to address previous concerns and questions put forth by HCD when it was initially reviewed. City staff worked to correct those concerns and have shown that San Mateo can meet housing requirements and even have a buffer. **This is what we have all been trying to achieve.** Meeting housing needs and keeping San Mateo a livable place for all.

We want to see the council approve our current Housing Element Plan so that this city can move forward. People are not going to tolerate some roque individuals going around the public process. The council must now show it's support for the public's input and approve the plan.

Thank you,

Ronnie and Bruce Eaton

San Mateo

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Nicholas "Nicky" Vu

From: Housing
Sent: Monday, January 23, 2023 2:12 PM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: Housing Element

Sandra Belluomini
Administrative Technician Housing Dept
330 W 20th Avenue, San Mateo, Ca 94403
650-522-7239
belluomini@cityofsanmateo.org

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Sandra Belluomini
City of San Mateo
p-650-522-7239
f- 650-522-7221

From: Edward Evans [redacted]
Sent: Friday, January 20, 2023 5:00 PM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element

Dear City Council, Housing Manager and Staff,

As you are aware, almost every city and town in the county is going through the same process of drafting a general plan and a specific housing element. The lack of any kind of Labor Standards language in San Mateo's current Draft Housing Element is troubling to us. Through cooperation with Redwood City staff, the Carpenters Union was recently

successful in getting Labor Standards language into Redwood City's latest Draft Housing Element and we would like to strongly encourage San Mateo to do the same. For reference, here is the Redwood City language:

POLICY H-5.7: *Encourage developers and contractors to evaluate hiring local labor, hiring from or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages.*
(Page 49: 00_RWC_HE-1-6-23.pdf (welcomehomerwc.org))

We ask that you delay approval of the current Draft Housing Element until it contains some form of meaningful Labor Standards Language similar to that in Redwood City's draft. Thank you for your consideration.

All the best,

Ed Evans

Senior Field Representative/Financial Secretary-Treasurer

Local 217, San Mateo County

Nor Cal Carpenters Union

[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

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 7:26 AM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Friday, January 20, 2023 4:29 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: ROB GIBSON [redacted]
Sent: Friday, January 20, 2023 4:26 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Housing Element

San Mateo City Council,

The research that I've done has led me to believe that we can meet the states housing requirement and still implement the parameters of measure Y. But that doesn't seem to be what we're doing.

If I didn't know better I'd wonder if a small group of powerful dissidents is trying to force their personal agenda on our city, against the will of the voters, and the rest of the council is going along with it. But we know that couldn't be true don't we?

Rob Gibson
[redacted]

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 7:29 AM
Cc: Nicholas "Nicky" Vu
Subject: FW: Housing Element

-----Original Message-----
From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Friday, January 20, 2023 4:36 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element

-----Original Message-----
From: HOLLY HEWITT [redacted]
Sent: Friday, January 20, 2023 10:43 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Housing Element

Good Morning,

I want to add my name in support of the Housing Element.
As an over 60 year resident of the City of San Mateo, let's move beyond the YIMBY position and do all we can to save the city from over building.
Please accept the staff recommendation.
Regards,
Holly H. Hewitt

Sent from my iPad

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Friday, January 20, 2023 9:44 AM
To: Nicholas "Nicky" Vu
Subject: Fwd: Current Housing Element

Get Outlook for iOS

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Friday, January 20, 2023 9:08 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Current Housing Element

-----Original Message-----
From: Chuck Kabala [redacted]
Sent: Friday, January 20, 2023 7:15 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Current Housing Element

Dear San Mateo City Council,

As 26 year San Mateo City residents We strongly urge you to accept the current housing element at your January 24 meeting. We need to protect our wonderful city from outside building interests that simply see dollar signs in planning for the future of San Mateo.

Sincerely, Beth & Chuck Kabala

Sent from my iPhone

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Friday, January 20, 2023 4:01 PM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Friday, January 20, 2023 3:57 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: [redacted]
Sent: Friday, January 20, 2023 3:53 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Housing Element

Dear City Council Members:

I am writing to urge you to approve the Housing Element at the January 24th council meeting. It is incumbent upon the council to accept the recommendation of City Staff and to ensure our City does not fall prey to the Builder's Remedy.

The voters have time and again made it clear that they desire responsible growth along with the protection of neighborhoods. Elected officials were given this mandate by the passage of Measure Y and the failure of Measure R. Voters objected to Measure R that would have allowed city council to approve height increases in designated areas; voters do not want discretionary decisions delegated to any authority including those under the Builder's Remedy. It is your duty to defend the will of your constituents.

The only benefactors of the Builder's Remedy are developers and builders whose sole purpose is profit. Under the Builder's Remedy, the City would be at risk of uncontrolled growth, increased traffic and the overburdening of our infrastructure as well as any unforeseen consequences. It is simply irresponsible to expose the City to unidentified risks.

The City staff has determined that the City can meet the 7,015-unit goal with Measure Y in place. Please regard the experience and intellect of the staff making this decision; they have spent the most time studying this and are in the best position to make this determination.

I urge you to approve the Housing Element as presented by City staff at the meeting of January 24th.

Thank you,

Lisa M. Maley

Nicholas "Nicky" Vu

From: Housing
Sent: Friday, January 20, 2023 3:12 PM
To: Eloiza Murillo-Garcia; Nicholas "Nicky" Vu
Subject: FW: Housing Element

Sandra Belluomini
Administrative Technician Housing Dept
330 W 20th Avenue, San Mateo, Ca 94403
650-522-7239
belluomini@cityofsanmateo.org

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Sandra Belluomini
City of San Mateo
p-650-522-7239
f- 650-522-7221

From: Genel Morgan [redacted]
Sent: Friday, January 20, 2023 1:20 PM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element

To whom it may concern,

I am a long time resident of San Mateo. I understand the need for more housing, but I want to see it done in a responsible way, free from influence of special interests (especially builders).

I want the City Council to approve the Housing Element as drafted. It meets the 7,015 housing units required by the state while honoring Measure Y, which was passed by the voters.

The Planning Commission overstepped its boundaries by appealing to the state. Their recommendation that the city Council decline to adopt the Housing Element draft is irresponsible and would lead to San Mateo losing local control of housing built in the city in the future. I do not see that the Planning Commission is advocating for the residents of the city.

Sincerely
Genel Morgan
San Mateo

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 7:31 AM
To: Nicholas "Nicky" Vu
Subject: FW: For January 24 meeting

-----Original Message-----
From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Sunday, January 22, 2023 11:31 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: For January 24 meeting

-----Original Message-----
From: Judith Paton [redacted]
Sent: Friday, January 20, 2023 8:27 PM
To: Patrice Olds <polds@cityofsanmateo.org>
Subject: For January 24 meeting

Please adopt the Housing Element so that we are not forced into the Builders' Remedy. The latter will not provide the affordable housing we need. With the layoffs now starting with our local dot-coms we don't need a new wave of market-rate apartments.
Thank you
Judith Paton
[redacted]

Sent from my iPhone

Nicholas "Nicky" Vu

From: Housing
Sent: Friday, January 20, 2023 3:12 PM
To: Eloiza Murillo-Garcia; Nicholas "Nicky" Vu
Subject: FW: Housing Element

Sandra Belluomini
Administrative Technician Housing Dept
330 W 20th Avenue, San Mateo, Ca 94403
650-522-7239
belluomini@cityofsanmateo.org

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Sandra Belluomini
City of San Mateo
p-650-522-7239
f- 650-522-7221

From: sean schochet [redacted]
Sent: Friday, January 20, 2023 10:30 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element

Hello,

Can the housing committee please consider connecting campus drive and the new housing complexes there to San Mateo College via a walking/biking bridge over 92? PLEASE. Thanks.

-Sean

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 7:25 AM
To: Nicholas "Nicky" Vu
Subject: FW: Leadership & Membership of Beresford Hillsdale Neighborhood Association Request City Council Accept Housing Element 1/24
Attachments: BHNA Membership Supports Acceptance of Housing Element .pdf

---

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Friday, January 20, 2023 4:27 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Leadership & Membership of Beresford Hillsdale Neighborhood Association Request City Council Accept Housing Element 1/24

Patrice M. Olds, MMC
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City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Lisa Taner [redacted]
Sent: Friday, January 20, 2023 3:36 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Leadership & Membership of Beresford Hillsdale Neighborhood Association Request City Council Accept Housing Element 1/24

Dear Council,

Attached please see our Membership letter from the Beresford Hillsdale Neighborhood Association, whose members voted overwhelmingly to send this correspondence urging the City Council to accept the current Housing Element on January 24, 2023.

Thank you,

Lisa Taner
Past President
BHNA

BERESFORD HILLSDALE
BHNA
NEIGHBORHOOD ASSOCIATION

January 19, 2023

SAN MATEO CITY COUNCIL
330 W. 20th Avenue
San Mateo CA 94403
Via Email

Re: BHNA Membership Urges Council Acceptance
of Current Housing Element at January 24th Meeting

Dear San Mateo City Council,

The Membership of the Beresford Hillsdale Neighborhood Association urges you to move forward to accept the Housing Element at your January 24th meeting.

The creation of the current Housing Element has been exhaustive and inclusive. The BHNA Membership respects the extended period of time invested by City staff to produce our Housing Element, including incorporating valuable community input after arduous outreach efforts. We recognize staff has worked diligently to ensure we are in compliance with the 7,015 units mandated for San Mateo and has a sound Housing Element that can be submitted by the January 31st deadline.

The BHNA Membership is aware of the ramifications should the Council fail to accept this working Housing Element, including the Builder's Remedy.

Therefore, the Membership of the BHNA strongly supports and urges the Council's full approval of the Housing Element at your upcoming January 24th meeting.

Sincerely,

The Membership & Board of the
Beresford Hillsdale Neighborhood Association

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 7:30 AM
To: Nicholas "Nicky" Vu
Subject: FW: General Plan/Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Sunday, January 22, 2023 11:28 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: General Plan/Housing Element

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Kitty Van Beckum [redacted]
Sent: Saturday, January 21, 2023 2:53 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: General Plan/Housing Element

Dear San Mateo City Council,

Please move San Mateo and our General Plan process forward by approving the Housing Element on January 24th. The current draft meets the State housing units requirement without changing the existing zoning.

Sincerely,

Katherine Van Beckum

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 7:30 AM
To: Nicholas "Nicky" Vu
Subject: FW: Please approve the Housing Element at the next City Council Meeting

---

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Sunday, January 22, 2023 11:28 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Please approve the Housing Element at the next City Council Meeting

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www.cityofsanmateo.org
(650) 522-7042

From: Pete Bertrand [redacted]
Sent: Saturday, January 21, 2023 5:59 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Please approve the Housing Element at the next City Council Meeting

Dear Council Members,

Don't let developers have the freedom to build whatever they like in our community.

Please vote to approve the Housing Element as prepared by City Staff and 2 years of community meetings.

Thank you, Pete Bertrand

[redacted]

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 7:30 AM
To: Nicholas "Nicky" Vu
Subject: FW: Please Approve the Housing Element Plan

-----Original Message-----
From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Sunday, January 22, 2023 11:29 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Please Approve the Housing Element Plan

-----Original Message-----
From: Trina Pierce [redacted]
Sent: Saturday, January 21, 2023 10:30 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: [redacted]
Subject: Please Approve the Housing Element Plan

>
> To The San Mateo City Council
>
> Please approve the Housing Element that has been presented in 2022.
> What San Mateo residents need is more affordable housing, not just a 3% or 5% of the new development.
> San Mateo is losing good teacher's, professional's, qualified nurses and business's due to the high cost of housing. Many families live in residential homes with several families. I have lived in San Mateo, (North Central) for over 60 years and have seen so many changes. This plan is for over a 10 year period, this can only be a positive for our city, not to mention how the Housing Element plan will be a positive for so many residents in San Mateo County.
>
> Please approve the plan, so San Mateo can maintain a small area and not like San Francisco with a lot of high rises, which removes visibility for neighborhoods to enjoy the views when they originally moved to the San Mateo area.
>
> Trina Pierce
> North Central
>
> Sent from my iPhone

Nicholas "Nicky" Vu

From: Housing
Sent: Monday, January 23, 2023 2:11 PM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: Housing Element

Sandra Belluomini
Administrative Technician Housing Dept
330 W 20th Avenue, San Mateo, Ca 94403
650-522-7239
belluomini@cityofsanmateo.org

Notice of 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!

Sandra Belluomini
City of San Mateo
p-650-522-7239
f- 650-522-7221

From: William Williams [redacted]
Sent: Saturday, January 21, 2023 10:45 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element

When the Bay Meadows Racetrack / Aquifer was developed into buildings and roads, nuisance flooding in San Mateo changed to damaging flooding.

The major hindrance to acceptance of the current San Mateo Housing Element is how many housing units will replace the Hillsdale Mall. Property owners analyze costs and seek profitability. Housing advocates look at the number of units created as a measure of success. Residents who argue for a livable community are not exclusionary racists. We believe "towers of toilets" in tall buildings will lead to sewage and drainage

problems. Electrifying Caltrain will not solve traffic and mobility issues. Underground parking has been approved for a large development on Concar Drive (Rite Aid). This parking will flood. Do we just build it and have new residents suffer because they were unaware of potential problems?

The Housing Element should promote livable accommodations. It should not be based on profitability. Numbers on housing advocates charts do not guarantee livable units will be created.

Sustainability gets a lot of lip service. How much energy demand, water and sewer service, and transportation infrastructure can the natural environment support here in San Mateo?

x Bill Williams, San Mateo

Sent from Outlook

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 3:19 PM
To: Nicholas "Nicky" Vu
Subject: FW: Letter enclosed requesting approval of Housing Element at 1/24/2023 meeting.
Attachments: CCHELetter.docx

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Monday, January 23, 2023 3:06 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Letter enclosed requesting approval of Housing Element at 1/24/2023 meeting.

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: mary cravalho [redacted]
Sent: Sunday, January 22, 2023 5:25 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Letter enclosed requesting approval of Housing Element at 1/24/2023 meeting.

Dear City Council Members,

Please see the attached letter requesting the approval of the Housing Element as presented at the Council's 1/24/2023 meeting.

Sincerely,

Mary Cravalho

1/22/2023

San Mateo City Council
City Hall - City Council Chambers
330 W 20th Avenue
San Mateo, CA 94403

RE: Please Approve the Housing Element as presented by staff on 1/24/2023

Dear San Mateo City Council Members,

City staff, facilitators and stakeholders spent months and extraordinary effort to provide input and formulate their Housing Element recommendations for the Council's approval, which reportedly exceeds the mandatory housing unit goals required by the state.

Additionally, it has been widely reported and specifically covered in the Los Angeles Times July 29,2022 article that Californians are leaving the Golden State due to various reasons including but not limited to affordability, quality of life and remote work options , "California exodus continues, with L.A., San Francisco leading the way: "Why are we here?" https://www.latimes.com/california/story/2022-07-29/california-exodus-continues-l-a-san-francisco-lead-the-way . These recent trends are not accounted for in the General Plan; therefore, it is possible that the projected housing targets may be lower in the future given the recent trends.

Additionally, several news reports have highlighted the possibility of an upcoming recession, higher inflation and layoffs at major technology companies in our local area including but not limited to Google, Facebook, Twitter and Salesforce, which may impact the housing picture further. Delaying the passing of the Housing Element now, may have the unintended consequence of having developers lower their housing commitments due to financial constraints as they adjust to the future economical landscape. It is time to move forward and accept the Housing Element.

Please approve the Housing Element as presented by staff at your upcoming meeting on 1/24/2023 without delay.

Sincerely,

Mary Cravalho

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 8:49 AM
To: Nicholas "Nicky" Vu
Subject: FW: writing in support of a democratic process & the approval of the housing element

---

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Monday, January 23, 2023 8:49 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: writing in support of a democratic process & the approval of the housing element

Patrice M. Olds, MMC
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(650) 522-7042

From: Evan Powell [redacted]
Sent: Sunday, January 22, 2023 8:33 PM
To: Housing <housing@cityofsanmateo.org>; City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: writing in support of a democratic process & the approval of the housing element

Dear Council and members of staff

Thank you for your service to the city.

In short, I am writing to express my support for the staff's findings that the City of San Mateo CAN meet the state mandated housing requirements while complying with Measure Y.

It is the right thing to do - to support this finding is consistent with our democratic processes. As you know, there have been approximately 19 public meetings concerning housing and more than two years of effort have gone into the housing element.

I would simply remind you that you do have the power to do the right thing, to vote in accordance with the recommendations of staff - thereby enabling a compromise position.

Thank you again for your work. Please support the work of your staff and the process countless citizens have participated in to arrive at the housing element.

Best regards,

Evan

--

Evan Powell

[redacted]

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 7:31 AM
To: Nicholas "Nicky" Vu
Subject: FW: Approve Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Sunday, January 22, 2023 3:52 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Approve Housing Element

Patrice M. Olds, MMC
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www.cityofsanmateo.org
(650) 522-7042

From: Cynthia Prien [redacted]
Sent: Sunday, January 22, 2023 3:45 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Approve Housing Element

I urge you to approve the Housing Element (with the exclusion of rent restrictions) at your January 24th meeting. City Staff determined that the City will meet the required number of housing units (plus a buffer) within Measure Y standards allowing the Housing Element to meet state requirements. Failure to timely approve the Housing Element puts the City and residents at risk for a Builder's Remedy resulting in the loss of local control, increased strain on infrastructure and traffic congestion.

Also, the rent restrictions were included in the Housing Element by advocate groups and unelected appointees without proper and open debate or outreach to housing providers.

It is your duty as elected officials to carry out the will of San Mateo voters and ensure compliance with Measure Y and maintain current zoning protections of single-family neighborhoods. San Mateo voters made it abundantly clear they want managed growth and not a developer free-for-all as evidenced by the failure of measure R.

Please approve the Housing Element.

Thank you.

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 7:30 AM
To: Nicholas "Nicky" Vu
Subject: FW: General Plan Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Sunday, January 22, 2023 11:25 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: General Plan Housing Element

Patrice M. Olds, MMC
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www.cityofsanmateo.org
(650) 522-7042

From: Daniel Shefer [redacted]
Sent: Sunday, January 22, 2023 9:05 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: General Plan Housing Element

Council Members,

Please pass the Housing Element. Whatever faults, real or imagined, the Planning Commission found in it, it is a solid plan and prima facie, passes state requirements and then some. Yes, I actually read it. Not approving the Housing Element will trigger the Builders Remedy and spell disaster to any planning and zoning constraints the city is trying to implement to keep San Mateo liveable.

If the Planning Commission or the City Council feel that we need more residential projects, there is a process and forum for discussing this. Using the nuclear option of rejecting the Housing Element is nothing more than cutting one's nose to spite their face.

Also, an accusation has been made of improper behavior where members of the Planning Commission took it upon themselves to contact the state's Dept. of Housing and Community Development to say that the Housing Element is insufficient. Please look into this and if substantiated, take corrective actions.

I hope you will do the right thing.

Daniel Shefer

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 9:08 AM
To: Nicholas "Nicky" Vu
Subject: FW: January 24 City Council Special Meeting Agenda item#2

-----Original Message-----
From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 9:07 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: January 24 City Council Special Meeting Agenda item#2

-----Original Message-----
From: Stephen Chen [redacted]
Sent: Monday, January 23, 2023 8:26 PM
To: Patrice Olds <polds@cityofsanmateo.org>
Cc: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: January 24 City Council Special Meeting Agenda item#2

Dear Ms. Olds,

In lieu of attending the zoom meeting tomorrow, I'm submitting my comments as follows:
(1) now that we are the largest city in San Mateo county, we have an even more urgent need to build more AFFORDABLE HOUSING than before.
(2) regarding the city measure Y of November 2020, the Yes votes won by only 43 out of a total of 46033 casted votes, that is just 0.09% or less than 0.1%.
(3) AFFORDABLE HOUSING IS NOT THE SAME AS PUBLIC HOUSING. We do need affordable housing for our teachers, policemen, firemen, first responders as well as healthcare workers. It will also benefit our own younger generations in the future.
(4) with ever-increasing costs for labor, materials , regulations and other factors, the increase in building height and density allowance would make the building project financially more attractive to the builders who might be interested in it. If you are so worried about the height-density issue, take a leisure drive along the VETERANS BLVD and neighboring streets in our next city south, the RWC, it could give you a rather eye-opening experience. Besides, if you and your neighbors keep your properties tidy and neat, there is no way somebody will build a high density unit next to you.
(5) many recent studies have shown the very restrictive LOCAL ZONING MANDATES played a key role in our current acute housing shortage situation nationwide, which in turn also makes the HOMELESS problem worse.

Sincerely,

Stephen Chen
San Mateo

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 8:17 AM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Monday, January 23, 2023 4:56 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element

Patrice M. Olds, MMC
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(650) 522-7042

From: R Colpitts [redacted]
Sent: Monday, January 23, 2023 4:53 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Housing Element

To the City Council,
My wife Dolores and I strongly support the Housing Element as presented to you by City staff, and we urge you to adopt it as presented, at your meeting on January 24,2023.

Thank you,
Robert F Colpitts
[redacted]

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 8:18 AM
To: Nicholas "Nicky" Vu
Subject: FW: Accept the Current Housing Element

-----Original Message-----
From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Monday, January 23, 2023 7:52 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Accept the Current Housing Element

-----Original Message-----
From: Dorothy Radyk [redacted]
Sent: Monday, January 23, 2023 7:39 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Accept the Current Housing Element

As a long-time resident of San Mateo, I request that you accept the current Housing Element. The future of San Mateo should be decided by San Mateo residents, not the developers.

Thank you,
Dorothy Radyk

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 2:10 PM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element January 24 meeting

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Monday, January 23, 2023 1:58 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element January 24 meeting

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(650) 522-7042

From: Gary Germano [redacted]
Sent: Monday, January 23, 2023 1:57 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Housing Element January 24 meeting

Dear San Mateo City Council Members,

Please support and accept the current Housing Element being presented at your January 24th meeting that meets our requirements for housing numbers Without Changing the Existing Zoning.

We absolutely need this submitted "on time" so as not to trigger anything that allows developers or anyone else to bypass our zoning codes and General Plan.

Those two items are critical to having a future for San Mateo spelled out with a goal in mind that has been professionally researched with consultants, council, staff and citizen input and planned for ongoing sustainability and safety for the whole City cumulatively in balance.

Arbitrary project specific "spot" zoning and arbitrary General Plan change could destroy this City by not taking the overall "big picture" of what is being done into account. This would create a disaster in terms of overall infrastructure capacity, such as accessibility to services, retail outlets, traffic, and emergency evacuations.

Please responsibly build within our existing zoning guidelines and General Plan, and do what our residents and your constituents have consistently approved for the good and safety of all people living here.

Sincerely,

Gary and Janet Germano
[redacted]
San Mateo

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 4:00 PM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Monday, January 23, 2023 3:59 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element

Patrice M. Olds, MMC
City Clerk
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www.cityofsanmateo.org
(650) 522-7042

From: Danny Guiney [redacted]
Sent: Monday, January 23, 2023 3:56 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Housing Element

Council,

Please remove the rental oversight from the housing element. These were not necessary or required. Then approve the Housing Element as previously suggested.

There is no reason we can not do as directed by the state in a timely manner. At some point out leaders have to stop being activists and do what is right for the greater good of our community.

Thank you all for your service.

Dan Guiney
San Mateo City Resident

[redacted]

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 11:19 AM
To: Nicholas "Nicky" Vu
Subject: FW: 1/24, Council mtg. Housing Element

-----Original Message-----
From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Monday, January 23, 2023 11:19 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: 1/24, Council mtg. Housing Element

-----Original Message-----
From: Devra Harris [redacted]
Sent: Monday, January 23, 2023 11:15 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>; Housing <housing@cityofsanmateo.org>
Subject: 1/24, Council mtg. Housing Element

Re: San Mateo City Council Meeting 1/24/23 Agenda Item #2

Dear Councilmembers,

I am writing in regards to the General Plan Amendment to adopt the City of San Mateo's Housing Element for 2023-2031.
I have participated in many of our City's community outreach opportunities with heartfelt concern for the future of our community. I want to know that my and all of the residents' time and input in this process is appreciated and taken into consideration by the Council. Voting YES to adopt the Updated Housing Element presented by Staff at Tuesday's meeting will confirm that your constituents have been heard and matter.

I urge you to approve adoption of the Housing Element as the alternative will be seen as a direct and regrettable choice against the needs of the citizens you represent.

Kindly,

Devra Harris

[redacted]
San Mateo

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 8:19 AM
To: Nicholas "Nicky" Vu
Subject: FW: Accept the Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Monday, January 23, 2023 7:53 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Accept the Housing Element

Patrice M. Olds, MMC
City Clerk
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polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Christine Heiss [redacted]
Sent: Monday, January 23, 2023 7:51 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Accept the Housing Element

Dear San Mateo City Council,
As a San Mateo county homeowner since 2005, please consider the following when deciding to accept the Housing Element:

1. The revised Housing Element (HE) substantially complies with the requirements and addresses the State Housing and Community Development comments on the HE. The HE identifies 9,934 units or 142% of the City's required housing allocation of 7,015 units.
2. The Council should find the Housing Element is compliant with the HCD requirements and approve the Housing Element to avoid the builder's remedy that will further take away local control of our city.
3. Please remove the rental restrictions from the HE including the rental registry. The restrictions would invade privacy, reduce supply, punish good landlords, and remove property rights. The rental restrictions are not required and do not belong in the housing element.
4. The Planning Commissioners' conclusion that the Housing Element is not in compliance is incorrect. They did not offer any suggested revisions.

Thank you for your attention to this matter.
Regards,
Christine Heiss
[redacted]

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 1:55 PM
To: Nicholas "Nicky" Vu
Subject: FW: IMPORTANT! Request to Approve San Mateo Housing Element

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From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Monday, January 23, 2023 1:54 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: IMPORTANT! Request to Approve San Mateo Housing Element

Patrice M. Olds, MMC
City Clerk
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(650) 522-7042

From: Jennifer Pacholuk [redacted]
Sent: Monday, January 23, 2023 12:14 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>; Richard Hedges <rhedges@cityofsanmateo.org>
Subject: IMPORTANT! Request to Approve San Mateo Housing Element

Dear City Council Members,

I am sending this email to officially request that **each of you vote to approve the Housing Element as prepared by City Staff and 2 years of community meetings**. I live in the City of San Mateo and am very concerned about developers of residential projects being able to bypass our zoning code and general plan with no City oversight. **Please be strong advocates for our community and submit San Mateo's City Council-approved Housing Element to the State by January 31, 2023.**

Thank you,
Jennifer Pacholuk

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 8:19 AM
To: Nicholas "Nicky" Vu
Subject: FW: Accept Current Housing Element

-----Original Message-----
From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Monday, January 23, 2023 8:05 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Accept Current Housing Element

-----Original Message-----
From: John Radyk [redacted]
Sent: Monday, January 23, 2023 8:04 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Accept Current Housing Element

City of San Mateo Council Members,

Please vote to accept the current Housing Element. The current Housing Element meets the number of mandated housing units while working within voter approved Measure Y. San Mateo should never be subjected to the Builder's Remedy. Remember that the citizens of San Mateo elected you to represent them, not developers.

Thank you,
John Radyk

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 4:03 PM
To: Nicholas "Nicky" Vu
Subject: FW: Adopt the housing element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Monday, January 23, 2023 4:01 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Adopt the housing element

Patrice M. Olds, MMC
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(650) 522-7042

From: Mike Manely [redacted]
Sent: Monday, January 23, 2023 3:16 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Adopt the housing element

Please represent the exist residents and not bow to the big-money developers and their future (or past) campaign contributions to you who have accepted their dirty money. We are watching all your actions/votes very closely. You must abide by the current building height restrictions and "ADOPT THE HOUSING ELEMENT", as it will be sufficient enough housing for the State housing mandate and not expose San Mateo to "The Builders Remedy" as it is NOT DEMOCRATIC!!! (Taxation without representation).
Thank You, Michael Manely (35 year resident)

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 1:49 PM
To: Nicholas "Nicky" Vu
Subject: FW: City Council-approved Housing Element to the State by January 31, 2023

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Monday, January 23, 2023 1:48 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: City Council-approved Housing Element to the State by January 31, 2023

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Property Service Company [redacted]
Sent: Monday, January 23, 2023 1:14 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: City Council-approved Housing Element to the State by January 31, 2023

Members of the San Mateo City Council -

It is my understanding that the City is required to submit a City Council-approved Housing Element to the State by *January 31, 2023*. If this is not submitted by the deadline we will be subject to automatic implementation of "the Builders Remedy," which allows developers of residential projects to bypass our zoning code and general plan. **I am writing to ask you to please approve the Housing Element as prepared by City Staff and 2 years of community meetings.** Please help to ensure that developers of residential projects will not be able to bypass our zoning code and general plan with no City oversight.

Best Regards -

John & Christine O'Dea
[redacted]

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 2:50 PM
To: Nicholas "Nicky" Vu
Subject: FW: land development

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Monday, January 23, 2023 2:50 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: land development

Patrice M. Olds, MMC
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www.cityofsanmateo.org
(650) 522-7042

From: Jen Paiva [redacted]
Sent: Monday, January 23, 2023 2:49 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Patrice Olds <polds@cityofsanmateo.org>
Subject: land development

Dear City Council Members,

I am sending this email to officially request that **each of you vote to approve the Housing Element as prepared by City Staff and 2 years of community meetings**. I live in the City of San Mateo and am very concerned about developers of residential projects being able to bypass our zoning code and general plan with no City oversight. **Please be strong advocates for our community and submit San Mateo's City Council-approved Housing Element to the State by January 31, 2023.**

Thank you,
Jennifer Paiva

--
Jen Paiva

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 2:22 PM
To: Nicholas "Nicky" Vu
Subject: FW: Please accept the revised Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Monday, January 23, 2023 2:20 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Please accept the revised Housing Element

Patrice M. Olds, MMC
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330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Martha Park [redacted]
Sent: Monday, January 23, 2023 2:12 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Please accept the revised Housing Element

Dear Mayor Lee, Deputy Mayor Nash, and Council Members Loraine, Newsom Jr., and Hedges,

I am writing to request that you accept the revised Housing Element prepared by staff. I'm concerned that our City won't come up with a final plan to submit to the state by January 31st, and we'll be subject to the Builder's Remedy, which will further take away local control from this issue.

Also, please remove the rental restrictions. This should be considered as a separate issue. Further study (including discussion, debate, and public comment) should be done before approving more restrictions.

Thank you,

Martha Park

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 1:55 PM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element approval vote for Parkside Neighborhood

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From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Monday, January 23, 2023 1:54 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element approval vote for Parkside Neighborhood

Patrice M. Olds, MMC
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polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Felicia Schipper [redacted]
Sent: Monday, January 23, 2023 12:29 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Housing Element approval vote for Parkside Neighborhood

Dear City Council Members,

I am sending this email to officially request that **each of you vote to approve the Housing Element as prepared by City Staff and 2 years of community meetings**. I live in the City of San Mateo and am very concerned about developers of residential projects being able to bypass our zoning code and general plan with no City oversight. **Please be strong advocates for our community and submit San Mateo's City Council-approved Housing Element to the State by January 31, 2023.**

Thank you,
Felicia M. Schipper
Resident on Clipper Street in Parkside

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 8:17 AM
To: Nicholas "Nicky" Vu
Subject: FW: IMPORTANT! Request to Approve San Mateo Housing Element

---

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Monday, January 23, 2023 4:48 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: IMPORTANT! Request to Approve San Mateo Housing Element

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Roger Smale [redacted]
Sent: Monday, January 23, 2023 4:43 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Patrice Olds <polds@cityofsanmateo.org>
Subject: IMPORTANT! Request to Approve San Mateo Housing Element

Dear City Council Members,

I am sending this email to officially request that **each of you vote to approve the Housing Element as prepared by City Staff and 2 years of community meetings**. I live in the City of San Mateo and am very concerned about developers of residential projects being able to bypass our zoning code and general plan with no City oversight. **Please be strong advocates for our community and submit San Mateo's City Council-approved Housing Element to the State by January 31, 2023.**

Thank you,

Roger Smale

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 12:21 PM
To: Nicholas "Nicky" Vu
Subject: FW: IMPORTANT! Request to Approve San Mateo Housing Element

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From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Monday, January 23, 2023 12:03 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: IMPORTANT! Request to Approve San Mateo Housing Element

Patrice M. Olds, MMC
City Clerk
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polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Tony Pacholuk [redacted]
Sent: Monday, January 23, 2023 11:49 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Patrice Olds <polds@cityofsanmateo.org>
Cc: Richard Hedges <rhedges@cityofsanmateo.org>
Subject: IMPORTANT! Request to Approve San Mateo Housing Element

Dear City Council Members,

I am sending this email to officially request that **each of you vote to approve the Housing Element as prepared by City Staff and 2 years of community meetings**. I live in the City of San Mateo and am very concerned about developers of residential projects being able to bypass our zoning code and general plan with no City oversight. **Please be strong advocates for our community and submit San Mateo's City Council-approved Housing Element to the State by January 31, 2023.**

Thank you,
Tony Pacholuk

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 9:09 AM
To: Nicholas "Nicky" Vu
Subject: FW: Item #1 - General Plan Amendment to Adopt the City of San Mateo's Housing Element for 2023-2031

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 9:08 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Item #1 - General Plan Amendment to Adopt the City of San Mateo's Housing Element for 2023-2031

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: l watanuki [redacted]
Sent: Monday, January 23, 2023 8:22 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: [redacted] Patrice Olds <polds@cityofsanmateo.org>
Subject: Item #1 - General Plan Amendment to Adopt the City of San Mateo's Housing Element for 2023-2031

Dear Mayor Lee and Members of the City Council,

1. The revised Housing Element substantially complies with the requirements and addresses the State Housing and Community Development comments on the HE. The Housing Element identifies on Table 2 - San Mateo Sites Inventory Breakdown: 9,934 total units which is 142% of the City's RHNA number at 7015 units. There is a buffer of 2,919 units.

2. This Housing Element (2023-2031) is compliant with the Housing Community Development requirements and please approve the Housing Element to avoid the builder's remedy which will further take away local control of our City.

3. Please remove the rent control and tenant protection restrictions in the Housing Element including the rental registry. There has been no debate or outreach to smaller mom and pop property owners who cannot afford these kinds of restrictions of property rights. I don't think many property owners in San Mateo are even aware of the 5 rental restrictions in the Housing Element. This would be an invasion of privacy, reduce the supply of good affordable housing, punish the good landlords, remove our property rights, and create a huge bureaucracy in City Hall.

4. The Planning Commissioners' conclusion that the Housing Element is not in compliance is not true. We can make our RHNA numbers without rezoning.

Thank you for your consideration.

Best,

Laurie Watanuki

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 9:06 AM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 9:04 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Robert Whitehair [redacted]
Sent: Monday, January 23, 2023 11:18 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Clerk <clerk@cityofsanmateo.org>
Subject: Housing Element

Dear San Mateo City Council

On Tuesday night January 24, 2023, the City Council will have an important decision to make about the future of housing in San Mateo, as it considers taking a position on the Housing Element. I respectfully request the following actions:

1. Please submit to the California Housing and Community Development Department (HCD), the Housing Element as presented by staff and written by the City's consultant. By doing this and thus "self certifying" what most consider to be a flawed Housing Element, San Mateo can avoid "Builders Remedy" and other penalties from being effective on February 1, 2023.

By submission of the Housing element to HCD, the City is assumed to be compliant until someone (HCD or a judge) says otherwise. Because HCD must respond to San Mateo's submission within 60 days of submission (Approximately April 1), this strategy has two benefits: a) It places the burden on HCD, and b) It delays penalties going into effect by up to 60 days.

2. In the next 60 days, request proposals for a new Housing Consultant, specifically ones who worked on cities who have achieved compliance (for example, Alameda, Emeryville, Redwood City)

3. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.

4. Direct staff that if San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and Council should immediately approve staff's selection of a new consultant.

We also understand there is a high likelihood that San Mateo will be sued by the coalition pursuing Housing Element lawsuits (Californians for Homeownership, YIMBY Law, California Housing Defense Fund, Housing Action Coalition), either on Feb 1 or after the City hears back from HCD.

5. **We ask that the City be fully committed to resolving these lawsuits, when they come.**

Thank you
Robert Whitehair, on behalf of San Mateo Climate Action Team

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 2:49 PM
To: Nicholas "Nicky" Vu
Subject: FW: Approve Housing Element presented by staff tomorrow!

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Monday, January 23, 2023 2:48 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Approve Housing Element presented by staff tomorrow!

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Barbara Whiteside [redacted]
Sent: Monday, January 23, 2023 2:34 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Approve Housing Element presented by staff tomorrow!

1/23/2023

San Mateo City Council

City Hall - City Council Chambers
330 W 20th Avenue
San Mateo, CA 94403

RE: Please Approve the Housing Element as presented by staff on 1/24/2023

Dear San Mateo City Council Members,

I have had my home in San Mateo for 35 years and raised our three children here.

Please approve the Housing Element recommendations created by stake-holders, staff, and facilitators to meet the housing unit goals determined by the state. Please note that these recommendations actually exceed the mandatory unit goals required by the state.

Given the economy in California with the mass exodus continuing as more people can work remotely, along with the higher inflation, interest rates, and layoffs that are sure to increase as this recession takes hold, it seems prudent to not bite off more than is necessary.

Please vote to approve the Housing Element tomorrow on January 24, 2023. We need to have council members we can trust to consider the good of all including residents and single family dwelling home owners.

Thank-you,

Barbara Whiteside

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Monday, January 23, 2023 1:54 PM
To: Nicholas "Nicky" Vu
Subject: FW: Revised HE please!

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Monday, January 23, 2023 1:53 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Revised HE please!

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Helen Young [redacted]
Sent: Monday, January 23, 2023 12:43 PM
To: Patrice Olds <polds@cityofsanmateo.org>
Subject: Revised HE please!

Dear Pstrice Olds,

Please please accept (1) the revised Housing Element (HE) because it complies with ALL the requirements and addresses the State Housing and Community Development comments on the HE. The HE identifies 9,934 units or 142% of the City's required housing allocation of 7,015 units. (2) the Council should find the Housing Element is compliant with the HCD requirements and approve the Housing Element to avoid the builder's remedy that will further take away local control of our city. (3) Please remove the rental restrictions from the HE including the rental registry. The restrictions would invade privacy, reduce supply, punish good landlords, and remove property rights. The rental restrictions are not required and do not belong in the housing element. (4) the Planning Commissioners' conclusion that the Housing Element is not in compliance is incorrect. They did not offer any suggested revisions.

Please consider these (4) points as you meet tonight.

Regards,

Helen Young

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 10:47 AM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element Plan

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 10:27 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element Plan

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: sue [redacted]
Sent: Tuesday, January 24, 2023 10:17 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Clerk <clerk@cityofsanmateo.org>
Subject: Housing Element Plan

Dear San Mateo City Council

On Tuesday night January 24, 2023, the City Council will have an important decision to make about the future of housing in San Mateo, as it considers taking a position on the Housing Element. We request the following actions:

1. Please submit to the California Housing and Community Development Department (HCD), the Housing Element as presented by staff and written by the City's consultant. By doing this and thus "self certifying" what most consider to be a flawed Housing Element, San Mateo can avoid "Builders Remedy" and other penalties from being effective on February 1, 2023.

By submission of the Housing element to HCD, the City is assumed to be compliant until someone (HCD or a judge) says otherwise. Because HCD must respond to San Mateo's submission within 60 days of submission (Approximately April 1), this strategy has two

benefits: a) It places the burden on HCD, and b) It delays penalties going into effect by up to 60 days.

2. In the next 60 days, request proposals for a new Housing Consultant, specifically ones who worked on cities who have achieved compliance (for example, Alameda, Emeryville, Redwood City)

3. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.

4. Direct staff that if San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and Council should immediately approve staff's selection of a new consultant.

We also understand there is a high likelihood that San Mateo will be sued by the coalition pursuing Housing Element lawsuits (Californians for Homeownership, YIMBY Law, California Housing Defense Fund, Housing Action Coalition), either on Feb 1 or after the City hears back from HCD.

5. We ask that the City be fully committed to resolving these lawsuits, when they come.

Thank you for the opportunity to offer this request

Sincerely
Sue Blockstein

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 8:38 AM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 8:35 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element

Patrice M. Olds, MMC
City Clerk
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330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
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(650) 522-7042

From: Rustard Mustard [redacted]
Sent: Tuesday, January 24, 2023 8:24 AM
To: Patrice Olds <polds@cityofsanmateo.org>; City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Housing Element

Dear Honorable Mayor and Members of the City Council,

In regards to the Housing Element, I respectfully request that the City of San Mateo **take guidance and consultant assistance from** individuals and organizations who have worked with **cities** that are **already in compliance with the Housing Element.**

Please have a **public meeting** with **representatives** from **Emeryville, Alameda** and **Redwood City** with all Council members present so residents can **hear** how these cities were able to **move forward quickly, ask** and have **questions answered.**

Housing Organizations have been working on these issues for years, please give them a **seat at staff's table** so the public can clearly hear their proposals and solutions.

Regarding **legal fines and fees** how much **money** has Redwood City, Alameda and Emeryville **saved** from **being in compliance**? What is our budget for not being in

compliance? What is the **cost benefit analysis** for being **in** and **not being in compliance**?

Sincerely yours,
Suzanne Bonilla

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 2:02 PM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 1:58 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element

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(650) 522-7042

From: William Cendak [redacted]
Sent: Tuesday, January 24, 2023 1:57 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Housing Element

City Council members,

The residents of San Mateo provided comments and requested changes to the General Plan which the City staff implemented.
Tonight when the City staff presents the current Housing Element we implore you to accept it and move it forward.
Apparently the Planning Commission does not support the General Plan, is this a case of "the tail wagging the dog?"
I assumed the Planning Commission worked for the City Council and the residents of the city of San Mateo,
they appear out of touch with both.
The clock is ticking, as you drive past South San Francisco, Millbrae, and Burlingame and see the ugly new construction of housing is this what you foresee for San Mateo?
Lord help me I hope not.

Thank you for attention to this urgent matter,

W. J. Cendak

[redacted]
San Mateo,CA

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 10:49 AM
To: Nicholas "Nicky" Vu
Subject: FW: Approve updated draft of Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 10:31 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Approve updated draft of Housing Element

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Mareva [redacted]
Sent: Tuesday, January 24, 2023 9:24 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Approve updated draft of Housing Element

Dear City Council Members and Mayor Lee,
Laguna Vista residents are counting on your approval of the Housing Element draft so zoning is protected and SM has control of current and future building projects.

Don't miss the opportunity to vote in alignment with San Mateans' majority opinion after extensive community input over the last year.

In anticipation, many thanks,

Mareva Godfrey
Laguna Vista HOA Marina Lagoon Committee
District 4

Sent from the all new AOL app for Android

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 11:42 AM
To: Nicholas "Nicky" Vu
Subject: FW: 1/24/2023 Council meeting - approve draft Housing Element

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From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 11:39 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: 1/24/2023 Council meeting - approve draft Housing Element

Patrice M. Olds, MMC
City Clerk
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330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: [redacted]
Sent: Tuesday, January 24, 2023 11:15 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: 1/24/2023 Council meeting - approve draft Housing Element

Dear Council members,

Tonight you make a major decision on doing all in your power to keep local control of San Mateo's future or allow it to become a "builders remedy" free for all. I urge you to **approve the draft Housing Element**, as presented by staff, and forward it to the state for their acceptance.

As you know, City staff has worked hard to modify the original submission to respond to Sacramento's stated concerns. And they have succeeded. The staff report documents that the revised draft Housing Element implements all changes requested by HCD. The draft is consistent with state law. It provides for 7104 new units, meeting San Mateo's RHNA requirements, and on top of that, allows for a buffer of 2830 more units to assure the ability to comply with San Mateo's housing allocation. The element also acknowledges the development controls adopted by the voters in 2020 as Measure Y.

I know many are urging you to reject this draft as inadequate. As my mother liked to say, "consider the source". Are those you are hearing from people who will benefit from the imposition of the builders remedy? Or are these people whose livelihood depends on presenting positions opposed to what this housing element represents? Are these people who believe in housing at any cost (ignoring the need to step up **affordable** housing production), leaving San Mateo to deal with the negative impacts of market rate and luxury building that outpaces our infrastructure and natural resources?

A particular word about the recommendation from the Planning Commission to reject this draft. It is truly unfortunate that only 3 commissioners attended that meeting. We deserved the opinion of all five. The council ended up with a "unanimous" decision from three commissioners who represent approaches which are possibly the most out of sync with

most San Mateans. One has used every opportunity over the past 4-5 years to castigate large swaths of our residents as "racist". Another recently attacked speakers at a meeting as "racist" and then embarked on an extended rant based on personal history. The third is serving under the cloud of a District Attorney investigation into possible illegal activities during the recent Council campaign. Two of these commissioners have become so activist as to directly contact HDC, laying out their views against the draft Housing Element, while also making it clear that they are Planning Commissioners. Does this seem like the actions of people who are appointed to **advise** the Council - not usurp the Council's decision making powers?

I served this city as a Planning Commissioner for 14 years. I served with many people representing a variety of viewpoints and approaches. But I assure, you none of them would have taken such egregious positions or actions to undermine our city and its residents and City Council. Again, I urge you to consider the source - and reject their "advice".

Please approve the draft Housing Element tonight and forward it to the state for acceptance.

Karen Herrel
San Mateo resident since 1963

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 10:49 AM
To: Nicholas "Nicky" Vu
Subject: FW: General Plan Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 10:30 AM
To: Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: General Plan Housing Element

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Laurie Hietter [redacted]
Sent: Tuesday, January 24, 2023 9:51 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Patrice Olds <polds@cityofsanmateo.org>
Cc: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>
Subject: General Plan Housing Element

Dear Mayor Lee and Council Members:

I have lived in San Mateo for 42 years and send my thanks to the planning staff and General Plan team for the extraordinary effort required to produce the Housing Element and respond to HCD comments. The plan is well written and clearly shows the responses to HCD comments.

Please approve the Housing Element on January 24, 2023 so San Mateo does not fall prey to the builder's remedy and the city maintains control of our zoning and construction. The staff report outlines in detail how the revised draft Housing Element implements all changes requested by HCD and complies with the applicable State laws.

I strongly disagree with the Planning Commission's recommendation to deny the Housing Element and their statements regarding the Element's compliance. The Planning Commission did not provide any useful recommendations to improve the Element.

The revised Housing Element (HE) substantially complies with the requirements and addresses the State Housing and Community Development comments on the HE. The HE includes identifies 9,934 units or 142% of the City's required housing allocation of 7,015 units. The RHNA allocations can be met without overturning Measure Y.

Please remove the rental restrictions from the HE including the rental registry. The restrictions would invade privacy, reduce supply, punish good landlords, and remove property rights. The rental restrictions are not required and do not belong in the housing element. Please remove Policy H5.4.1 - Establish tenant protections in local ordinance to extend measures of AB 1482 related to relocation, documentation, and right to return policy in eviction cases. It is not necessary for San Mateo to go beyond state law.

Thank you for your consideration.

Sincerely,
Laurie Hietter
San Mateo

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 9:18 AM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 9:11 AM
To: Zachary Dahl <zdahl@cityofsanmateo.org>; Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element

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From: Michelle Hudson [redacted]
Sent: Tuesday, January 24, 2023 9:09 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Clerk <clerk@cityofsanmateo.org>
Subject: Housing Element

Dear San Mateo City Council,

On Tuesday night January 24, 2023, the City Council will have an important decision to make about the future of housing in San Mateo, as it considers taking a position on the Housing Element. I respectfully request the following actions:

1. Please submit to the California Housing and Community Development Department (HCD), the Housing Element as presented by staff and written by the City's consultant. By doing this and thus "self certifying" what most consider to be a flawed Housing Element, San Mateo can avoid "Builders Remedy" and other penalties from being effective on February 1, 2023.

By submission of the Housing element to HCD, the City is assumed to be compliant until someone (HCD or a judge) says otherwise. Because HCD must respond to San Mateo's submission within 60 days of submission (Approximately April 1), this strategy has two benefits: a) It places the burden on HCD, and b) It delays penalties going into effect by up to 60 days.

2. In the next 60 days, request proposals for a new Housing Consultant, specifically ones who worked on cities who have achieved compliance (for example, Alameda, Emeryville, Redwood City)

3. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.

4. Direct staff that if San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and Council should immediately approve staff's selection of a new consultant.

I also understand there is a high likelihood that San Mateo will be sued by the coalition pursuing Housing Element lawsuits (Californians for Homeownership, YIMBY Law, California Housing Defense Fund, Housing Action Coalition), either on Feb 1 or after the City hears back from HCD.

5. We ask that the City be fully committed to resolving these lawsuits, when they come.

Thank you,
Michelle Hudson
Resident of San Mateo

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 1:00 PM
To: Nicholas "Nicky" Vu
Subject: FW: Polds@cityofsanmateo.org

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 12:41 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Polds@cityofsanmateo.org

Patrice M. Olds, MMC
City Clerk
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San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: [redacted]
Sent: Tuesday, January 24, 2023 12:26 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Polds@cityofsanmateo.org

Dear City Council,

I strongly support the current City Staff Housing Element plan, but with the removal of rental property restrictions. This does not belong in the same conversation as housing development and will seriously negatively impact small ma and pa property owners (and many retired) the most. How this got in there I do not know. It's definitely gross government overreach.

If we do not adhere to this by January 31, 2023, developers can bypass our zoning code and general plan and create projects good for them, but not for our city, and we will have a real urban mess on our hands. The Planning Commission, who are not elected, intentions are self interest motivated and do not represent the hard work of City Staff and all the residents who provided input to help shape the Plan.

Here are some principles I hope you adhere to:

-Keep voter approved Measure Y in tact

-Protect existing single family zoning

-Listen to people who actually live in San Mateo

-Support smart balanced growth independent of developer interference

-Protect small ma and pa rental property owners who are the key engine for rental availability, from restrictions which will cripple them.

-Conduct outreach and get public input from rental housing providers before any future rental restrictions (and registry which could be used for further restrictions) are even proposed.

Thanks for taking the time to listen.

Gary Isoardi

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 2:00 PM
To: Nicholas "Nicky" Vu
Subject: FW: San Mateo Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 1:50 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: San Mateo Housing Element

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Sean Lacson [redacted]
Sent: Tuesday, January 24, 2023 1:42 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Clerk <clerk@cityofsanmateo.org>
Subject: San Mateo Housing Element

Dear San Mateo City Council,

I am submitting this letter in the hope that the City Council will make some difficult, but incredibly important decisions regarding the housing affordability of our city for years to come. My own family's ability to purchase a home in this city is dependent on your vote.

As it stands, the Planning Commission has voted to reject the Housing Element as it underdelivers on new housing stock and it does not “affirmatively further housing” by creating more equity in land use (e.g. increasing density west of El Camino.

Should the Council vote to pass the Housing Element, I ask that the Council encourage the city staff the prepare by:

1. In the next 60 days, request proposals for a new Housing Consultant, specifically ones who worked on cities who have achieved compliance (for example, Alameda, Emeryville, Redwood City)

2. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.

3. Direct staff that if San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and Council should immediately approve staff's selection of a new consultant.

Sincerely,
Sean Lacson

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 8:40 AM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 8:39 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element

Patrice M. Olds, MMC
City Clerk
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www.cityofsanmateo.org
(650) 522-7042

From: Ricki McGlashan [redacted]
Sent: Tuesday, January 24, 2023 8:07 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Clerk <clerk@cityofsanmateo.org>
Subject: Housing Element

Dear San Mateo City Council,

Tonight, Jan. 24, the City Council has an important decision to make about the future of housing in San Mateo and I urge the following strategy.

1. As deficient as the Housing Element as written is, I urge you to **submit it now** to the California Housing and Community Development Department with the goal of delaying the "Builders Remedy" and other penalties long enough for the City of San Mateo to write an improved Housing Element that has a better chance of being approved by the state and a better chance of actual adequate housing.

While the HDC is evaluating San Mateo's plan In the next 60 days, request proposals for **a new Housing Consultant**, specifically ones who worked on cities who have achieved compliance (e.g. Alameda, Emeryville, Redwood City)

3. **Sit down with housing organizations** to do a deep dive into the potential issues and possible solutions.

4. Direct staff that if and when San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and **Council should immediately approve staff's selection of a new consultant.**

We also understand there is a high likelihood that San Mateo will be sued by the coalition pursuing Housing Element lawsuits (Californians for Homeownership, YIMBY Law, California Housing Defense Fund, Housing Action Coalition), either on Feb 1 or after the City hears back from HCD.

5. We ask that the City be fully committed to resolving these lawsuits, when they come.

Ricki and Doug McGlashan

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 9:01 AM
To: Nicholas "Nicky" Vu
Subject: FW: We need better housing access in San Mateo

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 9:00 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: We need better housing access in San Mateo

Patrice M. Olds, MMC
City Clerk
City of San Mateo
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polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Rick Moody [redacted]
Sent: Tuesday, January 24, 2023 7:01 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Clerk <clerk@cityofsanmateo.org>
Subject: We need better housing access in San Mateo

Jan. 24, 2023

To the San Mateo City Council:

I'm writing to urge you to take steps to improve access to housing in the City of San Mateo.

Providing safe and comfortable housing for residents and workers in San Mateo is important. We need safe and comfortable homes for everyone, a step that would also help reduce greenhouse gas emissions.

The fact is that San Mateo has not provided enough housing, especially for people with low incomes. That is a serious problem which you can act to correct.

You are well aware that California State law now requires San Mateo to provide viable solutions to the housing deficiency as part of the City's General Plan process.

Please do what's needed to address this problem.

Harry R. Moody
[redacted]

San Mateo, CA 94403

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 10:48 AM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element Vote Tonight

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 10:29 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element Vote Tonight

Patrice M. Olds, MMC
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www.cityofsanmateo.org
(650) 522-7042

From: [redacted]
Sent: Tuesday, January 24, 2023 10:00 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Patrice Olds <polds@cityofsanmateo.org>
Subject: Housing Element Vote Tonight

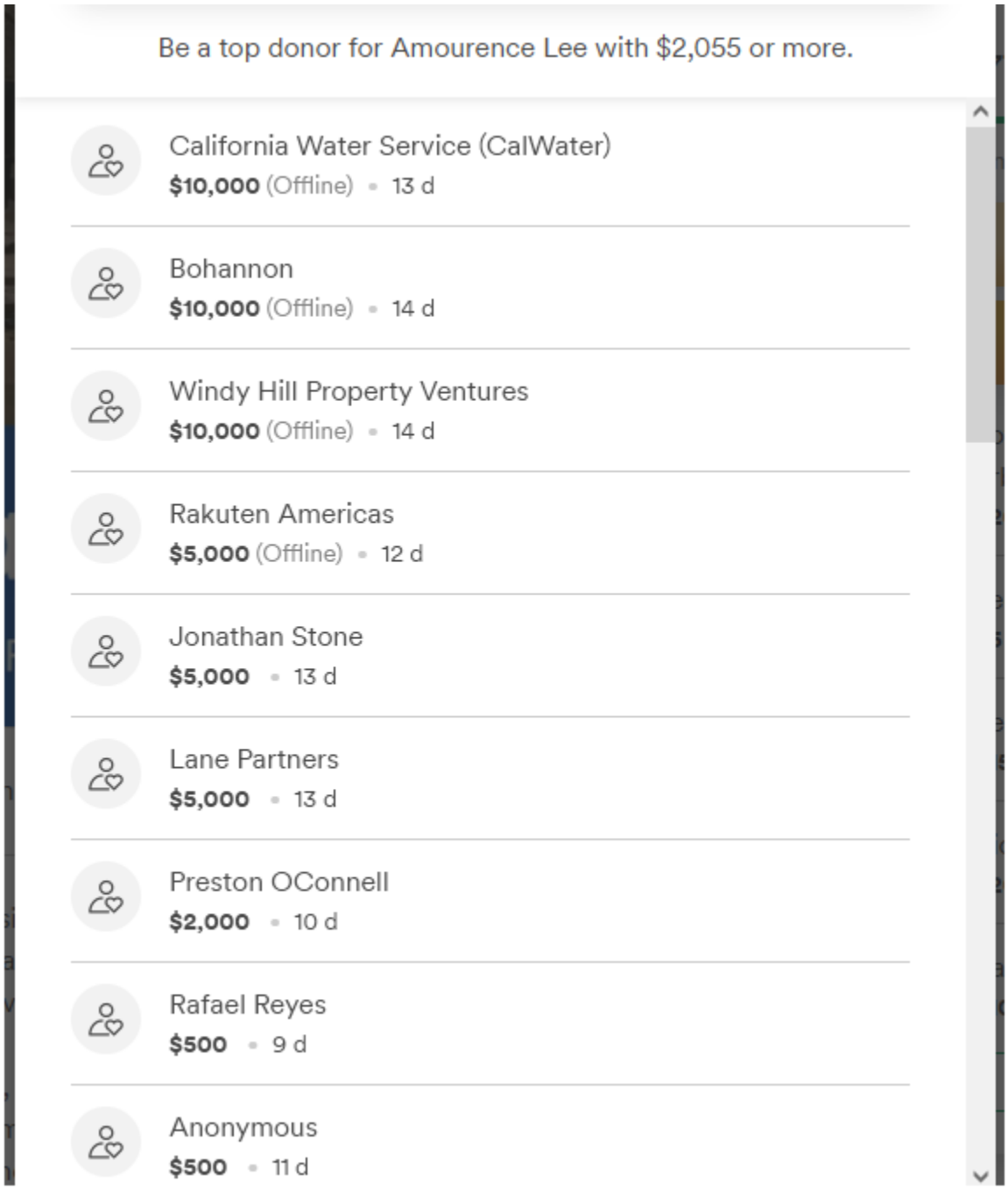
Dear Council,

Please approve the Housing Element as prepared by City Staff and Consultant. It will never be a document that will make all parties happy. Any changes do not guarantee HCD approval, and may actually open up the City to further scrutiny if the plan becomes too specific and the Council can not deliver what is being promised. Policy changes should be discussed and have public outreach versus being added at the 11th hour as a mitigating measures in hopes of getting the housing element through. I believe if there are issues with this version we will be allowed more time to address, versus being deemed out of compliance based on the passage of time. This version is an improvement over the previous version.

Regarding Measure Y if changes are to be made it should be discussed and put to the voters. Changes at Hillsdale Mall will likely result in a ballot measure as is common with shopping mall redevelopments. The most recent I can think of is Valco Mall in Cupertino. This will ensure the City of San Mateo is a great place to live for all, versus the need by a development group to push a projects across goal lines defined by themselves. We do not need to get rid of Measure Y for changes to happen in any of the plan areas including Hillsdale Mall.

I would also like to request Mayor Lee recuse herself from voting on this and other General Plan votes for a period of at least one year (or longer, if council decides) for the recent GoFundMe campaign launched unilaterally by Mayor Lee. I 100% support the cause but feel that this should have been done by the Council as a whole and run through a non-profit organization such as Samaritan House or other agreed upon not-for-profit entity. This was appearing to have been done by Supervisor Corzo for her recent advocacy for the flood victims in Belmont. Reviewing the top donors, a significant portion has come from the developer community Bohannon and Windy Hill both contributed $10K and Lane Partners

contributed $5K. A week ago, half the donations were from these developers. This creates and cast doubt for me as it will for many others as it appears Mayor Lee now appears to have a conflict in relation to these donations. GoFundMe also appears to have a 15% surcharge which I would prefer go to the victims.



Thank you,

Thomas Morgan
San Mateo

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 9:11 AM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element Vote

-----Original Message-----
From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 9:11 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element Vote

-----Original Message-----
From: Valerie Oblath [redacted]
Sent: Tuesday, January 24, 2023 9:10 AM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Housing Element Vote

To all City Council members,

I am writing to strongly encourage you at tonight's meeting to vote to approve the Housing Element as prepared by our City Staff, following two years of community meetings and discussion. If it is not approved, San Mateo will be subject to automatic implementation of the "Builders' Remedy" which, it is my understanding, allows developers of residential projects to bypass the zoning code and General Plan. This must not happen!!

Respectfully,
Valerie Oblath
District 4

Sent from my iPad

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 8:40 AM
To: Nicholas "Nicky" Vu
Subject: FW: San Mateo's Housing Element requested actions

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 8:37 AM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: San Mateo's Housing Element requested actions

Patrice M. Olds, MMC
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polds@cityofsanmateo.org
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From: Elaine Salinger [redacted]
Sent: Tuesday, January 24, 2023 8:13 AM
To: Clerk <clerk@cityofsanmateo.org>; City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: San Mateo's Housing Element requested actions

Dear San Mateo City Council

On Tuesday night January 24, 2023, the City Council will have an important decision to make about the future of housing in San Mateo, as it considers taking a position on the Housing Element. We request the following actions:

1. Please submit to the California Housing and Community Development Department (HCD), the Housing Element as presented by staff and written by the City's consultant. By doing this and thus "self certifying" what most consider to be a flawed Housing Element, San Mateo can avoid "Builders Remedy" and other penalties from being effective on February 1, 2023.

By submission of the Housing element to HCD, the City is assumed to be compliant until someone (HCD or a judge) says otherwise. Because HCD must respond to San Mateo's submission within 60 days of submission (Approximately April 1), this strategy has two benefits: a) It places the burden on HCD, and b) It delays penalties going into effect by up to 60 days.

2. In the next 60 days, request proposals for a new Housing Consultant, specifically ones who worked on cities who have achieved compliance (for example, Alameda, Emeryville, Redwood City)

3. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.

4. Direct staff that if San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and Council should immediately approve staff's selection of a new consultant.

We also understand there is a high likelihood that San Mateo will be sued by the coalition pursuing Housing Element lawsuits (Californians for Homeownership, YIMBY Law, California Housing Defense Fund, Housing Action Coalition), either on Feb 1 or after the City hears back from HCD.

5. **We ask that the City be fully committed to resolving these lawsuits, when they come.**

I am writing as a representative of Citizens Climate Lobby with 200 members living in the City of San Mateo.

Sincerely

Elaine Salinger, San Mateo Chapter Leader

[redacted]

Citizens' Climate Lobby

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 1:01 PM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element comments

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 12:57 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element comments

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Karen S[redacted]
Sent: Tuesday, January 24, 2023 12:56 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Housing Element comments

Dear City Council,

I am writing to ask you to please adopt the Housing Element as presented since we are able to meet all current state requirements with the current Housing Element.

Please carry out the will of the voters and follow through on Measure Y.

We are counting on you to represent us well and with integrity.

Thank you.

Sincerely,
Karen Sid

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 2:01 PM
Cc: Nicholas "Nicky" Vu
Subject: FW: Housing Element comment

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 1:57 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element comment

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City Clerk
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www.cityofsanmateo.org
(650) 522-7042

From: Maxine Terner [redacted]
Sent: Tuesday, January 24, 2023 1:55 PM
To: Patrice Olds <polds@cityofsanmateo.org>
Subject: Housing Element comment

In case you didn't see or get my previous email sent last night to clerk@city...

Clerk - Please ensure that the Council sees these comments prior to their meeting on January 24th.

Dear new City Council members - as you start your terms representing the residents and voters of San Mateo I urge you to place honoring the will of the voters, which is the core of our fragile democracy, and healing the current distrust of government as the meta-values through which you consider all your decisions. Knowing most of you well, I am hopeful that this will be the case. Adopting the Housing Element tonight, which complies with State law and is in conformance with voter-approved Measure Y, will be a place to start.

The City staff report states that the revised draft Housing Element implements all changes requested by HCD and **is consistent with State law,** as extensively documented in the proposed City Council resolution. It provides for 9,934 new housing units, greatly exceeding San Mateo's required housing allocation (RHNA) of 7,015 new units. All 9,934 housing units could be accommodated under the City's existing land use and zoning designations which comply with Measure Y.

Adopting the Housing Element also makes San Mateo eligible, or with higher priority, for numerous sources of funding, as enumerated in the staff report. Not adopting the Housing Element places the City at risk for significant fines imposed by the State. The pros clearly outweigh the cons.

Of more concern is that San Mateo may lose the right to exercise local land use control over housing projects. Under the "Builder's Remedy" provision in the Housing Accountability Act if a jurisdiction has a noncompliant housing element, the city must approve any housing development project, regardless of the local General Plan and Zoning requirements.

You know, and the voters will know, that not adopting the Housing Element which complies with all state requirements, is a backdoor effort to suppress the will of the voters and to give developers a blank check to override Measure Y. Please do not fall for the misleading rhetoric of the pro-growth YIMBY extremists.
I urge you to adopt the Housing Element tonight.

Sincerely,
Maxine Terner

Nicholas "Nicky" Vu

From: Housing
Sent: Tuesday, January 24, 2023 8:41 AM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: Housing Element.

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

From: Kristen Watts-Penny [redacted]
Sent: Tuesday, January 24, 2023 8:29 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element.

Please adopt San Mateo's 2023-2031 Housing Element.

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 2:01 PM
To: Nicholas "Nicky" Vu
Subject: FW: San Mateo Housing Element 2023-2031
Attachments: San Mateo City Council 1.24.23.docx

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 1:56 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: San Mateo Housing Element 2023-2031

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Dianne Whitaker [redacted]
Sent: Tuesday, January 24, 2023 1:51 PM
To: Amourence Lee <alee@cityofsanmateo.org>; ldiaz-nash@cityofsanmateo.org; Richard Hedges <rhedges@cityofsanmateo.org>; alorraine@cityofsanmateo.org; rnewsom@cityofsnamateo.org
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: San Mateo Housing Element 2023-2031

Mayor Lee, Deputy Mayor Diaz-Nash, Councilmembers Hedges, Lorraine and Newsom –

I am submitting the attached document for tonight's Special City Council Meeting regarding the City's Housing Element.
Thank you for your service.

-Dianne

Dianne R. Whitaker, AIA
Dianne Whitaker Architect
[redacted]

Mayor Lee,
Deputy Major Diaz-Nash,
Council Members Hedges, Lorraine and Newsom
January 24, 2023

Housing Element Acceptance and Approval

California State Legislators are on a mission to remove more and more local control away from our cities regarding land use decisions.

Once size does not fit all.

Each Californian community is unique, with different existing conditions, challenges, and goals.

Please accept City staff's recommendation by Approving the proposed **Housing Element** tonight, so that San Mateo is not found out of compliance by HCD, and therefore subject to the "builder's remedy" contained within the 1990 Housing Accountability Act, allowing developers to bypass San Mateo's Zoning Code and General Plan.

Thank You,

Dianne Whitaker
San Mateo
[redacted]

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 1:01 PM
To: Nicholas "Nicky" Vu
Subject: FW: The Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 12:56 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: The Housing Element

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(650) 522-7042

From: Teri Whitehair [redacted]
Sent: Tuesday, January 24, 2023 12:56 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Clerk <clerk@cityofsanmateo.org>
Subject: The Housing Element

Dear San Mateo City Council

On Tuesday night January 24, 2023, the City Council will have an important decision to make about the future of housing in San Mateo, as it considers taking a position on the Housing Element. I request the following actions:

1. Please submit to the California Housing and Community Development Department (HCD), the Housing Element as presented by staff and written by the City's consultant. By doing so, San Mateo can avoid "Builders Remedy" and other penalties from being effective on February 1, 2023.

2. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.

3. If San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council and Council should immediately approve staff's selection of a new consultant.

Thank you for the opportunity to offer this request

Sincerely

Teri Whitehair
[redacted]
Elders Action Network
EAN National Gathering Coordinator
Elders for Social Justice Co-coordinator

The great work now is to carry out the transition from a period of human devastation of the earth to a period when humans would be present to the planet in a mutually beneficial manner.
Thomas Berry

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 2:43 PM
To: Nicholas "Nicky" Vu
Subject: FW: Please submit to HCD the "Housing Element" for reasons and information stated below

---

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 2:28 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Please submit to HCD the "Housing Element" for reasons and information stated below

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Valerie Fox Carlos [redacted]
Sent: Tuesday, January 24, 2023 2:00 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Clerk <clerk@cityofsanmateo.org>
Subject: Please submit to HCD the "Housing Element" for reasons and information stated below

Dear San Mateo City Council

On Tuesday night January 24, 2023, this is an important night that may impact the future of housing in San Mateo, as it considers taking a position on the Housing Element. We request the following actions:

1. Please submit to the California Housing and Community Development Department (HCD), the Housing Element as presented by staff and written by the City's consultant. By doing this and thus "self certifying" what most consider to be a flawed Housing Element, I believe San Mateo can avoid "Builders Remedy" and other penalties from being effective on February 1, 2023.

By submission of the Housing element to HCD, the City is assumed to be compliant until someone (HCD or a judge) says otherwise. Because HCD must respond to San Mateo's submission within 60 days of submission (Approximately April 1), this strategy has two benefits: a) It places the burden on HCD, and b) It delays penalties going into effect by up to 60 days.

2. In the next 60 days, request proposals for a new Housing Consultant, specifically ones who worked on cities who have achieved compliance (for example, Alameda, Emeryville, Redwood City)

3. Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.

4. Direct staff that if San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and Council should immediately approve staff's selection of a new consultant.

We also understand there is a high likelihood that San Mateo will be sued by the coalition pursuing Housing Element lawsuits (Californians for Homeownership, YIMBY Law, California Housing Defense Fund, Housing Action Coalition), either on Feb 1 or after the City hears back from HCD.

5. **We ask that the City be fully committed to resolving these lawsuits, when they come.**

Thank you for the opportunity to offer this request

Respectfully,

Valerie Fox Carlos
[redacted]

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 2:44 PM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element Agenda Item

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 2:28 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element Agenda Item

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
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polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Ted McKinnon [redacted]
Sent: Tuesday, January 24, 2023 2:14 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Clerk <clerk@cityofsanmateo.org>
Subject: Housing Element Agenda Item

Dear San Mateo City Council,

To any informed observer, the Housing Element of San Mateo's General Plan, as presented at the Planning Commission meeting of January 12th, will not pass muster with the California Department of Housing and Community Development (HCD), leaving the City in substantial non-compliance with California state law.

My understanding is that the City Council intends on passing a resolution tonight (January 24th) recommending the City submit the Housing Element anyway. I'm personally unclear of the utility of doing this, whether it temporarily shields us from the Builder's Remedy and so forth, so I won't weigh in on that.

Whatever temporary measures are taken, for either substantial or for face-saving purposes, it's clear that the serious work of affirmatively furthering fair housing, as the state mandates, is still before us.

Accordingly, I recommend the following.

- In the next 60 days, request proposals for a new Housing Consultant, specifically ones who worked on cities who have achieved compliance (for example, Alameda, Emeryville, Redwood City)

- Sit down with housing organizations to do a deep dive into the potential issues and possible solutions.

- Direct staff that if San Mateo's Housing Element is rejected, staff should immediately bring the rejection letter to Council, and Council should immediately approve staff's selection of a new consultant.

- We also understand there is a high likelihood that San Mateo will be sued by the coalition pursuing Housing Element lawsuits (Californians for Homeownership, YIMBY Law, California Housing Defense Fund, Housing Action Coalition), either on Feb 1 or after the City hears back from HCD.

- We ask that the City be fully committed to resolving these lawsuits, when they come.

Sincerely,

Ted McKinnon

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Wednesday, January 25, 2023 10:06 AM
To: Nicholas "Nicky" Vu
Subject: FW: city council meeting

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Wednesday, January 25, 2023 9:58 AM
To: Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>
Subject: FW: city council meeting

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(650) 522-7042

From: Louise A Duncalf [redacted]
Sent: Tuesday, January 24, 2023 5:27 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: city council meeting

PLEASE A[PPROVE HOUSING ELEMENT. LOUISE DUNCALF

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Wednesday, January 25, 2023 10:03 AM
To: Nicholas "Nicky" Vu
Subject: FW: Council Special Meeting

-----Original Message-----
From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Wednesday, January 25, 2023 9:57 AM
To: Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>
Subject: FW: Council Special Meeting

This was during the meeting so we will add to this packet. I'll send four more.

-----Original Message-----
From: ROBERT SELLERS [redacted]
Sent: Tuesday, January 24, 2023 8:13 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Council Special Meeting

Approve the plan - as bad as it is, it avoids the builder remedy

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Wednesday, January 25, 2023 10:03 AM
To: Nicholas "Nicky" Vu
Subject: FW: Special Council

-----Original Message-----
From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Wednesday, January 25, 2023 9:57 AM
To: Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>
Subject: FW: Special Council

-----Original Message-----
From: ROBERT SELLERS [redacted]
Sent: Tuesday, January 24, 2023 7:48 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Special Council

It seems that 7k housing is arbitrary number needs to be challenged - potential remedies are just that, potential. Why do we find ourselves in a reactive mode rather than being proactive with a comprehensive plan that is built by our the will of the community… I love a statistically relevant study comment for more affordable housing, please explain what that means and please provide a link for this study if you are placing this out as your foundation of decision.

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Wednesday, January 25, 2023 10:03 AM
To: Nicholas "Nicky" Vu
Subject: FW: City Council Special

-----Original Message-----
From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Wednesday, January 25, 2023 9:58 AM
To: Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>
Subject: FW: City Council Special

-----Original Message-----
From: ROBERT SELLERS [redacted]
Sent: Tuesday, January 24, 2023 7:29 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: City Council Special

What happened to city independence - I thought we were incorporated as the City of San Mateo, we are getting railroaded by communities that have a labor and contractor focus — please show some leadership and represent the City of San Mateo!!

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Wednesday, January 25, 2023 10:03 AM
To: Nicholas "Nicky" Vu
Subject: FW: Special Council

-----Original Message-----
From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Wednesday, January 25, 2023 9:58 AM
To: Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>
Subject: FW: Special Council

-----Original Message-----
From: ROBERT SELLERS [redacted]
Sent: Tuesday, January 24, 2023 7:22 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Special Council

Where do you get your growth numbers that support this unabated growth? Where do you have a quality of life provision? You relay on Bay Area metrics not San Mateo specific needs - you do realize that the micro climates of commerce and want to dilute our quality of life and become another Richmond. This one size fits all does not work - if your force it into this model it is destine to fail and yes we too will be another failed community.

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Wednesday, January 25, 2023 10:06 AM
To: Nicholas "Nicky" Vu
Subject: FW: Housing Element

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Wednesday, January 25, 2023 9:58 AM
To: Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>
Subject: FW: Housing Element

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Scott Stoeckle [redacted]
Sent: Tuesday, January 24, 2023 7:00 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Housing Element

As a San Mateo resident, at [redacted] I am urging City Council to approve, the Housing Element, as prepared by city staff and two years of community meetings.
Thank you, Scott Stoeckle

Sent from Mail for Windows

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Tuesday, January 24, 2023 3:25 PM
To: Nicholas "Nicky" Vu
Subject: FW: Council Meeting 1/24/23 Housing Element Approval

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From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Tuesday, January 24, 2023 3:21 PM
To: Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Council Meeting 1/24/23 Housing Element Approval

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Michael [redacted]
Sent: Tuesday, January 24, 2023 3:18 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Patrice Olds <polds@cityofsanmateo.org>
Subject: Council Meeting 1/24/23 Housing Element Approval

Dear Council - Once again I find myself rather stunned that residents have to write in on something that should be ministerial after all of the staff, council, and community input, but here we are. Ignoring that entire process because Planning Commissioners Patel, Nugent and Ebneter once again feel they can legislate from their unelected positions would be the acme of irresponsibility, subjecting San Mateo to the "Builders Remedy", and perhaps more importantly, jeopardizing millions in funding due to a non-compliant housing element. Even recommending this, much less going all the way to the HCD suggesting they reject our housing element, should be grounds for their immediate removal for conduct detrimental to the City of San Mateo and dereliction of duty. We had a special council meeting to address literally this very issue within the last year. Apparently they did not get the message. Unchecked bad behavior begets more such behavior. But, I digress.

You have a housing element that is substantially in compliance with HCD requirements, which is the product of a methodical process conducted by our competent and professional staff, consultants, and the community.

Your job tonight is simple - approve the housing element.

Sincerely - Michael Weinhauer

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Wednesday, January 25, 2023 10:02 AM
To: Nicholas "Nicky" Vu
Subject: FW: Reprieve from Builders Remedy and penalties

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Wednesday, January 25, 2023 9:56 AM
To: Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Reprieve from Builders Remedy and penalties

For the next time this comes to council as it was after the close of the meeting

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Robert Whitehair [redacted]
Sent: Tuesday, January 24, 2023 9:04 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Clerk <clerk@cityofsanmateo.org>
Subject: Reprieve from Builders Remedy and penalties

Dear Mayor and Council

To summarize my comments tonight:

By approving the Housing Element, as loaded with problems as it is, the city has been given a temporary reprieve from Builders Remedy. Thank you for what you did tonight.

Please, please use the next 60 days or less wisely. Within that time, pull together representatives from Yes on Y, No on Y, HLC, One San Mateo, other housing advocates, all neighborhood association representatives and anyone else interested in making hard choices.

Rather than going through unresolved chaos over the next few months or years, work it out now by adopting a Housing element that reflects consensus, and avoids Builders Remedy altogether. Perhaps use a professional facilitator.

The world is out of time on so many levels, let's avoid wasted energy to build lasting consensus.

As difficult and aspirational as my proposal is, it is better than another vote on Measure Y in 2024, or all the chaos that would result if there is no Housing Element adopted. Measure Y was passed by only 46 votes out of 46,000 cast. The

tide is turning, things are changing, those in favor of Y might want to take advantage of what will could be fleeting power. But please listen to their concerns and the concerns of all the others!

We have so many vital people on all sides of the issue willing to work this out.

Please do that

Robert Whitehair

Nicholas "Nicky" Vu

From: Housing
Sent: Thursday, February 16, 2023 2:38 PM
To: Eloiza Murillo-Garcia; Nicholas "Nicky" Vu
Subject: FW: San Mateo Adopted Housing Element Comment Letter
Attachments: San Mateo Follow-up Housing Element Comments_TransForm.pdf

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From: Zack Deutsch-Gross [redacted]
Sent: Thursday, February 16, 2023 2:37 PM
To: Housing <housing@cityofsanmateo.org>; City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: San Mateo Adopted Housing Element Comment Letter

Dear San Mateo Planning Department and San Mateo City Council,
Please find attached TransForm's comment letter on the Adopted Housing Element for San Mateo. While we appreciate the revised program to evaluate off-street parking requirements, Program 1.7 does not specify any specific policies to study and the timeline does not begin for 2 years. We believe San Mateo could take on far more ambitious parking reforms, and urge the city to do so. I hope you will consider our suggestions as you move forward in the planning and implementation of your Housing Element.

Thank you for your time and consideration,
Zack Deutsch-Gross

--
Zack Deutsch-Gross (he/him)
Policy Director, TransForm
[redacted]
Sign up for our emails at www.TransFormCA.org.
Follow us on Facebook, Twitter, and Linkedin.

02/16/23

San Mateo Planning Department and City Council
330 W 20th Ave
San Mateo, CA 94403

Re: San Mateo still lacks commitment to ambitious parking reform

To the San Mateo Planning Department and City Councilmembers,

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 acknowledge the work to date on the 6th Cycle Housing Element, however we still see room for improvement in regards to San Mateo's outdated parking standards. While we appreciate the revised program to evaluate off-street parking requirements, **Program 1.7 does not specify any specific policies to study and the timeline does not begin for 2 years**. We believe San Mateo could take on far more ambitious parking reforms, and urge the city to do so. As long as San Mateo still requires at least 1.5 parking spaces per unit for multi-family developments, and at most 2.2 spaces for 3+ bedrooms[1], it will be hard to meet its housing and climate goals.

In our previous letter we offered a suite of smart parking policies we believe are best suited to San Mateo:

1. Funding a dedicated and specific study of parking reforms, particularly how smart parking policies could positively impact housing, transportation and other goals.
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.

We believe these policies must be considered as they would greatly benefit San Mateo and create safer and healthier communities.

As with other cities like San Jose and Alameda, parking reform packages can be passed even if not identified as a program in your Housing Element and we are committed to assisting cities in this endeavor.

[1] Parking provision is reduced within the Hillsdale Station Area and the Central Parking Improvement District, but not by any substantial margin.

To support San Mateo in their efforts to reform outdated parking standards, we believe the following resources could be useful:

1. MTC/ABAG Parking Playbook: This guide provides descriptions, real-world examples, and sample code for various smart parking policies. A true “one-stop shop” for parking reform in the Bay Area.
2. GreenTRIP Connect: Our Connect tool can be used on any parcel in the city. This tool is particularly useful to demonstrate exactly how policies like reduced parking provision can help meet citywide goals, as we demonstrated in this scenario (that was in our first letter).

We sincerely hope to see San Mateo take steps to implement smarter parking reforms and TDM measures in the near future. During the course of potential study and implementation our team is available to partner with you and answer any questions you may have.

Sincerely,
Zack Deutsch-Gross
Policy Director
[redacted]

Nicholas "Nicky" Vu

From: Housing
Sent: Friday, February 24, 2023 4:27 PM
To: Eloiza Murillo-Garcia; Nicholas "Nicky" Vu
Subject: FW: Letter to HCD about San Mateo Housing Element (Housing Action Coalition), 1 of 2
Attachments: 2022-02-28 Letter to HCD about San Mateo Housing Element.docx; 2022-12-16 HAC Comments on San Mateo Draft Housing Element.docx; 2023-01-07 Housing Action Coalition - Second Round Comments on San Mateo Draft Housing Element.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Sandra Belluomini
Administrative Technician Housing Dept
330 W 20th Avenue, San Mateo, Ca 94403
650-522-7239
belluomini@cityofsanmateo.org

Notice of 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!

Sandra Belluomini
City of San Mateo
p-650-522-7239
f- 650-522-7221

From: Higley, CJ (25) x4942 [redacted]
Sent: Friday, February 24, 2023 4:23 PM
To: Hillary.Prasad@hcd.ca.gov; paul.mcdougall@hcd.ca.gov
Cc: [redacted]
Subject: Letter to HCD about San Mateo Housing Element (Housing Action Coalition), 1 of 2

Mr. McDougall and Mr. Finney –

On behalf of the Housing Action Coalition, please see the attached letter regarding HAC's comments to the City of San Mateo's adopted Housing Element. In addition to the letter, I'm also attaching copies of our comment letters to the Planning Commission and City Council. Note, by separate email, I will forward the appendix to our Planning Commission comment letter. Because the appendix file is quite large, please acknowledge receipt of my subsequent email (or let me know you did not receive it). Thanks, and we hope these comments will be helpful in your review of San Mateo's Housing Element.

CJ Higley
Partner
He/Him
[redacted]

FARELLA BRAUN + MARTEL LLP

[redacted]

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit http://www.mimecast.com

FARELLA
BRAUN + MARTEL LLP

THOMAS B. MAYHEW
CHARLES J. HIGLEY

February 24, 2023

Via E-Mail

State of California
Business, Consumer Services and Housing Agency
Department of Housing and Community Development
Division of Housing Policy Development
2020 W. El Camino Avenue, Suite 500
Sacramento CA 95833

Re: City of San Mateo 2023-2031 Housing Element

Dear Mr. McDougall and Ms. Prasad:

On behalf of the Housing Action Coalition,[1] we write to request your consideration, in connection with your review of the City of San Mateo's adopted Housing Element, of the comments our firm submitted to the San Mateo Planning Commission and City Council, respectively. For your reference, our comment letters to the City dated December 16, 2022, and January 7, 2023, are enclosed.

Our review and comment letters have focused principally on two issues. First, San Mateo has included a number of sites that do not have a realistic likelihood of becoming housing during the next eight years. 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 demonstrate 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 ways that overstate the realistic development potential of many of the sites. In order to properly evaluate whether the site inventory will meet the needs of San Mateo's anticipated population growth, San Mateo must formulate a proper methodology and then apply it consistently, and explain how it evaluates site-specific information, other potential uses of the property, and market evidence on what is likely to actually be built.

We refer you to the enclosed letters for our more detailed analyses, but below is a summary of the arguments in our enclosed letters.

---

[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.

1. **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.**

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). 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).

Our comment letters analyze several individual sites on the City's site inventory, including some of the larger sites like Bridgepointe Shopping Center, Hillsdale Mall, and the Borel Shopping Center, among others. In most of the sites we analyzed, publicly available information indicates that recently signed longer-term leases would prohibit near-term development. In other cases, substantial capital investments indicate a commitment to *continue* existing uses, rather than provide any evidence that such uses would discontinue during the planning period. During the Housing Element approval hearings, City staff argued that, because leases could be terminated early, bought out by landlords/property developers, or somehow "broken," the City's inclusion on its inventory of sites with long-term leases was appropriate. In fact, the law requires more of the City. The theoretical possibility that long-term leases *may* somehow be disregarded by both landlord and tenant is insufficient. The law requires the City to find that the existing use on a site is *likely* to be discontinued early enough in the planning period not to impede residential development. We believe the City failed to provide substantial evidence to support the requisite findings required by Government Code § 65583.2(g)(2). Indeed, this was one of the central points the Planning Commission noted in refusing to recommend the draft Housing Element for approval by the City Council.

2. **The City's analysis to support its methodology for calculating the realistic capacity of each site is inadequate.**

The City's draft Housing Element fails to demonstrate that the site inventory numbers reflect the realistic development capacity for each site. For sites with the potential for mixed or non-residential use, the Housing Element calculates a discounted probability of residential development, but fails to apply this discount to all of the sites that could develop as mixed use (and that may develop without any residential uses at all). Our letters analyze several specific sites where the City has overstated the realistic capacity by improperly failing to treat the sites as mixed-use. These methodological flaws significantly overstate the capacity on the inventory by 642-875 units.

For the limited number of sites on the inventory that are zoned residential without the potential for non-residential uses, the City's analysis is also flawed. As discussed in the Housing Action Coalition's prior comment letter, the draft "cherry-picks" data to argue that capacities should be calculated based on the maximum permitted under the City's zoning laws. At pages H-30 through H-31, and in table 4, the City separates prior residential developments into two categories: "in-fill" and "outliers." The so-called "outliers" represent over 20% of the units, and 46% of the residentially zoned land that was redeveloped: it was unreasonable to disregard them when computing the average. The average density for residential projects, combining both parts of table 4, is approximately 40 units/acre.

Notably, the draft applies the "outlier" density of 18.2 units/acre to only three sites, all adjacent to one another at 717-801 Woodside Road. The sites are in a residential neighborhood surrounded by other apartment buildings.

Meanwhile, the City does not apply the "outlier" density to sites that would appear to have far more in common with the prototype outlier sites on the list. Our analysis compares the characteristics of various sites on the inventory and their treatment as "infill" versus "outlier," and concludes that these labels were not consistently applied, and that their mis-application exaggerates the capacity of residential sites.

The City also fails to take site specific constraints into account. At the Fish Market and 1900 S. Norfolk sites, for example, there are required setbacks from Borel Creek and Seal Slough. 1900 S. Norfolk is also next to a freeway interchange, and so has restrictions on height relating to the height of the freeway railing; the site also has a long tail that winds around a PG&E substation, none of which could be developed and which should therefore be ignored in calculating realistic capacity. The City also seems not to have considered the potential effect of San Mateo Zoning Code section 27.44.065 to this site (currently zoned E1): at least 35% of the parcel area must be open-space, preventing over 1/3 of the land from being developed for housing. Other sites also have odd shapes or watercourse adjacencies. The City's treatment of this site underscores the lack of particularized analysis the City undertook in arriving at the capacity numbers on the inventory. Importantly, this lack of analysis exaggerates the realistic, demonstrated capacity of the City's inventory.

3. The San Mateo Planning Commission Had It Right: This Element Does Not Comply With State Law.

We also suggest watching the comments of San Mateo's Planning Commission hearing of January 12, 2023. The Planning Commissioners took their job seriously, and unanimously concluded that the Housing Element should not be adopted because it does not meet the requirements of state law. The full hearing is available at https://www.youtube.com/watch?v=iBLEOCJhv0w. But to highlight a few key points, from the Commissioners' comments during the final hour:

Commissioner Adam Nugent commented (at time stamps 2:46-2:56 of the video): "I doubt that HCD will find this housing element . . . in substantial compliance with state law." "I don't believe that the realistic capacity of the sites has been factored in accordance with HCD guidance." "A large number of sites that do not have a realistic likelihood of becoming housing within the next eight years." "It just doesn't seem like we currently have that substantial evidence for all of the sites that would accommodate lower income." As to policies, it is "clear-cut that there are deficiencies." With respect to AFFH, "The structural inertia toward greater segregation in the Bay Area is growing." "We are failing, 100% as a nation, as a region, and as a city, when it comes to affirmatively furthering fair housing." "[C]urrently our AFFH related actions, our means of evaluating their effectiveness, are too weak to make meaningful change in the direction of affirmatively furthering fair housing." And later, "We feel that at this point the Housing Element is not yet ready, it's not to the place we think it will be in substantial compliance with state law."

Commissioner Seema Patel (at time stamps 3:17-3:20): "For the site inventory, we're not providing substantial evidence of redevelopment as defined by HCD." "We're assuming 100% zoned density production for residential zoned parcels based on a calculation of as-built density that includes projects that have not yet started construction . . . We eliminated projects that didn't include any housing from our calculation of as-built density in mixed-use and commercial zones, which significantly overestimates the realistic capacity of those sites." "From the affirmatively furthering fair housing stanpoint, we are planning for no affordable housing in our highest areas of opportunity." While the RHNA numbers require tripling housing production, San Mateo is trying to do so "without making any changes to zoning as part of this housing element. . . . Why do we think housing production will triple if we're not changing . . .?"

And Vice-Chair John Ebneter (beginning at time stamp 3:21): "My concerns have been consistent from day 1:" "Site inventory is somewhat inadequate." "Methodology for realistic capacity is questionable." "Zero sites in high opportunity locations." "Locating sites [for lower income housing] in flood zones," and areas of liquefaction. "The more I think about it, I feel that there were early decisions made, and a plan and a track put in place, and we've locked ourselves in." "We had a once in an 8 year opportunity to make a meaningful change and address our housing crisis. We could have, we should have, tried to be a leader in the Bay Area, setting an example for what it looks like to take the housing crisis seriously." "[I]t is unconscionable to conceive of losing another decade to business as usual." "We aimed for a D-minus and that is what we have. Why, why didn't we capitalize on the [political] will and the opportunity?"

After these comments, the Planning Commission then unanimously voted to recommend that the City Council deny adoption of the Housing Element. The Planning Commission made an express finding to explain their reasons: "We find that the feasibility of future housing sites, fair housing policy, housing goals, policies and programs, and removing constraints to building housing have failed to meet the state's statutory requirements." (Time stamp 3:45-3:46).

* * *

The draft 2023-2031 Housing Element for San Mateo does not comply with state law. The City Council does not have "substantial evidence" that the owners of Bridgepointe Shopping Center will buy out anchor tenants in order to make way for redevelopment, or that the owners of Hillsdale Mall will walk away from a $250MM of capital investments in the retail use to pivot to full residential development. While it may be reasonable to conceive of *some amount* of residential development on these sites, the City has not presented the requisite evidence to show when, or where on the site, or how such development may or may not be compatible with the existing uses that are *not likely* to discontinue. The City also declined to adjust its capacity methodology to account for what we demonstrated was, at best, the flawed application of likely development densities to sites on the inventory. The end result is a site inventory that significantly overstates the amount of housing, and the amount of affordable housing, the City can realistically expect to be developed during the next eight years.

A bad Housing Element in any one city hurts the entire Bay Area community and the entire state, by dodging the responsibility to plan for the city's fair share of the state's growth. By including unrealistic sites on the inventory, or exaggerating the number of units that can be built on included sites, cities evade their obligation to make real plans about where real housing is likely to be built to meet the regional need. San Mateo's decision to turn a blind eye to leases, market data, and physical and legal site constraints prevents the City from meeting its obligation to identify and make available enough sites throughout the City for housing, particularly for lower income residents. And you do not have to take our word for it: the issues raised in our comment letters were among the chief reasons the Planning Commission voted unanimously *not to approve* the flawed draft Housing Element, finding that it was *not* in compliance with state law. We believe the City Council's adoption of the Housing Element over the recommendations of its Planning Commission should signal to HCD that this particular Housing Element needs close scrutiny.

FARELLA BRAUN + MARTEL LLP

As set forth in detail in the enclosed comment letters, and based on Government Code section 65583.2(g)(2), the City of San Mateo's site inventory does not show a realistic, sufficient capacity on sites adequate to meet the need for lower income housing. The Department should conclude that the Housing Element adopted by San Mateo on January 26, 2023, does not substantially comply with state law.

Respectfully submitted,

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December 16, 2022

Via E-Mail

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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.

[redacted]

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

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[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.

of the mall, which includes Nordstrom's and Macy's as anchor tenants). The food 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

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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.

or special reason to believe that one would be successful here. Government Code § 65583.2(c)(2)(B). San Mateo shows neither.

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

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[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.

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 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.

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[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."

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

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[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.").

480 North Bayshore, a quarter-mile away, is subject to the same market 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. <u>Additional Comments On Zoning Status.</u>

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

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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.

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 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

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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.

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).

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,

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January 7, 2023

Via E-Mail

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E-Mail: housing@cityofsanmateo.org

Re: Draft Housing Element for City of San Mateo 2023-2031
Comments of Housing Action Coalition

Dear Housing Manager, Planning Commission, and City Council:

On behalf of the Housing Action Coalition,[1] we write to further comment on the draft 2023-2031 Housing Element for the City of San Mateo, including changes in the December 2022 draft. The draft Housing Element still 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 how it evaluates site-specific information, other potential uses of the property, and market evidence on what is likely to actually be built.

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[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.

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 035-466-070, -080, -090, -100, -110)

The City's draft fails to address whether the existing uses will cease during the next eight years. Absent substantial evidence that existing uses will "likely" discontinue, San Mateo cannot count the Bridgepointe Shopping Center parking lot and stores as addressing the need for sites available, realistic, and suitable for 233 units of lower income housing.

As our prior letter explained, the parcels that make up the Bridgepointe Shopping Center have existing uses, with long-term leases and likely rights to the parking lot, that preclude residential development during the period covered by the next Housing Element. While the City has now dropped the ice rink parcel, which had been unoccupied but is now back in operation as

an ice rink, the City fails to mention, much less evaluate, evidence concerning existing leases from major national tenants in place at this power center, with existing leases extending for almost the entire period covered by the Housing Element:

- APN 035-466-070 includes current retail uses by Ross Dress for Less, Marshall's and Total Wine & More. Total Wine & More has a lease through 2027. *See* Housing Action Coalition Comment Letter Dec. 16, 2022 and Appendix Tab 4. Ross opened here in 2021. It is unlikely that Ross moved in with a short-term lease. The City does not appear to have analyzed leases to determine their effect on whether sites are available for housing, as required.

- APN 035-466-080 is occupied by Hobby Lobby, with a lease through 2029. *See* Housing Action Coalition Comment Letter Dec. 16, 2022 and Appendix Tab 1.

- APN 035-466-090 is occupied by a number of national retailers, including Verizon, Petco, Ulta Beauty, and Cost Plus World Market. Ulta Beauty is known to have a lease through 2032. *See* Housing Action Coalition Comment Letter Dec. 16, 2022 and Appendix Tab 2.

- APN 035-466-110 is the loading dock access for all of the stores on parcels APN 035-466-070, -080, and -090, and too narrow to feasibly develop for housing.

- APN 035-466-100 is the parking lot, and is likely subject to the leases of each of the retailers. It is also likely subject to lease rights from the non-listed restaurant parcels on the periphery, and the ice rink.[2] While it is theoretically possible the lease agreements for the shopping center are compatible with residential development on the parking areas that serve the shopping center, the burden is on the City to demonstrate that such development is likely during the planning period. The City has failed to analyze lease rights that may impede housing uses, as required by the statute.

Particularly given the existing uses, and the publicly known information about existing long-term leases with major national retailers that preclude building housing within the next eight years, the City cannot credibly claim that it is "likely" that these existing uses will

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[2] The parking lot is also larger than 10 acres, and so is subject to the additional analysis of Government Code section 65583.2(c)(2)(B) ("A site larger than 10 acres shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department that the site can be developed as lower income housing."). No site of this size was developed for 147 units of lower (very low, low) income housing; the closest comparable size, Station Park Green, was a market rate project with only 60 units of lower income housing in a project of 599 units.

discontinue. While the City explains that it has had "a variety of discussions with the shopping center's ownership representatives who expressed interest in mixed-use redevelopment," (December 2022 draft at H-36), it fails to address *when* redevelopment might occur. The City asserts that the General Plan Update is exploring policies to "guide redevelopment of the shopping center," and refers to a "draft land use plan designat[ing] Bridgepoint as Mixed-Use High, which could allow up to 200 units per acre." *Id.* But given that City voters have twice approved a cap of 50 units per acre (Measure P, extended to 2030 by Measure Y), the City's optimism provides no realistic assurance that affordable housing will be built here before Measure Y, and the 2023-2031 draft Housing Element, expire. Finally, the City's broad reference at page H-C-14 to a "market trend" of developers that "bought out long term businesses to allow redevelopment into housing" refers only to "underutilized" properties; the Bridgepointe Center is not underutilized. The City's argument does not meet the substantial evidence standard for the likelihood of development of this specific site, with its specific constraints and existing uses, during the relevant planning period.

Don't get us wrong: Housing Action Coalition also hopes that Bridgepointe will begin redevelopment within the planning period, and it hopes that the City is successful in rolling back the restrictions of Measure Y through its General Plan revision efforts so that Bridgepointe can be developed with high-density housing. But without a showing, based on substantial evidence, that it is *likely* that Bridgepointe will redevelop "within the planning period," the City should add sites to the inventory that are available to meet the need for affordable housing.

2. Hillsdale Mall
(APN 042-121-040, -060, -080; 039-490-050, -170; 039-353-010, -020, -030, -040)

As discussed in Housing Action Coalition's prior comment letter, the question about Hillsdale Mall is not about whether the owner is interested in some mixed use housing for the site. The issue is when and how much housing will be built, and on which parcels or portions of parcels. Here, the City lacks evidence to justify the projections on the site inventory, or to claim that the existing uses are likely to discontinue soon enough for housing to be built during the required timeframe.

Retail uses of Hillsdale Mall are almost certain to continue through the next eight years. With the owner just having spent $240+ million on the Hillsdale North project on 12.5 acres of APN 039-490-170, including a new food court on the portion spanning 31st Avenue to connect to the even larger portion of the mall that includes Macy's and Nordstrom, the City Council cannot credibly make findings that all existing uses of that parcel will likely discontinue in the next eight years. Government Code § 65583.2(g)(2). Similarly, the substantial improvements and

new long-term leases at Hillsdale South show that redevelopment of that portion of APN 039-490-170 is also unlikely to take place during the period covered by the draft Housing Element.[3]

The City makes much of the owner's expressed desire to build housing, including showing images of the owner's proposals to modify the City's general plan to allow housing of 100-200 units/acre on portions of the site. Current San Mateo law does not permit these plans to go forward. As with Bridgepointe, the reality is that the City's voters have constrained housing production by adopting Measure P, then Measure Y, which prohibit such density until 2030. Without knowing the outcome of a hypothetical ballot initiative in 2024 that might permit such density (*see* December 2022 Draft at H-B-56), the City cannot reliably predict that the owner will attempt to build before Measure Y, and the current Housing Element, expire.

3. The Atrium: 1900 South Norfolk Street
(APN 035-391-090)

As stated in Housing Action Coalition's earlier comment letter: 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 such lease publicly reported to extend until 2030. Housing Action Coalition Comment Letter Dec. 16, 2022, 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, the City should not claim that this site meets the need for 99 lower income affordable housing units, even if the owner has expressed a long-term interest in redevelopment.

The site is currently zoned "executive office," with no residential overlay to make residential housing a permitted use (except by discretionary application for a special use permit). The City does not include a plan to rezone the site to make residential use a permitted use, as required by Government Code sections 65583.2(a)(4) and 65583(c). The owner of the property has indicated an interest in building housing *if* the site is rezoned; nothing suggests that the owner has an interest in going through an expensive two year gauntlet to apply for discretionary

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[3] Parcel 039-490-170 is also subject to the same problem as the Bridgepointe parking lot site: the City lacks any evidence that a site this large can be developed for 485 units of affordable housing. Government Code § 65583.2(c)(2)(B). The City has never seen a development include that much affordable housing; none of its cited examples come anywhere close. Under the City's inclusionary housing ordinance, even if all 28.91 acres of the parcel were developed and resulted in 1,199 units, only 15% of them would be required to be affordable for lower income households: 179 units, not 485. Meanwhile, the City's citation to projects that were predominantly market-rate, with only limited numbers of lower income units, fails to meet the statutory requirement.

permission to see if the City is willing to let residential housing be built here. The City needs substantial evidence that the existing use will discontinue, paired with a rezoning of the site, in order to take credit on the site inventory towards meeting the Regional Housing Needs Allocation (RHNA).

4. Borel Shopping Center (71-77 Bovet; 1750 El Camino Real)
(Consolidated Site AH: APN 039-011-450, -460, -470, -480, -500, -510)

As stated in Housing Action Coalition's earlier comment letter: This site is a busy shopping center anchored by a CVS Pharmacy, a 24 Hour Fitness,[4] 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. Housing Action Coalition Comment Letter Dec. 16, 2022, Appendix Tab 11 (indicating Jack's lease extends from 2013-2029). The City should perform 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 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."[5] Nothing has

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[4] In 2008, the 24 Hour Fitness substantially modified the building it occupies 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.

[5] 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

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, instead of the "preliminary conversations" that took place eight years ago. 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"). Vague expressions of interest do not constitute substantial evidence that the existing use will likely cease during the next eight years. Sections 65583.2(g)(1) and (g)(2) require more analysis, more evidence, and more likelihood.

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.[6]

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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."

[6] 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

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.[7] 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.

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 section 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

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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).

[7] 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% 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.

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. Even still, the City would need to engage in the process of determining that it is likely the existing uses on the neighboring parcels are likely to be discontinued during the planning period such that consolidation of the sites is feasible and realistic.

B. The Analysis Supporting The Government Code Section 65583.2(c) Calculation Is Insufficient.

In order to determine that the City has a sufficient number of sites to meet the need without rezoning, a key calculation is the projected number of units at each level of affordability. If the City overestimates how many units will be built on the sites it includes, it will incorrectly conclude that it does not need to identify any more. Unfortunately, the City's current draft makes just this error.

The estimate of units on each site is governed by Government Code section 65583.2(c), which provides:

> The city or county shall determine the number of housing units that can be accommodated on each site as follows:
>
> (1) . . . If the city or county does not adopt a law or regulation requiring the development of a site at a minimum density, then it shall demonstrate how the number of units determined for that site pursuant to this subdivision will be accommodated.
>
> (2) The number of units calculated pursuant to paragraph (1) shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (5) of subdivision (a) of Section 65583, 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 the current or planned availability and accessibility of sufficient water, sewer, and dry utilities.

The draft Housing Element fails to demonstrate that the site inventory numbers reflect the realistic development capacity for each site. For sites with the potential for mixed or non-residential use, the Housing Element calculates a discounted probability of residential development, but fails to apply it. For sites zoned entirely residential, the site inventory cherry-picks the data in an effort to claim that every site is likely to be developed at the maximum density permitted by San Mateo zoning laws.

1. Mixed Use/Non-Residential Zoning.

In the site inventory guidebook, HCD explains 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 discusses this issue at pages H-31 to H-34 of the draft Housing Element, using the data in table 5. It states that 80% of sites developed during 2017-2022 were developed with at least some residential housing.[8] It states that to account for this, "For those sites that assume mixed-use with residential components in the site inventory, potential density is assumed more conservatively at 30 to 35 du/ac." December 2022 draft at H-31.

Unfortunately, the City does not consistently apply the results of this analysis. Instead of applying the mixed-use density number uniformly, it picks and chooses which sites the City "assume[s]" will be mixed-use, and then ignores the prospect that others may also have mixed-use or no residential use at all. The following sites are zoned for non-residential uses per the site inventory with a reported maximum density of 50, but the City nonetheless lists them at densities higher than what it claims is the "conservative" 30-35 du/ac:

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[8] Note that here the City counts projects, instead of evaluating by acreage. Larger sites are more likely to be developed for commercial or office uses. Table 5 shows that while 20 of 25 sites contained at least some residential component, only 19.99 of the 80.88 acres (75%) did. A realistic calculation of the likelihood of residential development should apply the proportion developed by acreage before multiplying it times the allowable units per acre, rather than using the percentage of sites with entirely non-residential uses.

Mixed Zoning Sites With Max Of 50, Not Properly Adjusted For Mixed Zoning:

Site	Zoning[9]	Capacity per Inventory	Capacity at 30-35 du/ac because of mixed or non-residential potential (before accounting for site-specific factors)
G: 77 N. San Mateo	E2-0.5/R5	25 [39.682 du/ac]	19-22
N: 487 S. El Camino/ 62 E. 4th/E 5th and San Mateo Dr.	CBD/R	157	94-110
1500 Fashion Island	E1-0.62/R	273 [45 du/ac]	182-213
2118 El Camino: Catrina Hotel	C3-1/R4	56 [76.71 du/ac, despite a City-wide maximum of 50]	22-26
2955 El Camino	TOD	114 [50 du/ac]	69-80
039-360-140	TOD	67 [50 du/ac]	40-47
AC: Parkside Plaza	C1-0.5/R4	332 [50 du/ac]	200-233
220 W. 20th	E1-1/R4	77 [50 du/ac]	46-54
150 W. 20th	E1-1/R4	79 [40 du/ac]	59-69
2900 El Camino	C3-1/R4	54 [50 du/ac]	32-38
2838 El Camino	C3-1/R4	59 [50 du/ac]	35-41
4060 El Camino	C3-1/R4	51 [50 du/ac]	31-36

9 E1 = Executive [Office] Park.
E2 = Executive Offices
C1 = Neighborhood Commercial
C3 = Regional/Community Commercial
TOD = Transit Oriented Development (mixed use)
/R = Residential Overlay (residential as permitted, rather than special, use)

2028 El Camino	C3-1/R4	19 [50 du/ac]	11-13
2030 S. Delaware	TOD	52 [50 du/ac]	31-36
AL: Ah Sam	C3-2	105 [46 du/ac]	69-80
AM: 1670 Amphlett Blvd.	E2-1	289 [50 du/ac]	173-202
AM: 1700 Amphlett Blvd.	E2-1	203 [50 du/ac]	122-142
AM: 1720 Amphlett Blvd.	E2-1	230 [50 du/ac]	138-161
AN: 4100/4142 El Camino	C1-1.5/R4	28 [39 du/ac]	22-25
	Totals:	**2,270**	**1,395-1,628**
	Overestimate:	**642-875 units**	

The sites in the following chart are zoned for non-residential uses per the site inventory with a reported maximum of 30 or 35 units/acre, but the City does not discount them to take into account the possibility of non-residential development. Applying the City's data showing that mixed zoning sites develop at less than 80% of the maximum zoning, these sites should be estimated at no more than 24-28 units/acre:

Mixed Zoning Sites With Max Of 30-35, Not Properly Adjusted For Mixed Zoning:

Site	Zoning	Capacity per Inventory	Capacity at 80% of maximum zoning (before accounting for site-specific factors)
1885 S. Norfolk St. (Fish Market)	C1-1 Neighborhood Comm'l	105 [30 du/ac; zoning max is 35]	98
AB: 210 S. San Mateo	CBD "Central Business Dist."	35 [50.7 du/ac; zoning max is 30]	17
AE: The Great Entertainer	R3/C2-1 Regional Comm'l/Medium Density	44 [29.72 du/ac; zoning max is 35]	41

AF: 350 N. San Mateo/220 E. Poplar	C2-1, C2-2 Regional Comm'l	19 [30 du/ac; zoning max is 35]	18
AH: 71-77 Bovet	C1-2 Neighborhood Comm'l	209 [35 du/ac; zoning max is 35]	186
1900 S. Norfolk	E1-0.5 Exec. Office Park [no resid. overlay]	245 [30 du/ac; zoning max stated as 35]	229
	Totals:	**657**	**589**
	Overestimate:	**68 units**	

The City also takes an inconsistent approach to "pre-application" projects. Some are estimated based on similar experience throughout the City (e.g., Fishmarket, estimated at 35 du/ac despite the owner's proposal of 260 units).[10] But for others, the City takes credit based on the projected number of units out of a "pre-application" or pending application, even though the application itself has not yet been approved or, in most cases, even submitted. While some of these sites may ultimately develop for the proposed density, using the un-approved density from a pre-application is not a realistic assessment of their likely capacity. Until entitlements issue and the projects move forward, the realistic estimate of the site's capacity should be based on the typical capacity based on the mixed-use sites that have been approved or built, i.e., 30-35 units/acre:

"Pre-Application"/Pending, Not Properly Adjusted for Mixed Zoning:

Site	Zoning	Capacity per Inventory	Capacity at 80% of maximum zoning (before accounting for site-specific factors)
Site AO: Block 20	CBD/S Central Business District Support	84 [72.4 du/ac]	35-41
Site Y: Hillsdale Inn (477 E. Hillsdale Blvd.)	C2-0.5 Regional/Comm. Comm'l	230 [75.4 du/ac]	92-107
1495 El Camino	E2-1/R4 Executive Office/High	35	20-24

[10] At 260 units on 3.5 acres (75 du/ac), the owner's proposal would appear to exceed Measure Y, and so is indeed unrealistic, at least for purposes of calculating a site inventory capacity. This also assumes that all 3.5 acres is developable, despite Bay Conservation District jurisdiction over this shoreline parcel.

	Density Residential	[51.47 du/ac][11]	
R: 4th/Railroad "Bespoke"[12]	CBD/R Central Business District	60 [52 du/ac]	35-41
Site AG: Nazareth Vista	C1-3/R5 Neighborhood Commercial with Residential Overlay	48 [75 du/ac]	19-22
477 9th Ave.	E2-2 [Executive Office, No Residential Overlay]	120 [75 du/ac]	48-56
	Totals:	**577**	**291**
	Potential Overestimate:	**249-291**	

By failing to follow through on the HCD required analysis – that properties zoned for non-residential uses will sometimes not become housing at all – the draft overestimates the capacity of its inventory. Based on the City's own analysis, that sites where mixed or non-residential use is permitted should be estimated at 30-35 units/acre, the City overestimated the capacity by 710-943 units, over 10% of the RHNA totals. And if the "pre-application" sites are adjusted to reflect average capacities for mixed use zoning, instead of accepting pre-application numbers at face value, the overestimate is as high as 1,234 units, constituting 17.5% of the RHNA totals. Before adopting the Housing Element, the City should adjust the site inventory capacity calculations to comply with the state law requirement of realistic, demonstrated capacities, and then identify additional sites to make up for the shortfall.

2. Residential Zoning.

For the limited number of sites on the inventory that are zoned residential without the potential for non-residential uses, the City's analysis is also flawed. As discussed in the Housing Action Coalition's prior comment letter, the draft "cherry-picks" data to argue that capacities should be calculated based on the maximum permitted under the City's zoning laws. At pages H-30 through H-31, and in table 4, the City separates prior residential developments into two categories: "in-fill" and "outliers." The so-called "outliers" represent over 20% of the units, and 46% of the residentially zoned land: it is unreasonable to disregard them when computing the

[11] Note that this pre-application appears to have been submitted in 2017, suggesting that it might be a particularly poor basis for an estimate made in 2023.

[12] Note: Only two of the six parcels described at page H-C-33 (narrative description of the "Bespoke" project) are listed on the site inventory.

average. The average density for residential projects, combining both parts of table 4, is approximately 40 units/acre.

Notably, the draft applies the "outlier" density of 18.2 units/acre to only three sites, all adjacent to one another at 717-801 Woodside Road. The sites are in a residential neighborhood surrounded by other apartment buildings.

Meanwhile, the City does not apply the "outlier" density to sites that would appear to have far more in common with those on the list. The "outlier" project on Waters Park Drive was zoned "executive office"; it borders Borel Creek as it flows into Seal Slough. Less than 100 feet away, on the opposite side of Borel Creek as it flows into Seal Slough, is 1900 S. Norfolk Street, zoned "executive office." Yet while the Waters Park Drive project developed at a density of just 17 units/acre, the City projects a capacity for 1900 S. Norfolk of 245 units on 8.18 acres: 30 units per acre. If indeed the Waters Park Drive project resulted in low density because of site-specific conditions (adjacency to the busy Highway 101-Highway 92 interchange; located in a flood zone; no residential zoning overlay), then consistency would demand similar treatment for 1900 S. Norfolk. For that matter, Parkside Plaza and Fishmarket are similarly adjacent to Seal Slough and right next to the interchange; they should also be projected at the "outlier" density.

3. Site-Specific Adjustments.

State housing law requires that site-specific conditions also be taken into account. In the narrative discussion of specific sites in draft Appendix C at pp. H-C-35 through H-C-49, the City identifies site-specific issues that should further reduce the realistic, demonstrated capacity. At the Fish Market and 1900 S. Norfolk sites, for example, there are required setbacks from Borel Creek and Seal Slough. 1900 S. Norfolk is also next to a freeway interchange, and so has restrictions on height relating to the height of the freeway railing; the site also has a long tail that winds around a PG&E substation, none of which could be developed and which should therefore be ignored in calculating realistic capacity. *See* December 2022 Draft Appendix C at p. H-C-39. Meanwhile, the City seems not to have considered the potential effect of San Mateo Zoning Code section 27.44.065 to this site (currently zoned E1): at least 35% of the parcel area must be open-space, preventing over 1/3 of the land from being developed for housing. Other sites also have odd shapes or watercourse adjacencies. Still others are subject to other rules governing setbacks or required ground-floor uses. *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). Meanwhile, the City mentions, but never really analyzes, how Measure Y can prevent housing from being built at the densities projected, unless state density bonuses are used to override this constraint.

Similarly, given that the $240+ million construction of Hillsdale North Block precludes use of the 12.5 acres there, and that the pedestrian bridge shows an intention to continue use of significant portions of the main mall building, 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. The existing leases at Bridgepointe mean that the proper calculation for that site's potential is to determine how large a parking structure would need to be built on the current surface lot to meet the requirements of the existing retail center, ice rink, and restaurants, and then determine the development potential of the fraction of the parking lot that would be available for housing. Applying a 30-35 unit average to these two sites seriously overstates the development capacity for all levels of affordability.

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. Unfortunately, the City's draft fails to meet the required standard.

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. December 2022 Draft at Appendix B, p. H-B-26. The entire point of the housing inventory is to 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 section 65583.2(a)(3), because they are not zoned residential. They should 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.[13] This issue would appear to apply to the following sites[14]:

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[13] We note, for example, that the Waters Park Road project, zoned E1, sought a rezoning because it was not zoned residential, as part of its attempt to seek permission to redevelop the site. Sites listed on the inventory should not have to go through this step.

[14] Under San Mateo Zoning Code section 27.44.020, permitted uses in the E1 district include "Residential units, only on parcels designated with a residential overlay district classification . . ." *Id.* § 27.44.020(g). For parcels "without a residential overlay district classification," residential units are permitted only "subject to approval of a special use permit." *Id.* § 27.44.030(g). The same rules apply to E2. *See id.* §§ 27.48.020(b) and 27.48.030. The same rules apply to the C1 and C2 districts, absent a residential overlay. *Id.* § 27.30.010(a)

Sites Where Residential Units Are Not A Permitted Use:

Site	Zoning	Claimed Capacity
A: 117-121 N. San Mateo	E2	15
T: 1600-1620 El Camino Real, and 1535-1541 Jasmine	E2-2	44
901 El Camino Real	E2-1	17
1650 Borel Place	E1-2	74
1900 S. Norfolk	E1-0.5	245
477 9th Ave.	E2-2	120
Portion of AI: 723 N. San Mateo Dr.	E2-1.5	34
AM: 1670 Amphlett Blvd.	E2-1	289
AM: 1700 Amphlett Blvd.	E2-1	203
AM: 1720 Amphlett Blvd.	E2-1	230
1863-1885 S. Norfolk (Fish Market)	C1-1	105
Y: Hillsdale Inn, car wash	C2-0.5	207
AF: 350 N. San Mateo/220 E. Poplar	C2-1, C2-2	19
AH: 71-77 Bovet, 93 Bovet	C1-2	243
2000 Winward Way (Residence Inn)	C2-0.62	160
Portions of AI: 727 and 733 N. San Mateo	C3-2	[counted above]
AL: Ah Sam Florist	C3-2	105
190 W. 25th Ave.	C1-2	2
	Total Capacity Not Zoned For Residential As A Permitted (Not Special) Use:	**2,112**

In determining how to rezone to add a residential overlay, the City should also consider whether the overlay after rezoning will enable the sites to realistically achieve the density claimed on the site inventory. *See* San Mateo Zoning Code § 27.29.110 (imposing maximum floor area ratios).

The City should also consider the impact of Government Code section 65583.2(h). Section 65583.2(h) provides that at least 50% 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. San Mateo's site inventory does not appear to satisfy this rule, because at least 50% of the need is proposed to be met using sites that allow exclusively commercial uses. (For

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(permitting "residential units only on parcels designated with a residential overlay" for C1 district); § 27.32.010(n) (same for C2); 27.30.020 (requiring special use permit for "residential units on parcels without a residential overlay district classification" in C1); § 27.32.020(g) (same for C2). It does not appear that residential uses are permitted in the C3 district at all; consistent with the intention "to create and maintain major commercial centers accommodating a broad range of office, retail, and service uses of community-wide or regional significance," residential uses are not listed as a permitted use in § 27.34.010, though they arguably could be permitted as a special use because they are special uses permitted in C1 and C2. *Id.* § 27.34.020(a).

example, the Bridgepointe and Hillsdale shopping centers, zoned for commercial uses, *see, e.g.,* City of San Mateo Zoning Code § 27.34). Meanwhile, the statutory 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 City 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 or 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 Government Code section 65583.2(g)(1)-(2) must be done for each site separately in order to have a valid Housing Element.

Meanwhile, the City has also overestimated the capacity of the sites listed on the inventory. Correctly calculating the realistic capacity – even by using the high end of the City's range of 30-35 units for mixed zoning sites with a maximum of 50, and 80% of the zoned capacity for sites zoned for 30 or 35 units/acre – reduces the City's claimed buffer for all categories, and leads to a shortfall for the "very low" and "moderate" categories, even if all sites satisfied section 65583.2(g)(2). Further site-specific analysis leads to an even greater gap. The City should address these shortfalls by planning to rezone more sites. The City should also rezone the inventory sites in districts where residential is not a permitted use without a special use permit; the City itself recognizes that this is a substantial constraint on housing production, and the current zoning prevents the sites from falling into any of the categories of section 65583.2(a)(1)-(4) without rezoning under section 65583(c).

FARELLA BRAUN + MARTEL LLP

Given these flaws, San Mateo is not yet ready to adopt its Housing Element. 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 legal issues identified above.

Respectfully submitted,

Thomas B. Mayhew

Charles J. Higley

36615\15225917.1

SENT VIA E-MAIL

April 3, 2023

Amourence Lee, Mayor
And Members of the City Council
City of San Mateo
330 West 25th Ave.
San Mateo CA 94403

RE: STUDY SESSION April 3, 2023

Dear Mayor Lee and Members of the City Council:

Miramar Capital is the owner of a 6 AC+ site located at 1500 Fashion Island Blvd (Bridgepoint Office Park). As the City Council provides direction on Land Use Heights, Density, and Measure Y this evening at its Study Session, Miramar Capital supports the land use designation proposed for this property in the 2031 Housing Element as a residential Development Opportunity with a general density of 100-200 units/acre (See Attached). Implementing the General Plan Update land use designation of Mixed Use High II will produce between 608-1216 residential units with building heights ranging between 6-10 stories. We respectfully request that the City Council give direction to staff to continue to pursue and analyze Mixed Use High II as part of the General Plan Update in order to maximize densities that will result in economically viable projects that dan deliver much-needed housing to the City.

Miramar is in the process of evaluating the financial viability of redevelopment of Bridgepoint Office Park from commercial office to residential multi-family (Project). The Project concept proposes about 890 residential units in three buildings, two eight-story buildings – 740 Units Market-Rate (Studios 1-2 bedroom units) over a 2.3 level subterranean parking garage and one five-story building. About 150 of the units (about 17%) are proposed as Affordable Housing (Studios 1-3 bedroom units) over 1 level of raised podium parking.

We have met with staff and discussed our concept of a residential community, which would help achieve the City's Housing Element goals. However, despite the Housing Element and General Plan Update's high density land use designations, we are constrained because of the height and density limitations imposed by Measure Y. In our discussion with staff, we did want to make it clear that to achieve the optimal, desired density, an eight story building would be necessary. This is the maximum number of stories possible for Type III construction (five-stories wood-frame over three-stories concrete), which is the highest density in today's market conditions. Taller Type I buildings would be cost prohibitive and unnecessary, while shorter buildings would not achieve optimal and efficient density.

Miramar Capital strongly encourages the City Council to keep Mixed Use High II for Bridgepoint Office Park in order to permit the redevelopment of this site to high density residential. This redevelopment would help alleviate the City's market rate and affordable housing shortage and help implement the City' Housing Element, while having no impact on surrounding neighborhoods.

Thank you in advance and if you have any questions please feel free to contact me.

Sincerely
Perry Hariri
Managing Partner

MIRAMAR CAPITAL

[redacted]

Enclosure
cc: Zachary Dahl, Deputy Director, CDD
Manira Sandhir, Planning Manager

20	**Bridgepointe Office Park** 	**Address:** 1500 Fashion Island Boulevard **Zoning:** Executive Office with Residential Overlay (E1-0.62/R) **General Plan Designations:** Executive Office **APN:** **Total Lot Size:** 035-550-040 6.08 acres **Site Ownership:** Consolidated **Max Allowable Base Densities:** 50 units/acre (or 304 units) **State Density Bonus:** 106 additional units (35% density bonus) **Proposed General Plan Base Density:** 100-200 units/acre (or 608-1,216 units) **Project Status:** Potential Site for Housing Redevelopment
	Existing Conditions: Currently the site consists of two 3-story office buildings occupied by an employment agency, a consulting group, Reflekton Inc, Checkbook, and Wuhoover & Co. The buildings were built in 1982. Surface parking lots take up available space on the site such that the current FAR is 0.49, though zoning in this district allows up to 0.62 FAR. **Development Opportunity:** A developer has expressed interest in potentially redeveloping the site. The Housing Element Adequate Sites List estimates a realistic capacity of 273 units of housing for the site. However, the base zoning can allow up to 304 units. Should the developer/property owner choose to utilize the state density bonus, the development could produce up to 410 residential units, which is very feasible in either a mixed-use or 100% housing development given the size of the sites. Adoption of the General Plan Update's land use map will increase the base density of the site to between 608-1,216 units. **Site Constraints:** Staff has identified one potential constraint in that it is located adjacent to Highway 92, which has potential air quality impacts due to airborne particulates. These impacts can be mitigated through development design. **Proximity to Transit:** Located 1.5 miles of the Hayward Park Caltrain Station and 1.9 miles from South El Camino Real.	

Nicholas "Nicky" Vu

From: Housing
Sent: Wednesday, May 31, 2023 2:29 PM
To: Eloiza Murillo-Garcia; Nicholas "Nicky" Vu
Subject: FW: June 5 housing AND flood focus? Insufficient time for public discourse

-----Original Message-----
From: Amy Jussel, Shaping Youth [redacted]
Sent: Wednesday, May 31, 2023 1:58 PM
To: Housing <housing@cityofsanmateo.org>
Cc: Richard Hedges <rhedges@cityofsanmateo.org>; Lisa Diaz Nash <ldiaznash@cityofsanmateo.org>; Rob Newsom <rnewsom@cityofsanmateo.org>; Adam Loraine <aloraine@cityofsanmateo.org>; Amourence Lee <alee@cityofsanmateo.org>; City Mgr <citymgr@cityofsanmateo.org>
Subject: June 5 housing AND flood focus? Insufficient time for public discourse

City Council & Housing Officials,

Quick note to be on record that cramming two huge issues of public interest into one council meeting is preposterous, given there is insufficient time to offer public discourse and outreach.

Flooding impacted our entire city and many of us are still navigating repairs due to same and eager to have a robust conversation on June 5 to ensure this NEVER happens again. We have many desiring to attend June 5 with specific questions addressing same.

Also, our communities are being devastated by fast implementation of poorly thought out development plans leaving huge gaping holes of destruction that are not just an eyesore but a mitigation issue that many of us would like addressed given planning has pushed through office buildings and market rate housing under the guise of 'affordable housing' w/only a smidge of same...We, as a public deserve to be heard with solutions, better alternatives, inquiries and mitigation questions regarding same.

Finally, holding meetings for hours on end into late night sessions and reducing public discourse to 60 second soundbites from citizenry who would like to have serious conversations about conscientious follow through is damaging the reputation of a council that has been positioned as desiring to 'rebuild trust' within the community.

I urge you to separate out these two very important topics which the public has an extremely vested interest in seeing handled properly WITH public input.

Anything less is giving lipservice to the concept of an informative "public hearing" with community discourse...Thank you for your consideration.

Appreciatively,

Amy Jussel Bedard

District 4

MGA#1 Board

Nicholas "Nicky" Vu

From: Housing
Sent: Thursday, June 1, 2023 8:51 AM
To: Eloiza Murillo-Garcia; Nicholas "Nicky" Vu
Subject: FW: HOUSING in SAN MATEO

From: worldview2000@yahoo.com [redacted]
Sent: Wednesday, May 31, 2023 4:31 PM
To: Housing <housing@cityofsanmateo.org>
Subject: HOUSING in SAN MATEO

The city of San Mateo really does not have enough space or land to accomodate 7,000 or 8000 new homes . This is an unrealistic amount The City Council and powers to be need to tell SACTO and others that this kind of number is truly impossible. I do not want to see our precious tax revenues spent to purchase land to accommodate builders and other cronies ,,,,

To begin with no entity is going to remove the R/R tracks or HWY 101 or 92 or similar ,,,Some roads are really too narrow to force in more buildings We have a 55 foot height limit now in effect and many in your group just want to ignore it and allow buldings to go higher by getting waivers,,,The voters voted in this height limit for many reasons and those of you who seem to try and elude this 55 foot limit should understand that those of us who voted for this and similar past motions are not going away,,We will continue to fight any height structures over 55 feet. I have no objection to developers who build garages or keep it under 55 feet and go wide . We will fight these developers in many meetings and those of you who are in our path , will be defeated in any public elections should you dream about being on the city council or similar. So that being said I implore all of you to listen to people like me who do not want monstrous.high edifices that seem to go to the stars. Huge intense densities and buildings that accumulate many people really put pressure on the existing infrastructures we have,,,

I truly want a special tax to go on developers who will do new structures that will pay for all sewage and electricity lines pipes and similar to be underground and also with sewage to go all the way to the sewage plant,,,the existing lines are oversubscribed so adding new pipes from new buildings will just call for new pipes to be installed every five years

NO ONE CARES Your planning commission has historically been DEAF to those of us who are concerned about too much growth here in San Mateo and you all seem to be swayed by tea and cookie (DOG AND PONY) exhibits but these professional pro growth entities.that are plaging our sensibilities....We need to suggest that they go to other locations like MERCED or FRESNO that would love development but many of us here in SM are sick and tired or the charades being presented by the planning commission...It has gone on for too long and the gravy train these developers provide to you all needs to STOP

I no longer like to attend your meeting and YES I have gone to many and spoken, I prefer now to again send you my thought and hope someone there will listen,,,OR DO YOU JUST DELETE and trash comments from people like me???DUNNO I know you will never answer my letter and have accepted your past actions very reluctantly.

I have lived at [redacted] for 40 years ,,,I was born in Mills Hospital and not someone who just showed up. I am NOT a member of some political party or some political HACK...

Rick Karr [redacted]

Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Thursday, June 1, 2023 10:06 AM
To: Nicholas "Nicky" Vu
Subject: FW: Your June 5th Meeting / Housing Element Facts

From: Patrice Olds <polds@cityofsanmateo.org>
Sent: Thursday, June 1, 2023 9:16 AM
To: Zachary Dahl <zdahl@cityofsanmateo.org>; Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Cc: Martin McTaggart <mmctaggart@cityofsanmateo.org>
Subject: FW: Your June 5th Meeting / Housing Element Facts

Patrice M. Olds, MMC
City Clerk
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403-1388
polds@cityofsanmateo.org
www.cityofsanmateo.org
(650) 522-7042

From: Lisa Taner [redacted]
Sent: Wednesday, May 31, 2023 2:20 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: Your June 5th Meeting / Housing Element Facts

Dear City Councilmembers,

As your June 5th meeting approaches and there is further discussion on the Housing Element, I point to critical details for those who would say San Mateo needs to identify yet more places for housing units to satisfy the HCD. I shared these with Prasana, Drew and Zachary last week:

The organization 'Our Neighborhood Voices' recently presented to SMUHA. I learned some things about the HCD I found very disturbing, and feel that you should at the very least be aware as you continue to strive for the HCD to certify San Mateo's submission. San Mateo might consider joining forces with other cities on a class action lawsuit against the HCD. (This, at a cost of about $20k, seems very little in order to wrench control away from this rogue state department.)

WE'RE GETTING SET UP TO FAIL

The HCD essentially has no timeframe to approve a city's submission. More precisely, they may indiscriminately 'bounce' a submitted element for an unlimited number of times - opening the door for the Builder's Remedy. Some of the HCD requirements are quite subjective. The speaker from Our Neighborhood Voices noted that a consultant who had successfully worked with some Southern California cities to obtain

HCD approval for their housing plans began bumping into walls because the HCD then began requiring new information which completely stalled approvals. This is not a one-off. A city may experience a different requirement each time its submission is kicked back, again and again. There is no deadline by which submissions have to be approved because there is no limit to the number of times the HCD can deny them. There is only the original deadline by which plans were supposed to be approved - placing cities in untenable situations as denials roll in.

It very much feels like cities are being set up to fail. The very long list of those waiting for approval is astounding – and gives special interests a megaphone to cry out that cities are not complying with the state. As you know, even San Mateo (whose staff has strongly defended their submission) has been placed on pause – allowing developer-friendly folks to suggest 'solutions' for this 'problem.' Not surprisingly, they include rezoning single-family neighborhoods, allowing up to 12 story buildings, and allowing for more rezoning by expanding definitions of 'transit' areas from a 1/2 mile to 3/4 of a mile, which throws doors open to more development.

In final review, the HCD, on a very flimsy methodology (per the State Auditor), devises the thousands of housing units every city must build, then can sit on the plans each city submits so that they are punished with the Builder's Remedy, etc. Do not allow San Mateo to fall victim to the antics of the HCD when we have already done our job.

Sincerely,

Lisa Taner

Nicholas "Nicky" Vu

From: Housing
Sent: Wednesday, June 28, 2023 9:36 AM
To: Eloiza Murillo-Garcia; Nicholas "Nicky" Vu
Subject: FW: Housing Element - Draft GPU Density Question

From: Justin Kim [redacted]
Sent: Wednesday, June 28, 2023 9:26 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element - Draft GPU Density Question

Hello,

We are a development company located in San Jose, CA. While reviewing the recent Housing Element site inventory, I came across a question regarding the density.

In the table provided below, there is a column indicating the current Maximum Density Allowed, based on the GP designation. However, there is also a column for Draft GPU Density, which I assume represents the proposed density for the upcoming General Plan update scheduled for early next year. I would appreciate if you could confirm this for me.

Additionally, I noticed that the Draft GPU Density column shows two different density ranges (e.g., 9 to 39; 40 to 99). Could you kindly explain why there are two density options?

Thank you in advance!

Table 2: Housing Feasibility and Realistic Capacity Justification

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	Parcel Size (Acres)	General Plan Designation (Current)	Zoning Designation (Current)
4060 S El Camino Real	042-241-180		1.02	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4
4107 Piccadilly Ln	042-242-060	AD	8.82	Neighborhood Commercial/ High Density Multi-Family Neighborhood	C1-1.5/R4

Justin Kim
Valley Oak Partners, LLC
[redacted] www.valleyoakpartners.com

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Nicholas "Nicky" Vu

From: Housing
Sent: Thursday, July 27, 2023 9:20 AM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: Housing Element

From: [redacted]
Sent: Thursday, July 27, 2023 9:18 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element

Hi,

Thanks for making this updated version available.

On page H-cC-61 the discussion of Parkside Plaza is confusing in that you seem to include the Fish Market site in the map. Does the Parkside Plaza as discussed here include the Fish Market site?

This sentence: “For the purposes of the Housing Element Adequate Sites List, staff estimates a realistic capacity of 332 units of housing, the maximum allowed given the base zoning and proximity to other multi-family developments, such as 1885 S Norfolk St (Fish Market),” seems to indicate the Fish Market is considered a separate site.

Also, will the numbers here: “Should the developer/property owner choose to utilize the state density bonus, the development could produce up to 498 residential units. Adoption of the General Plan Update’s land use map will increase the base density of these sites to between 332-658 units,” refer to both the Fish Market and Parkside Plaza locations for just the Parkside Plaza location?

Can you clarify these points in the report?

Thank you,
Dennis Keane

Nicholas "Nicky" Vu

From: Housing
Sent: Thursday, July 27, 2023 10:24 AM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: Housing Element

From: [redacted]
Sent: Thursday, July 27, 2023 9:23 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element

From: [redacted]
Sent: Thursday, July 27, 2023 9:18 AM
To: housing@cityofsanmateo.org
Subject: Housing Element

Hi,

Regarding the Parkside Plaza site indicated on page H-C-61, you indicate this site is proximal to Hayward Park Station ("Proximity to Transit: Located 1.2 miles away from Hayward Park Caltrain Station and 1.6 miles from South El Camino Real.")

Can you clarify for me the parking availability at Hayward Park? Last I heard, parking for the public at that station was drastically reduced. Does this report assume people would walk/ride bikes/ drive/take public transportation (that doesn't exist) to travel that 1.2 miles?

Thank you,
Dennis Keane

Nicholas "Nicky" Vu

From: Housing
Sent: Monday, July 31, 2023 9:51 AM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: Fwd: Electronic version of Table 2 (site inventory) for July 2023 version of Housing Element?

Sandra Belluomini
City of San Mateo
650-522-7239

From: Mayhew, Tom [redacted]
Sent: Friday, July 28, 2023 5:42:36 PM
To: Housing <housing@cityofsanmateo.org>
Subject: Electronic version of Table 2 (site inventory) for July 2023 version of Housing Element?

Hi, could you email me an electronic version of the site inventory (table 2 of the Housing Element, at H-C-22 through H-C-29)? Some of the math in the chart isn't adding up, and I'd be better able to help identify the issues, and cross-check capacity estimate methodology, if I had an electronic copy.
[for example, note that the total of LI + M + AM at the bottom of the chart is off: 2,970 + 1,181 + 5,704 does not equal 9,948].
Also, if you have the chart that was used to generate the percentages in table 4 on page H-C-68, I'd appreciate it (I separately filed a PRA about this, but you may have it accessible).
Thanks!

Tom Mayhew
Partner
Pronouns: His/Him
[redacted]
San Francisco, CA 94104
www.fbm.com

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For more information please visit http://www.mimecast.com

Nicholas "Nicky" Vu

From: Housing
Sent: Monday, July 31, 2023 12:13 PM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: Fwd: Housing Element Parking Policy Follow-up

Sandra Belluomini
City of San Mateo
650-522-7239

From: Torey Tibbetts [redacted]
Sent: Monday, July 31, 2023 11:44:28 AM
To: Housing <housing@cityofsanmateo.org>
Cc: Grecia Mannah-Ayon [redacted]
Subject: Re: Housing Element Parking Policy Follow-up

Hi there,

Just bumping this up and adding Grecia from our office who is taking over Housing Elements work, thanks!

Best,
Torey Tibbetts

On Sun, Jul 9, 2023 at 12:30 Torey Tibbetts [redacted] wrote:

To Whom it May Concern,

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 tracked and responded to San Mateo's housing element, focused on smart parking reforms, and are glad to see **Policy H1.7** included in the adoption draft. If implemented, these policies will help make San Mateo a safer, greener city and we are committed to assisting in that goal.

Given the city promises to implement these changes **by 2025-2026**, we are checking-in to see if the city has begun this process, or when you plan to start?

Best,
Torey Tibbetts

--
Torey Tibbetts, Housing Policy Intern
(They/Them/Theirs)
TransForm
[redacted]

> Sign up for our emails at www.TransFormCA.org. Follow us on Twitter, Instagram, Facebook, and Linkedin, too.

--

Torey Tibbetts, Housing Policy Intern
(They/Them/Theirs)
TransForm
[redacted]

Sign up for our emails at www.TransFormCA.org. Follow us on Twitter, Instagram, Facebook, and Linkedin, too.

Nicholas "Nicky" Vu

From: Wesley Greason [redacted]
Sent: Wednesday, August 2, 2023 2:18 PM
To: Nicholas "Nicky" Vu
Subject: RE: Housing Element Questions

Hi Nicky,

So sorry for the typo, got my "San" city's mixed up. Has the city of San Mateo added any new sites to their housing element/will there be any updates moving forward. I'm putting together a list of all the cities our builder desires to be in.

Thank you for your time & sorry for the typo!

Wesley Greason
Bella Vista Land Advisors
Real Estate Brokerage & Development
DRE #02109329
[redacted]

From: Nicholas "Nicky" Vu <nvu@cityofsanmateo.org>
Sent: Tuesday, July 25, 2023 11:00 AM
To: Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>; Wesley Greason [redacted]
Subject: RE: Housing Element Questions

Hi Wesley,

Unfortunately, the City of San Mateo only manages the housing inventory list for our own City. For info about the City of San Carlos I would reach out to their Planning Division.

Best
Nicky

From: Housing <housing@cityofsanmateo.org>
Sent: Monday, July 24, 2023 4:03 PM
To: Nicholas "Nicky" Vu <nvu@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>
Subject: FW: Housing Element Questions

From: Wesley Greason [redacted]
Sent: Thursday, July 20, 2023 10:30 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element Questions

Greetings, San Mateo Housing.

My name is Wesley, I'm a broker here at Bella Vista. Has San Carlos added any new sites to its housing element inventory list in the last 90 days? We represent a builder who would like to build in the area.

Thank you for your time,

Wesley Greason
Bella Vista Land Advisors
Real Estate Brokerage & Development
DRE #02109329
[redacted]

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Nicholas "Nicky" Vu

From: Housing
Sent: Wednesday, August 9, 2023 4:37 PM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: SCLP comments on July 26, 2023 update, San Mateo 2023-2031 Housing Element
Attachments: Aug 9 2023 SCLP letter to San Mateo.pdf

From: Dashiell Leeds [redacted]
Sent: Wednesday, August 9, 2023 3:52 PM
To: Housing <housing@cityofsanmateo.org>; City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Planning Commission <PlanningCommission@cityofsanmateo.org>
Cc: Gita Dev [redacted]; James Eggers [redacted]; Gladwyn D'Souza [redacted]; Mike Ferreira [redacted]
Subject: SCLP comments on July 26, 2023 update, San Mateo 2023-2031 Housing Element

Dear Mayor Lee and Members of the San Mateo City Council, Planning Commission, and City Staff,

The Sierra Club Loma Prieta Chapter's Sustainable Land Use Committee (SLU) advocates on land use issues in San Mateo and Santa Clara Counties. Thank you for providing the opportunity for SLU to provide input on the July 26, 2023 Updated Draft San Mateo 2023-2031 Housing Element (HE).

The overall updated draft Housing Element (HE) is an improvement, but more focused and stronger policies and programs are needed to have a reasonable expectation of meeting the RHNA number of 7,015 new housing units, particularly for affordable units.

Please see the attached letter for our full comments.

Sincerely,
Gita Dev
Co-Chair, Sustainable Land Use Committee
Sierra Club Loma Prieta Chapter

email sent from account of:
Dashiell Leeds
Conservation Coordinator
Sierra Club Loma Prieta Chapter

SIERRA CLUB
LOMA PRIETA CHAPTER

SAN MATEO, SANTA CLARA & SAN BENITO COUNTIES

August 9, 2023

City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403

email to: Housing@cityofsanmateo.org, citycouncil@cityofsanmateo.org, planningCommission@cityofsanmateo.org

Subject: San Mateo 2023-2031 Housing Element – comments on July 26, 2023 update

Dear Mayor Lee and Members of the San Mateo City Council, Planning Commission, and City Staff,

The Sierra Club Loma Prieta Chapter's Sustainable Land Use Committee (SLU) advocates on land use issues in San Mateo and Santa Clara Counties. Thank you for providing the opportunity for SLU to provide input on the July 26, 2023 Updated Draft San Mateo 2023-2031 Housing Element (HE).

The overall updated draft Housing Element (HE) is an improvement, but more focused and stronger policies and programs are needed to have a reasonable expectation of meeting the RHNA number of 7,015 new housing units, particularly for affordable units. Our key comments are listed below.

City staff need to communicate very closely with the California Department of Housing and Community Development (HCD) to assure a high likely hood that this HE version will be approved.

This is the third review of a proposed HE to HCD and time is running out to get the HE certified. Not having the HE certified in a timely manner has major negative consequences for San Mateo. This includes losing control of development (e.g., Builders Remedy), losing access to government funding, and undermining all the other important aspects of the proposed 2040 General Plan including the planned vote in November 2024 to consider changes to Measure Y.

City staff should be in very close communication with HCD staff to assure that this HE version is very likely to be certified.

The City must take strong new actions to assure that the RHNA goals are met

Obtaining a HCD certified HE is just an interim step toward the real goal of having the RHNA goals met, particularly for affordable housing units. The HE Housing Plan (p. H-70 to H-97) needs to demonstrate a significant change to current policies and programs in order to realistically be able to reach the goal. The lack of affordable housing on the Peninsula is a significant contributor to environmental degradation as workers must commute long distances by car, emitting greenhouse gases (GHG) as well as other

pollutants. It also leads to sprawl, as more development is done in areas that were open space or agricultural land.

There are specific areas that will need to be retained or expanded to make sure the final HE contains the key actions needed to make significant progress on addressing the enormous lack of affordable housing in the Bay Area. Listed below are the most important goals, policies, and programs in the HE that need to be retained and strengthened in the final HE.

The "buffer" for meeting the goals for affordable units (low and very low) is only 9% as shown on page H-7. This is a lower number than in the earlier versions of the HE. This makes it less likely that enough affordable units will be built. The buffer number for affordable units should be higher.

The HE should prioritize policies and programs that reduce costs and streamline the processes for affordable units. The following policies and programs should be strengthened to accomplish this need:

H1.7 -Update Zoning Codes to Support Housing Production,

H 1.8 - Adopt Objective Design Standards,

H 1.9 – Establish Minimum Densities for Mixed-Use Projects, and

H 1.12 - Encourage Development of Missing Middle Housing within half mile of the transit corridor.

Funding that can be used to support affordable housing is a fundamental need and more must be done to obtain funding. This could include establishing or increasing Vacancy Tax, Commercial Linkage Fees, and Transfer Tax. It is particularly important that funding focus on repairing the legacy of discrimination in housing. The following policies and programs should be strengthened to accomplish this goal:

a. H 1.2 - Utilize Public Funding for New Affordable Housing,

b. H 1.3 - Increase Affordable Housing Production,

c. H 1.17 - Permitting and Development Fee Schedule Review,

d. H 3.3 – Evaluate Housing Revenue Sources,

e. H 5.1.1 - Adjust the City's Below Market Rate (inclusionary) program to provide larger density bonuses, and/or increased city support in exchange for affordable units i**n high resource areas.**

f. H 5.1.2 - Support the design of a regional forgivable loan program for homeowners to construct an ADU that is held affordable for extremely low-income households. However, the units should be dedicated for at least 30 years, with affirmative marketing to households with disproportionately high housing needs including persons with disabilities, single parents, and minority households, and

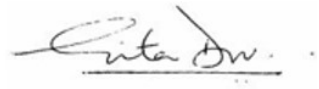
g. H 5.1.3 - Explore the potential to implement a loan program for ADU construction If a City-funded ADU loan program is determined to be infeasible. The City will support the design of a regional forgivable loan program for homeowners to construct an ADU that is held affordable for extremely low-income households for 15 years.

<u>The updating of H1.20 "Adopt San Mateo General Plan 2040" is built into the HE</u>.

H1.20 would lead to a ballot measure in November 2024 to update Measure Y. If approved by the voters, significantly higher density and heights would be possible in key areas, such as near transit. This change, if approved, will make meeting the RHNA numbers more possible. It will also potentially make providing more open space to "green" the City more feasible (parks, open space, trees, wider and safer bike and pedestrian paths, restoring creeks and riparian areas, etc.). However, it is important that the City have a strong communication plan to inform the voters of the reasons for this vote and the consequences of approval or denial. The plan to meet RHNA needs to be clear in case the measure fails.

We ask that you consider this information as you finalize the Housing Element for submission to the State HCD. SLU is prepared to help the City in advancing the HE as it is finalized and when it goes into effect.

Respectfully submitted,



Gita Dev
Co-Chair Sustainable Land Use Committee, Sierra Club Loma Prieta Chapter

Nicholas "Nicky" Vu

From: Ashley Snodgrass
Sent: Thursday, August 10, 2023 8:56 AM
To: Nicholas "Nicky" Vu
Subject: FW: Public Comment on Latest Draft Housing Element
Attachments: 2023.8.9 City of San Mateo Housing Element Letter.pdf

Hi Nicky,

Please see the comments below.

Ashley

From: Jeremy Levine [redacted]
Sent: Wednesday, August 9, 2023 4:41 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Cc: Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Planning <planning@cityofsanmateo.org>; Planning Commission <PlanningCommission@cityofsanmateo.org>
Subject: Public Comment on Latest Draft Housing Element

Good afternoon San Mateo City Council and staff,

Please see the attached letter for comments from the Housing Leadership Council regarding San Mateo's latest draft housing element. We greatly appreciate the progress the city has made with this draft and look forward to continuing to work on further improvements.

Thank you for your consideration,
Jeremy
--
Jeremy Levine (he • him)
Policy Manager
Housing Leadership Council of San Mateo County
[redacted]

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August 9, 2023

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. This is our fourth formal letter to the city. In the middle of last year, we sent the city two letters outlining opportunities to improve 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. We followed up with a more policy-focused letter last November.

At their core, housing elements are about policy change. All of the elaborate research that makes up a housing element–of local housing need, the governmental constraints to meeting that need, and the fair housing implications of the city's policy choices–are supposed to lead to policy outcomes that respond to what the city learns. The analyses alone cannot make a housing element comply with state law, only appropriate policy change can.

The newest draft of the housing element makes several necessary policy changes that will help the city achieve compliance by responding to specific issues raised by the department of Housing and Community Development (HCD). Of most significance, HLC recognizes the commitments to development timelines for publicly owned sites in **policy H1.2**; to eliminate the pre-application and third-party design review requirements for new projects and approve projects up to 25 units administratively in **policy H1.6**[1]; to reduce parking requirements in **policy H1.7**[2]; and to increase the base density by a minimum of 25 du/ac in all General Plan update study areas as described in **policy H1.20**.[3] These are excellent and substantial changes.

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[1] HCD's March 27, 2023 Review Letter, p. 6: "[The permitting process] should be addressed as a constraint including but not limited to findings one, two and three and add or modify programs as appropriate. Lastly, the preapplication process adds at least four months in addition to the typical approval times listed and the element should add or modify programs as appropriate to address the constraint."
[2] HCD's March 27, 2023 Review Letter, pp. 5-6: "In addition, Program 1.7 must include specific implementation actions to reduce parking requirements for studio and one-bedroom units city-wide as well as for units that are at least 1,400 square feet."
[3] HCD's March 27, 2023 Review Letter, p. 8: "While the element includes Program 1.21 (Adopt San Mateo General Plan 2040), it must include specific commitments to increase densities and adjustments to development standards. In addition, the element should include a specific program to address the constraint of Measure Y."

These policies form the foundation by which San Mateo can create a great housing plan that complies with state law. Nonetheless, these policies do not yet fully respond to the findings in the city's analyses, in part because the findings are not yet accurate. The city should pursue a couple of methodological changes that will better align the housing element with state law and indicate where the city still can progress on policy.

1. Lower the realistic capacity for the city's opportunity sites from 90% to 70% and provide supporting evidence as requested by HCD.[4] As of the latest draft, San Mateo's realistic capacity of 90% lacks supporting evidence. Historic development trends suggest a capacity closer to 70%.[5] If the city used a realistic capacity that reflected actual historic development trends, it would be clear that current zoning is inadequate to demonstrate enough capacity to satisfy the Regional Housing Needs Allocation, requiring the city to rezone through the housing element.
2. Expand the scope of policies to Affirmatively Further Fair Housing (AFFH). San Mateo's plans for rezoning through the General Plan continue to exempt the highest-opportunity areas of the community from new homes. The city's AFFH analysis primarily justifies current conditions rather than seeking to understand the barriers to fair housing and remove them. Instead of continuing to expend energy on expensive studies to justify existing conditions, the city should implement meaningful new policies.

Though they seem esoteric, these methodological changes have large implications for the policies San Mateo must implement in order to comply with housing element law. The city currently maintains it can comply with RHNA without rezoning, which would mean that the city is not required to rezone during the current General Plan update. While this is a politically expedient result, it does not reflect reality. The city must identify additional sites to meet both the overall number of new homes in RHNA and to provide enough homes throughout the community to meet the AFFH expectation.[6, 7]

These are not the only two methodological issues HLC could raise regarding the housing element. We have ongoing concerns about major opportunity sites that would further reduce the site inventory.[8] Yet we prefer to focus on policy change rather than nitpicking technical requirements. In order to comply with state law and create a great plan for new homes, HLC proposes the following amendments and additions:

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[4] HCD's March 27, 2023 Review Letter, p. 4: "The analysis should be based on factors such as development trends including nonresidential, performance standards requiring residential uses or other relevant factors such as enhanced policies and programs. For example, the element could analyze all development activity in these nonresidential zones, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly."

[5] See pp. 244-245 of the public comment packet for agenda item 2 of the January 24, 2023 city council meeting.

[6] See pages 4-9 of HLC's May 6, 2022 comment letter to the city for an analysis of fair housing issues, which remain unaddressed.

[7] HCD's March 27, 2023 Review Letter, p. 9: "[AFFH] actions must have specific commitment, metrics, and milestones as appropriate and must address housing mobility enhancement, **new housing choices and affordability in high opportunity areas** [emphasis added], place-based strategies for community preservation and revitalization and displacement protection."

[8] See pp. 236-242 See analysis presented on pp. 244-245 of the public comment packet for agenda item 2 of the January 24, 2023 city council meeting.

- Amend policy H1.2's actions (d) and (e) to specify a minimum quantity of affordable homes that will be delivered on each site. Furthermore, amend action e to complete site analysis for 4142 S El Camino Real within 12 months of housing element adoption, issue an RFP for the site within 24 months, and select a developer within 36 months.[9]
- Amend policy H.1.4 to add an action to implement a rental registry to track rentals and provide data to the city regarding ADU rental rates, prices, and evictions. Data from a rental registry will help the city identify whether the city is actually delivering on its affordability goals (which should be adjusted downwards, in any case). The city could further promote ADUs by allowing two ADUs on large lots and fee waivers for deed-restricted ADUs that are rented on the open market.
- Amend policy H1.7's action (d) to make a concrete commitment to implement an affordable housing overlay for quasi public sites owned by religious and public institutions to allow development at least up to the R-6d zoning standards.[10] Because a meaningful portion of these sites are located within San Mateo's highest-opportunity neighborhoods, creating a quick, streamlined process by which these areas can build housing will help San Mateo satisfy the AFFH requirements to plan for housing in higher-opportunity neighborhoods.
- Evaluate new sites to add to the housing element and commit to further rezoning.
- Amend policy H1.20's action (a) to clarify that the study areas with large opportunity sites like Bridgepoint and Hillsdale will be rezoned by a minimum of 100 du/ac. Furthermore, amend action (d) to clarify that the city will rezone single-family neighborhoods within one mile of transit to allow up to 55 du/ac if the amendment to the current Measure Y ballot initiative does not pass. These policies ensure San Mateo will adequately rezone to generate more capacity on its opportunity sites.

San Mateo's city staff have worked hard to help San Mateo comply with state housing law, but, without clear direction from council to pursue more meaningful policy change, the city may continue to cycle through an expensive, time consuming loop of housing element review that can be avoided with bold action. San Mateo has tried to analyze its way into housing element compliance twice already, spending hundreds of hours of staff time and hundreds of thousands of dollars on consultants, when the city could much more easily achieve compliance by committing to more meaningful policy recommendations.

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 to enable 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.

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[9] San Mateo draft housing element, p. 78: The policy as currently written commits to complete site analysis within 48 months of housing element adoption and select a development partner within 60 months, virtually guaranteeing the development is not completed within the planning period.
[10] San Mateo draft housing element, p. 81: The policy as currently written says "Evaluate the feasibility of an affordable housing quasi-public overlay or code amendment to support the production of affordable housing on quasi-public sites, such as religious or educational institutions."

Thank you for your consideration,

Jeremy Levine

Nicholas "Nicky" Vu

From: Housing
Sent: Wednesday, August 9, 2023 4:37 PM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: Housing Element (Housing Action Committee comments on July 2023 draft)
Attachments: 2023-08-09 Housing Action Coalition Comments on San Mateo July 2023 Draft Housing Element.pdf; RE: San Mateo stores - housing redevelopment plans?

From: Mayhew, Tom x4948 [redacted]
Sent: Wednesday, August 9, 2023 3:42 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Planning Commission <PlanningCommission@cityofsanmateo.org>; Housing <housing@cityofsanmateo.org>
Cc: Higley, CJ x4942 [redacted]; Corey Smith [redacted]; Ali Sapirman [redacted]
Subject: Housing Element (Housing Action Committee comments on July 2023 draft)

Please see attached, a letter on behalf of the Housing Action Coalition, commenting on the July 26 draft Housing Element. (Also attached is an email exchange with CVS regarding two sites on the inventory).

Tom Mayhew
Partner
Pronouns: His/Him
[redacted]
www.fbm.com

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit http://www.mimecast.com

Farella
Braun + Martel

THOMAS B. MAYHEW
[redacted]

CHARLES J. HIGLEY
[redacted]

August 9, 2023

Via E-Mail

City Council
City Planning Commission
Housing Manager, Planning Division
City of San Mateo
330 W. 20th Avenue
San Mateo, California 94403

E-Mail: housing@cityofsanmateo.org

Re: Housing Element for City of San Mateo 2023-2031
Draft for Public Comment dated July 26, 2023
Comments of Housing Action Coalition

Dear City Council, Planning Commission, and Housing Manager:

On behalf of the Housing Action Coalition,[1] we write to comment on the July 26, 2023 draft 2023-2031 Housing Element for the City of San Mateo.

The new draft, if adopted without significant improvement, would fail to meet the need for housing and violate state law. First, it overstates how much housing the site inventory under current zoning will provide, by ignoring the specific and pointed comments of HCD and the requirements of the statute. Second, it continues to include unrealistic sites where existing uses are likely to continue. Third, it repeats the overestimation of ADU units despite being twice told by HCD why it should not. The result is that the draft is incorrect when it claims San Mateo can meet its share of the regional housing need without any rezoning.

Instead of identifying a real path forward (i.e., meaningful rezoning), the draft simply rewords the Housing Element's failed arguments for compliance, argues that the same sites will provide more units based on more opaque data, and adds only two sites to the inventory: one of them based on a recent pre-application (site AQ: the "Post & Beam" project at 600 E.3rd), and the other a five-story office building that is still actively being leased to dozens of office tenants

[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.

at 1690/1700 El Camino Real. If the City wants to comply with state law, a more ambitious program of rezoning, motivated by a genuine desire to affirmatively further fair housing, is necessary to do so.[2]

A. The Capacity of the Site Inventory To Meet The RHNA Need Is Not Realistic, Because It Ignores The Applicable Law And The Relevant Data.

The RHNA capacity numbers on the site inventory are unrealistic, because the draft deliberately avoids doing what HCD directed and what the law requires. The estimate of units on each site is governed by Government Code section 65583.2(c), which provides:

> The city or county shall determine the number of housing units that can be accommodated on each site as follows:
>
> (1) . . . If the city or county does not adopt a law or regulation requiring the development of a site at a minimum density, then it shall demonstrate how the number of units determined for that site pursuant to this subdivision will be accommodated.
>
> (2) The number of units calculated pursuant to paragraph (1) shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (5) of subdivision (a) of Section 65583, 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 the current or planned availability and accessibility of sufficient water, sewer, and dry utilities.

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[2] A brief note about process: We have heard that City staff are bringing the new draft of the Housing Element only to the City Council, without having a hearing with the Planning Commission to obtain their recommendation, even after the Planning Commission repeatedly requested the opportunity to do so. Given the Planning Commission's familiarity with development standards, policies, and land use in the City, it is surprising that their knowledge, experience, and expertise would not be desired as part of the process. We also note that under the San Mateo Municipal Code provides, at section 27.060.040(b), governing the Planning Commission's jurisdiction, that the Commission "shall review and make recommendations to the Council upon all . . . General Plan Amendments." The Housing Element is part of the General Plan, and so amendments to it are General Plan Amendments. In January the Planning Commission advised the City Council that the draft was non-compliant, and had it exactly right; the Commission identified the very issues that HCD then found prevented certification. The City Council should want to hear what the Planning Commission recommends with respect to the current draft, rather than relegating the Commission's members to separate public comments as private citizens.

A concrete example will illustrate how the draft currently estimates capacity. The draft calculates a total capacity number as 90% for most sites, absent a filed pre-application or application. *See* H-C-68. Thus, for example, the Walgreens complex at 4060 South El Camino Real, zoned for either commercial use or residential use with a maximum density of 50, is projected to accommodate 46 units on 1.02 acres (~90% of maximum). Then, to estimate the realistic capacity for each income category, the draft simply multiplies the total units by the proportion of each RHNA category for the City as a whole. July 2023 version at H-37 ("Most sites in the inventory have unit affordability distributed in proportion to the RHNA allocation."). Because the lower income categories represent approximately 40% of the RHNA numbers assigned to San Mateo, the inventory claims that the realistic capacity of the Walgreens site to accommodate affordable housing for lower income households is 40% of 46 units: 19 units.

The problem is that these capacity numbers are inflated, as explained further below:

- Even if Walgreens is torn down, the commercial zoning might mean that another retail building is constructed without any housing at all. The possibility of nonresidential redevelopment means that claiming 46 total units for the site is too high.

- Claiming that, on average, 40% of the units will accommodate the need for lower income housing is an overestimate. Under a new 2018 state law (AB1397, codified at Government Code § 65583.2(c)(2)), the City is required to consider the actual production of lower income housing in coming up with its realistic capacity estimates, and adjust its capacity numbers accordingly. A typical project does not include 40% affordable housing.

- For sites that have filed applications or pre-applications (unlike Walgreens), the site inventory ignores its own realistic capacity methodology and simply uncritically accepts the number on the application, without any evaluation of how city zoning laws would reduce it. This too, leads to an overestimate.

An inflated capacity analysis leads to a major violation of state housing law: claiming that the RHNA numbers are satisfied when they are not, and failing to plan and take additional actions to meet the actual need. HCD specifically directed the City that one reason why its Housing Element did not substantially comply with the law is because the capacity numbers were not realistic. Using realistic capacity numbers for all levels of affordability will show that the City needs to add a lot more more than just two sites to come into compliance with state law.

1. The City Should Use Data From Existing And Approved Projects, As The Statute Requires, Rather Than Relying On "Applications."

The first step is to make sure the estimates are based on valid data. The law requires a realistic capacity estimate to be adjusted by considering "typical densities of existing or approved residential developments . . ." Government Code § 65583.2(c)(2). The January

version tried to do that in Table 4 at page H-30 and H-31, listing 2017-2022 project densities. But unfortunately, the January version improperly ignored three large projects to make the average look like it was over 100%, calling them "outliers" so that they wouldn't affect the total, and omitting a few others. HCD's March 27 letter told the City to revisit this issue: "The majority of sites still assume 100 percent maximum density as realistic capacity. The analysis must demonstrate that all projects in those zones developed at maximum density to support assumptions."[3]

The new draft now ignores and even removes relevant data, and relies on an irrelevant chart instead. Table 4 in the July version, now at page H-32, has been edited to remove some of the information, including the maximum density. But worse, it removes the totals and averages, so that no one can easily figure out what is typical.

So that the Planning Commission and City Council can be fully informed, we have included (in an appendix to this letter, after the signature block) the data from the original table 4 in the January version, plus the data for the sites added in the new July draft, adding a column to show the maximum density for the acreage, and including the totals and the relevant average. The chart shows that the 3,028 units were approved/developed on land that had a maximum zoned capacity of 3,263 units: 92.8% of the maximum.[4] Interestingly, based on this data, the current draft's reasonable capacity numbers – 90% for most sites, and 75% for those in residential zones – is in the range of reasonable as a starting point, if further adjusted as set forth in A.2 below. (This will need to be adjusted downward – this is the percentage of maximum for those projects that developed with residential units, but ignores that not every project has residential units.) There is no reason to omit the totals as the new draft now does.

The July draft capacity estimate doesn't rely on this data set of existing/approved projects, however: it looks at applications instead of approvals. *See* H-C-68 (chart based on "Applications from 2019 – present"). Applications are irrelevant. State law expressly requires consideration of "existing and approved" projects, rather than applications. The reason the statute requires consideration of "existing or approved" developments is simple: those developments have gone through the close study of whether they comply with all zoning requirements (setbacks, height limits, etc.) and the economics of building a project. "Existing and approved" projects have been battle-tested through the gauntlet of Planning Division, Planning Commission, and City Council review, unlike application or pre-application numbers that reflect only an initial proposal. The City knows well that many projects initially propose a

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[3] As Table 4 shows, 9 of 25 projects approved during 2017-2022 that included a residential component did not develop at or over the maximum density.

[4] One site on the July version of Table 4 has been omitted from ours, because of an atypical situation: Kiku Crossing. Kiku Crossing achieved higher density only by invoking a unique state statute (AB1763) that overrode both the Measure Y height limit and eliminated the density limit entirely. Because this state law meant the project was not subject to a maximum density, it is not typical and cannot be used to calculate a percentage of maximum density for typical projects.

higher number than what is eventually approved after the review process takes place. Table 4 should be edited to include the average capacity by acreage of approved projects, which helps show what is realistic to expect from future ones.

2. The City Must Adjust Downward To Account For The Possibility Of Non-Residential Redevelopment.

While there is a significant demand for housing that may result in redevelopment of many of the sites on the inventory, housing is not the only possible outcome for the sites. Most of the sites on the inventory have mixed zoning: they could be used for housing, but they could also be used for an entirely non-residential use like commercial or office space. HCD directly instructed the City to evaluate the probability of this occuring when it explained why the City's January Housing Element did not comply with state law:

> In addition, the calculation of residential capacity must also account for the likelihood of residential development in zoning where 100 percent nonresidential uses are allowed. . . . For example, the element could analyze all development activity in these nonresidential zones, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly.

HCD March 27, 2023 letter, Appendix at p. 2. HCD also said the same thing, word-for-word, in its September 2022 comment. HCD September 28, 2022 letter, Appendix at p. 3. Yet the current draft still does not comply.

Despite HCD's direction to evaluate this issue, the new July draft deletes the chart – former Table 5 in the January version – that addresses it. Hiding the data will not help. As we explained back in January, the City's own data shows that residential capacity numbers should be reduced by approximately 25%, based on an 75% likelihood that a mixed-zoning site will be redeveloped with some residential units, and a 25% likelihood that it will be redeveloped with no residential units. Table 5, at page H-32 to H-34 of the adopted Housing Element showed that 78% of projects by number, and 75% of the acreage, contained some residential units, but that 25% of the re-developed acreage contained no residential units at all.[5]

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[5] Larger sites are more likely to be developed for commercial or office uses. The January adopted Housing Element Table 5 shows that while 20 of 25 sites contained at least some residential component, only 19.99 of the 80.88 acres (75%) did. A realistic calculation of the likelihood of residential development should apply the proportion developed by acreage before multiplying it times the allowable units per acre, not the site count.

We note that the deletion was only partial; the July version of the Housing Element still states that "[H]istorically 78% of the commercially zoned sites included housing," and then claims – incorrectly – that realistic capacity numbers are reduced for mixed-use sites. (Housing Element at page H-31). There is even a new, stray reference to the old, now-omitted Table 5. (See H-34, referring to "the history described in Tables 4 and 5"). Table 5 should be restored to

The capacity numbers of sites on the inventory, for those sites with mixed zoning, should therefore be, at most, 92.8% times 75%: 69.6%. (Or if the draft's 90% number is used, then 67.5%). The draft currently applies a capacity number of 90% to sites where nonresidential uses are authorized by the zoning, with no consideration of the probability of nonresidential development, and so the capacity numbers will need to be reduced for most of the sites on the inventory.

We note that the City could rezone so that housing is a required use in these zones (i.e., a minimum residential density), so that a 100% nonresidential project is not possible. This would guarantee that these sites would include housing if they are redeveloped, and enable the City to ignore the probability of nonresidential development. The only other alternative is to do as HCD has now directed twice: Unless the City rezones to eliminate the possibility of a 100% nonresidential project in these zones, it must discount its capacity numbers to incorporate the probability that underutilized sites become office or retail spaces, rather than being used for housing. It is time to incorporate the discount into the analysis, and recognize that the site inventory lacks sufficient sites to provide for the necessary RHNA housing at all income levels.

3. The City Should Consistently Apply The Realistic Capacity Methodology, Including To Sites With Unapproved Applications or Pre-Applications.

As just explained, the draft states that the realistic capacity of the majority of sites is 90% of the zoned maximum. But for sites where an application or pre-application has been made, the draft now always uses a much higher capacity number – sometimes well in excess of the City's own zoning laws – even though the project has not yet been approved. In most cases, these applications or pre-applications include a density bonus request, and so the inventory projects development at up to 150% of the zoned capacity. While in the January version the capacity number was at least sometimes adjusted to a reasonable projection of the realistic capacity, the draft now uncritically embraces any number that has been suggested by an applicant or pre-applicant.

If the City were to accept that its January Housing Element was invalid, and that the Builder's Remedy now applies – so that it cannot use its zoning laws to prevent these projects from being built as proposed, absent a health and safety concern – then the City could approve all of the applications now, and count these numbers towards the RHNA. But until and unless the applications are approved, there is insufficient basis to claim these numbers as realistic: the fact that an owner has proposed a number in a "pre-application" or even a formal application does not mean that the number is valid or likely to be accepted by the City. The history of actual approved projects, not the face value of a pre-application, is what should supply the realistic capacity of not-yet-approved sites on the inventory.

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the draft, and the effect of its analysis should be included in estimating capacities as HCD directed.

Moreover, the approach of including state law density bonus numbers ignores that the City's Housing Element is supposed to evaluate the realistic capacity based on the City's zoning restrictions, and not merely assume that the City's zoning laws are adequate to accommodate the need because state law can override them. The City should apply the same realistic capacity methodology to all sites that have not yet received a formal approval. An unanalyzed application or pre-application is not sufficient evidence to claim a higher number.

4. The Estimate Of Lower Income RHNA Capacity Is Overstated.

Probably the most significant problem with the site inventory is in its estimate of the realistic capacity of the sites to provide housing opportunities for households in the lower (very-low and low) income categories. Here, the Housing Element ignores the new 2018 (AB1397) statutory requirement that realistic capacity numbers consider typical densities of existing/approved projects "at a similar affordability level in [the] jurisdiction," Government Code section 65583.2(c)(2), and instead projects that, on average, 40% of the units will be affordable to those in the lower income category.[6] The only reasoning given for the 40% prediction of lower income units is that lower income units reflect 40% of the RHNA requirement for the City. This logic is circular: the City predicts that it will satisfy its goal by assuming that the goal will be satisfied. No one in San Mateo could possibly think that it is a realistic estimate to say that 40% of the units, on average, will be affordable to those in the lower income category.

We have included a second chart in the appendix, this time adding a column to the Table 4 data to show the typical densities "at a similar affordability level" by showing the percentage of total units that are affordable to households in the lower income RHNA category. The result shows that, based on an average of recent existing and approved projects, the median project includes only 8-9% affordable units (not even 15%, because of the interaction between the inclusionary ordinance and state density bonus law).[7] The average, taking the atypical Kiku Crossing into account, is around 18%, though we note here that our chart is incomplete and that the City will have the necessary data to complete it. Even the incomplete data makes clear that

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[6] We do not fault the City for attributing the units across all properties, because it can be difficult to predict which parcel will develop in which way. The issue is what percentage should be applied across all properties.

The significant exception to the use of the 40% number is for the Hillsdale Mall site. For that site, the site inventory projects only 15% lower income units, explaining that this was reasonable based on the city's inclusionary zoning ordinance. As we explain, an estimate like the one used for Hillsdale is far more reasonable than the one used for other sites.

[7] Here, the median is more relevant than the mean in evaluating typical densities at this level of affordability, because the mean is heavily skewed by the high number of affordable units in the atypical Kiku Crossing project, which combined both a significant land donation by the City with a special state law that removed density limits and significantly raised the height limit. The City does not have a significant city-owned land inventory to repeat this success.

the site inventory's estimate, using 40% as a formula for the "realistic capacity" of the site inventory to meet the RHNA need for lower income housing, is not a realistic projection or estimate based on typical existing/approved projects.

Applying a realistic estimate of lower income production to the site inventory has a major impact. If a realistic percentage for the lower income category is applied, based on the data, then the current site inventory has a RHNA shortfall of more than 1,000 units in this category. In order to satisfy the RHNA for this category at current levels of affordable housing production, if the City does not develop new programs and policies, and succeed in the Measure Y effort to allow greater density, the City would need to rezone hundreds of acres at 50 dwelling units per acre to result in the required level of lower income housing, or come up with a more aggressive program of building affordable housing itself.

B. 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).

HCD has twice told the City to correct this issue. In the September 28, 2022 letter, HCD wrote:

> The element must include an analysis demonstrating the potential for redevelopment of nonvacant sites. To address this requirement, the element

> describes in general the existing use of each nonvacant site, for example, 'commercial' or 'parking lot.' This alone is not adequate to demonstrate the potential for redevelopment in the planning period. The description of existing uses should be sufficiently detailed to facilitate an analysis demonstrating the potential for additional development in the planning period. . . . [T]he housing element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period (Gov. Code § 65583.2, subd. (g)(2).)

Despite this specific guidance from HCD, the site inventory still lists existing uses as "commercial" or "parking lot" without any additional discussion of most of the parcels, the existing uses are not described in detail to facilitate an analysis, existing leases are ignored, and the housing element does not demonstrate that existing uses are likely to discontinue in the planning period. In its March 27, 2023 letter, HCD reiterated:

> [T]he element should describe the likelihood that existing uses will discontinue during the planning period, whether there are current leases, or other factors of whether the uses will impede residential development.

Unfortunately, the draft doesn't respond to these instructions. The following examples show that the City has listed unrealistic sites without evidence that the existing uses are likely to discontinue.

1. The Bridgepointe Shopping Center Parking Lot
(APN 035-466-100) 8.5 acres, 383 units (155 lower income)

The City's new draft has dropped the unrealistic Bridgepointe shopping center buildings, but tries to claim, contrary to the evidence, that much of the parking lot is nevertheless likely to become housing before January 2031.

Most of the shopping center buildings are occupied under long-term leases by major retailers (Ulta Beauty, Total Wine & More, Ross, Marshall's, Hobby Lobby, Starbucks, Petco, Cost Plus). The center is highly successful, and a new Benihana restaurant is currently being built on one edge of the parking lot. Other restaurants dot the perimeter, including BJ's, Lazy Dog (opened May 2022), and California Fish Grill (also opened 2022). An ice rink that was closed at the time of an earlier draft of the Housing Element has now re-opened. These are all long-term uses that are not likely to discontinue.

The parking lot is used by all of the tenants. The City nonetheless claims that the parking lot will meet the need for 383 units of housing, including 155 lower income units. In order to do so, the City needs substantial evidence that the existing use of the parking lot will discontinue.

There is no such evidence. The City has no evidence that the owner plans to build high density residential on even a portion of the parking lot during the term of the existing leases.[8] Nor does the City have any evidence that the leases with the major retailers and restaurants – which almost certainly provide for rights to have customers park in front of their businesses – would allow the owner to do so. Given the evidence we have already provided the City that the long-term leases run throughout the planning period, and the continued evidence of retail use of the center (including the new Benihana construction), the City lacks substantial evidence that the regional need for housing, particularly for the lower income category, is met by this parking lot. As we have previously commented, our client would strongly support dense residential construction on the parking lot, and we hope the site evolves in this manner. The City, however, has not met its burden of showing, based on substantial evidence, that the parking lot is available for development or realistic as the site of 155 lower income units, in spite of the economic and legal constraints on its use.

2. The Atrium: 1900 South Norfolk Street
(APN 035-391-090) 8.18 acres, 368 units (149 lower income)

As stated in Housing Action Coalition's earlier comment letters: The executive office building known as "The Atrium," 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 shows that the owner continues to sign long-term leases with new tenants, even in 2023. https://property.compstak.com/1900-South-Norfolk-Street-San-Mateo/p/3970 (indicating a lease was signed with new tenant Golden Gate Regional Center in 2023 that expires in 2035). In prior letters we also submitted publicly available information indicates that a number of other leases continue to be signed or renewed for this three-story office building, with at least one other lease publicly reported to extend until 2030. Housing Action Coalition Comment Letter Dec. 16, 2022, Appendix Tab 9. Despite this information, the City does not analyze whether the existing leases present an obstacle to residential development during the 6th cycle as required by Government Code section 65583.2(g)(2), emphasizing only "owner/developer interest" in redevelopment.

Based on the results of a recent Public Records Act response, the evidence of owner/developer interest is insufficient to conclude that the existing use of the property as an office building is "likely to discontinue" during the 6th cycle, or that the property should be projected to provide the 368 units, and 149 low income affordable units, claimed on the inventory. A 2020 email shows that a developer was exploring the idea of building townhomes on a small portion of the parking lot only: 3 acres, for 55-60 townhome units, "while still

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[8] The earlier draft of the Housing Element had suggested that there was owner interest in redevelopment. In response to our Public Records Act request, no evidence of this was produced. On the new site inventory, the box for "Owner/Developer Interest" is left blank; the chart argues that the site is realistic solely because it is a parking lot with no structures on it.

preserving the office building and all of its associated tenants." A lower-intensity development proposal like this is consistent with the similar townhome development at 1, 2, and 3 Waters Park a few hundred feet away, but does not justify claiming that the entire 1900 S. Norfolk site would be redeveloped, particularly at the intensity claimed in the site inventory. A second communication, directly from the owner Seagate Properties in April 2022, sought a General Plan designation that would make residential development possible, but did not provide any timeline or state that the existing use would be eliminated during 2023-2031: "we . . . believe there will be opportunities now or during the 20-year period of the General Plan for the property to be redevelop[ed] 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." Both of the communications provide no evidence that the existing office use of the site will discontinue at all, much less that it is likely to discontinue soon enough that housing can meet the 6th Cycle RHNA need. Both these communications *confirm* that the existing use will continue, rather than providing evidence that it will not; the expressions of owner interest do not justify claiming that all 8.18 acres will develop. Moreover, the continued signing of new long-term leases, including after the April 2022 letter, show by the owner's current actions that housing is not expected to happen before 2031.

If the City pivots and claims that a portion of the parking lot can be redeveloped consistent with the owner's actual statements, rather than the entire 8.18 acres, it would need to make a site-specific adjustment to the capacity. The office building, and the need for parking for its tenants, reduce the available space. So does the large utility substation that isolates a strip of the acreage from the rest of the parcel, rendering that portion unbuildable. There are other site-specific constraints, including the Measure Y height limit, the height limits adjacent to the Highway 92/101 interchange (bordering this site on two sides), and the required setback from Borel Creek/Seal Slough, all of which may lower the realistic capacity. The draft fails to analyze these site-specific constraints in projecting 368 units.

3. Hillsdale Mall
(APN 042-121-040, -060, -080; 039-490-050, -170; 039-353-010, -020, -030, -040) 28.91 acres, 1200 units (180 lower income)

As discussed in Housing Action Coalition's prior comment letters, the question about Hillsdale Mall is not about whether the owner is interested in some mixed use housing for the site. The issue is when and how much housing will be built, and on which parcels or portions of parcels. Here, the City lacks evidence to justify the projections on the site inventory, or to claim that the existing uses are likely to discontinue soon enough for housing to be built during the required timeframe. The letter that the City cites at page H-35 fn.8 shows a proposal for densities higher than San Mateo zoning law allows (absent amendment of Measure Y). The new draft does not address these issues further, though it has – as explained in section A.4 above – reduced the number of affordable units to a more reasonable number.

4. Parkside Plaza Shopping Center: 1825 and 1850 S. Norfolk
(APN 035-381-020 and -030) 6.65 acres, 299 units (121 lower income)

The owner of Parkside Plaza shopping center has, according to the site inventory, expressed no interest in redevelopment. And, there are existing uses that would presumably prevent the owner from doing so anytime soon. The shopping center is full of retail tenants: Smart & Final, Pet Club, a Round Table Pizza, a large optometrist, dry cleaners, restaurants, a beauty supply, a martial arts school, "Fluff and Puff Dog Wash," and others. If not for the tenants, and not for the lack of ownership interest, it might seem like a reasonable site for housing: other developments are happening or planned in this neighborhood. But with the large number of existing tenants, including national chains, the site is unlikely to redevelop before 2031. Under Government Code section 65583.2(g)(1) and (g)(2), it is not properly listed as accommodating the need for sites for lower income housing.

We note here that a similar retail shopping center site – the Concar Passage project – has recently put their project on hold due to current economic conditions.[9] Five years after first applying for approval, and three years after obtaining it, the project proponent there has – just before expiration of its rights – asked for another extension of two years to sign a ten-year development agreement and exercise options to consolidate ownership of the parcels. While the Concar Passage project might still provide housing during the 6th cycle planning period, there is no housing being built right now even with a motivated developer with a plan who has been pursuing it for five years so far. Contrast that with Parkside Plaza: no owner or developer interest and no plan. It is simply unrealistic to expect that Parkside Plaza will be redeveloped as residential in time to meet the need for housing, including lower income housing, during 2023-2031.

5. Borel Shopping Center (71-77 Bovet; 1750 El Camino Real)
(Consolidated Site AH: APN 039-011-450, -460, -470, -480, -500, -510)
6.65 acres, 213 units (86 lower income)

The City has repeatedly been told by public comments why the Borel Shopping Center site is not realistic: tenants have long-term leases that preclude development even if the owner is interested. As explained by the comment letter by Campaign for Fair Housing Elements in April 2022, the major tenants (CVS and 24 Hour Fitness) have long-term leases that will not expire until long after January 2031, and have indicated they do not want to leave. *See* draft Housing Element, Appendix G at page 13.[10] Our recent communication with CVS's Northern California director of real estate confirms that CVS has no present intention or belief that it will move out before 2031. (Attached email from CVS, dated August 7, 2023). As demonstrated by our earlier

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[9] See staff report for item 26 of the July 17, 2023 City Council meeting for additional details. https://sanmateo.primegov.com/Portal/Meeting?meetingTemplateId=6875

[10] Long-term leases are unsurprising, particularly after buildings are extensively remodeled. As the City knows from the building department, 24 Hour Fitness did major renovations under its long term lease: $2.2 million in improvements in 2008.

comment letter, Jack's Restaurant and Bar likewise has a long-term lease that lasts for most of the period (the lease runs from 2013-2029). The City lacks substantial evidence that the site's existing uses are "likely to be discontinued" during the next eight years. It should not count towards 86 units of housing affordable to lower income households.

6. Borel Estate Building, 1690 (1700) S. El Camino Real
(APN 039-012-010)
Acreage not shown on inventory, 155 units (63 lower income)

1700 S. El Camino Real, the entire block between Borel and Bovet, is a five story office building with two banks (California Bank and Trust and Beacon Business Bank) on the first floor, and 32 offices on floors 2-4. The tenants are primarily in the financial services industry and other professionals.

If the City has evidence that the owner is likely to discontinue office leasing during the 2023-2031 period, it does not describe it. Despite this being one of the larger sites on the inventory, there is not a page in the Housing Element Appendix C that answers the critical question: is there substantial evidence that this site is likely to redevelop as housing before January 2031? Absent such evidence, it should not be listed. If what the City means instead is that the parking lot is a likely housing site, with the five story office building remaining, it should designate a smaller segment and analyze how much of the parking lot use is likely to discontinue during the planning period.

7. Office Building at 1650 Borel
(1650 Borel)
2.51 acres, 113 units (46 lower income)

This office building is filled with professionals: law firms, accountancy practices, psychiatrists, mortgage brokers, opticians, and engineers. New leases continue to be signed; in 2022, one of their longtime occupants – a CPA firm (Galligan, Thompson & Flocas) – signed a new 10 year lease that will run to 2031. https://property.compstak.com/1650-Borel-Place-San-Mateo/p/4097 The site inventory shows that no owner or developer interest has been expressed in redevelopment. The law requires the city to presume that this site's existing use will continue, even if the city thinks this two-story building could or even should redevelop. Government Code § 65583.2(g)(2). Existing uses preclude listing this site as meeting the need for lower income housing.

8. The Elks and The Shriners – 229 W. 20th Street and 150 W. 20th Street
(Consolidated Site H) 5.4 acres, 140 units (57 lower income)
(APN 039-030-220) 1.98 acres, 89 units (36 lower income)

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 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."[11] 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, instead of the "preliminary conversations" that took place eight years ago. No records were produced in response to our Public Records Act request showing that any conversation about likely redevelopment has taken place recently or at all. Nor does an offhand email from a curious real estate broker, asking about the Housing Element designation, show a likelihood that the Elks plan to move. 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).

Meanwhile the Housing Element also pairs the Shriners' property with two neighboring parcels: 205 W 20th and 2010 Pioneer Court. The City has no evidence that the owners are coordinating or will do so.

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"). Vague expressions of interest do not constitute substantial evidence that the existing use will likely cease during the next eight

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[11] 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."

years. Sections 65583.2(g)(1) and (g)(2) require more analysis, more evidence, and more likelihood.

9. 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)
8.82 acres, 296 units (120 lower income)

This site, consisting of twenty parcels including the only grocery store in the neighborhood (Mollie Stone's), a CVS, a bowling alley, a church, and a number of small retail businesses, is claimed to accommodate 120 units of housing affordable to those with lower incomes. Many of the sites are separated by city streets. The only basis for including this group of sites 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.[12] There are three separate owners, and no indication that they are working together or have the agreement of the tenants to temporarily close during redevelopment. As with Borel Square, we note our recent communication with CVS's Northern California real estate director (attached), showing that one of the major tenants has no current intention or belief that it will move out so that its store can be redeveloped as housing before 2031. We also note that, while the interest in redevelopment was in a specific plan process – probably necessary given that the city streets break up the site – the City has nothing in its Housing Element indicating it plans to engage in a specific plan process for this area. The City appears to lack substantial evidence that this site will likely redevelop during 2023-2031.

10. Downtown Retail Block on East Fourth: Site N
(Consolidated Site N: 034-144-220, 034-144-230, 034-144-240)
3.14 acres, 141 units (58 lower income)

The city claims that three parcels under separate ownership will consolidate and be redeveloped in the heart of downtown: Consolidated Site N is a combination of (1) the long downtown block on East Fourth with Dean's Produce, Equinox, First Bank, Jamba Juice, Noah's Bagels, Starbucks Coffee, Chase Bank, a bicycle shop, and other restaurants and stores; (2) an

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[12] 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).

old bank building now occupied by a Mattress Firm store, and (3) the parking lot on East Fifth across from Central Park, behind the shops on East Fourth.

The parking lot is under separate ownership from the other parcels, and had proposed a project in 2013 called "Essex at Central Park." https://www.cityofsanmateo.org/2708/Essex-at-Central-Park But the owners have not moved it forward for the last five years (the last meeting about it was a Planning Commission meeting in August 2018), and the Housing Element site inventory indicates both that there is no "Pipeline Project" here (i.e., that the prior project was abandoned) and further, that the City has no indication of owner interest. Whatever enthusiasm for redevelopment the owner once had ten years ago seems to have gone away.

It should be easy enough to determine if the owners of these parcels, who are known to City staff, are likely to develop their properties during this Housing Element cycle. But the City apparently has no indication that either of them are interested in building. Given the apparent disinterest in residential development by the separate owners, combined with a robust and thriving set of existing uses and a lack of indication of coordination between the owners, the City cannot overcome the presumption that the existing uses will continue, and are an impediment to affordable housing. Government Code § 65583.2(g)(2).

11. Pioneer Court
(Consolidated Site I: 2040-2070 and 2041-2075 Pioneer Court)
1.6 acres, 63 units (25 lower income)

Consolidated Site I contains six distinct parcels on either side of Pioneer Court. The multi-unit office park at 2041 Pioneer Court has at least 6 tenants, including two general dentistry practices, a spa, an acupuncture center, a chiropractor, and a consulting firm. Across the street at 2050 Pioneer Court is the offices of a manufacturing company, and next to that at 2070 and 2075 Pioneer Court are a law firm and a financial services firm, respectively. None of these proposed lots have evidence of owner/developer interest in converting to residential use during the planning period. These existing office uses are presumed to be an obstacle to residential development.

12. Villa Plaza (Walgreens and others)
(4060-4070 S. El Camino Real)
1.02 acres, 46 units (19 lower income)

It's unlikely that a major national retailer like Walgreens doesn't have a long-term lease. But the City does not appear to have made any effort to determine whether it does, or whether it would preclude development at this site. Also on the site are smaller businesses. One of them does have a publicly reported lease, signed in 2021, that extends to 2031, precluding development even if the owner were interested. https://property.compstak.com/4060-South-El-Camino-Real-San-Mateo/p/4092. Absent further analysis, this site lacks evidence that it is likely to redevelop, particularly in light of the known lease that extends for the entire planning period.

13. Site B: Downtown Parking
(Consolidated Site B: 5 N. San Mateo Dr., 123 Baldwin Ave., 117 Baldwin Ave., 26 N. San Mateo Dr., 27 N. San Mateo Dr.)
0.98 acres, 44 units (18 lower income)

Consolidated Site B is made up of 5 distinct lots that are currently used as parking lots. These parking lots are surrouded by medical office buildings that need parking for the comings and goings of doctors and patients; one of the lots is even owned by Sutter Health. These parking lots service family medicine office, an episcopal day school, two cosmetics stores, a dermatologist, a pediatrician, and an oral surgeon, to name a few. While the site might make sense for housing, the City cannot say, without affirmative owner interest, that the existing use is likely to cease. Sometimes surface parking lots turn into housing and sometimes not; when listing a property as meeting the need for lower income units, the City is required to show evidence and show that housing is the likely outcome before January 2031.

14. Lack of A Meaningful Buffer

HCD guidance is to have a buffer of at least 15% in each income category. That helps ensure that there are adequate sites not just to avoid constant rezonings due to the No Net Loss statute, but also helps account for the known-unknown: that even sites that seem poised to become housing may not do so, or may not do so in a timely way. Several approved projects have recently asked for years-long extensions to assess economic conditions and decide whether to move forward, including Concar Passage (two-year extension, after one year extension), Block 21 (three-year extension), Hillsdale Terraces (five and a half years of extensions so far). Others are trying to sell their property without proceeding with the proposed development. (4 W. Santa Inez, on the market since mid-2022).

Despite this, the City's new draft has very little buffer, particularly in the lower and moderate income categories. Particularly given that the City did not meet its goals in these categories during prior cycles, the City's plan should ensure that more than enough opportunity sites exist, to increase the likelihood that the RHNA goal is actually met.

C. <u>The Draft Ignores HCD's Repeated Rejection Of The ADU Number, And Fails To Address The Legal Standard.</u>

"The department [HCD] may . . . allow a city or county to identify sites for accessory dwelling units based on the number of accessory dwelling units developed in the prior housing element planning period . . . ." Government Code § 65583.1(a); *see also* § 65852.2(m). However, HCD has repeatedly told San Mateo that it needs to take 2018 numbers into account. In its September 28, 2022 letter, it wrote: "The trend does not consider the number of permits in 2018." When the City included the same chart of 2019-2022 numbers, and presented a four-year average, HCD expressed annoyance that the City still didn't comply: "The element did not address the finding regarding the City's ADU projections, please see HCD's prior review." Despite this clear direction, the draft continues to omit 2018 numbers and projects the same

number of ADUs (440, or 55 per year) that were in the non-compliant version adopted in January. *See* July version at H-39.

The draft should be edited to project a lower number, based on the number of units developed during the five-year 2018-2022 time period directed by HCD. Notably, many people decide not to build a permitted unit after they learn how expensive it is. If people aren't going to actually build the units, then the City should consider additional rezoning so that apartment buildings can legally be built to accommodate the unmet need for housing.

Based on data produced by the City, only 170 ADU permits were "finaled" (i.e., construction completed) during 2018-2022:

	2018	2019	2020	2021	2022	Avg
Applications	--	56	94	94	115	90
Permits issued	8	44	47	66	84	49.8
Permits finaled[13]	6	21	35	55	53	34

Averaged over 5 years, the number of ADUs developed during 2018-2022 was only 34 units per year.[14] Projected over the eight year period, this would be 272 units, not 440, with proportional reductions across each of the income catgories.

HCD has also twice indicated that if ADU production was insufficient, the City should have a program in place to rezone elsewhere in the City, to ensure that the RHNA need is met. The draft does not implement this comment; it amends policy 1.4 (at page H-76) to "monitor" ADU production, but does not include a program to rezone if the numbers fall short. We propose that Policy H1.4 should add, under (f), that "If ADU production is lower than the projection in any two consecutive years, then, within six months, the City will address the shortfall in ADU production by rezoning additional realistic sites for multifamily development (30 du/ac or more) sufficient to accommodate the shortfall."

D. <u>Minor Corrections.</u>

We also noticed some minor errors and discrepancies in the site inventory that we call to staff's attention for correction:

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[13] This is based on a document produced in response to a Public Records Act request. Included in these totals are at least 14 existing units that had been constructed at some prior date, but which were finalizing a permit to make the unit legal in response to a code enforcement action.

[14] The real number of ADUs added to the housing stock is less than the number of "finaled" permits. Some people use ADUs as home offices, as AirBNB short-term rentals, or for out-of-town visitors, not to provide full-time housing.

1. The totals on the site inventory are incorrect. The total of all of the numbers in the column titled "Total" is 9,848, not 9,948. The correct total appears to be used in the text at H-C-14, however.

2. The total of the three categories does not add up to either of these numbers: 2,970 + 1,181 + 5,704 = 9,855 (not 9,848, and not 9,948). This problem is due to rounding errors in the spreadsheet. The following addresses have a discrepancy (either positive or negative, by 1-3 units, between the sum of the three categories (LI + M + AM) and the total: 121 N. San Mateo, 2833 S. El Camino, 3101 S. El Camino, 885 S. El Camino, 100 E 4th, Bridgepointe parking lot, 2955 S. El Camino, 3520 S. El Camino, 210 S. San Mateo, 2900 S. El Camino, 2838 S. El Camino, 1106 S. El Camino, 93 Bovet, 3880 S. El Camino, 1801 S. Grant, 1017 E. 3d, 4142 S. El Camino, 1690 El Camino. The subcategories should be adjusted so that they do not exceed the estimated total capacity of the site.

3. There are math errors in applying the capacity formula, even if 90% times zoned maximum is valid. For example, 151 W. 20th is 0.36 acres but is listed for 18 units. 50 du/ac times 0.36 acres times 90% = 16.2 units = 16, not 18. The problem may be related to rounding up, rather than rounding down, for the RHNA categories, or could be because some sites were inadvertently left at 100% in the spreadsheet. For some, the total even exceeds 100% of the zoned maximum even though the property is not a pipeline project and has not invoked density bonus. The following non-"Pipeline Project" sites have a unit total on the spreadsheet that exceeds the acreage times 90% of the zoned maximum: 121 N. San Mateo, 205 W. 20th, 151 W. 20th (by 2 units), 2833 S. El Camino, 2825 S. El Camino, 3101 S. El Camino, 487 S. El Camino, 168 E 4th (both parcels), Bridgepointe Parking, 1500 Fashion Island (by 22 units), 2118 S. El Camino (by 23 units), 3011 S. El Camino, 2900 S. El Camino, 4060 S. El Camino, 1106 S. El Camino, 901 S. El Camino, 3600 S. El Camino, 350 N. San Mateo, 1 Baywood (3 units), 406 1st (2 units), 93 Bovet (4 units), 1650 Borel (34 units), 1900 S. Norfolk (111 units[15]), 1801 S. Grant, 2030 S. Delaware (5 units), 480 S. Ellsworth (17 units), 1620 S. Delaware (2 units), and 1690 El Camino Real (15 units). Seventeen of these appear to be from rounding errors (that 90% of the maximum is slightly lower than the number shown as the total capacity), but the ones with larger numbers in parentheses have other less easily identified problems that require correction/adjustment.

4. The approach of assigning 40% of the total capacity (i.e., the RHNA proportion) to the lower income category was exceeded by more than a rounding error for the following non-Pipeline sites: Bridgepointe Parking (155 is not 40% of 383), 1850 S. Norfolk, 2838 S. El Camino, Consolidated Site AC (Mollie Stone's), 3880 S. El Camino, 1900 S. Norfolk, and especially 480 S. Ellsworth (25 is not 40% of 39).

5. For certain sites, redevelopment would displace existing housing. For example, at Site AJ, the building at 245 S. Humboldt is an apartment building that appears to have at least

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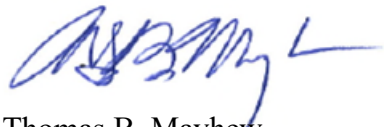
[15] If 1900 S. Norfolk is zoned for 50 du/ac instead of 35 du/ac as shown on the spreadsheet, this will correct the discrepancy.

four units. Because RHNA is about increasing the capacity to accommodate housing, the capacity estimate for the site should be adjusted downward to take into account the housing that would be displaced by redevelopment, so that only the net increase is included on the inventory. This issue must be analyzed for all sites, but we noticed Block 21/Consolidated Site S (where it appears 7 residential units were demolished for the project but the inventory does not show the net result),[16] Site AP (2 single family homes that would be demolished), Site J (117 W. 20th), Site AJ (245 S. Humboldt), Site T (appears to include two duplexes on Jasmine, 4 units). The affordability of the displaced units should be analyzed so that they are subtracted from the correct category on the inventory.

* * *

Given these flaws, San Mateo is not yet ready to adopt a valid Housing Element. Additional sites will need to be identified and potentially rezoned to ensure compliance with state housing law and to ensure that San Mateo's share of the regional need for housing is met. A more substantial inventory will also avoid the possibility that the Housing Element will be invalidated in the event that HCD or a court agrees with the legal issues identified above, and show that San Mateo is committed to doing its part to address the ongoing housing affordability crisis.

Respectfully submitted,



Thomas B. Mayhew

Charles J. Higley

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[16] https://www.cityofsanmateo.org/DocumentCenter/View/88381/Appendix-C-Historical-Evaluation

2017-2022 Residential Project Densities
(based on combination of January and July versions)

Address	Acres	Units	Max Zoned Density[17]	Max Capacity (max zoned times acreage)
1650 Delaware	1.1	73	50	55
BM Montara, 2775 S. Delaware	1	68	50	50
Central Park South, 31 9th Ave	1.1	60	50	55
Station Park Green, 1790 S. Delaware St.	12	599	50	600
200/210 S. Fremont St.	0.4	15	50	20
BM Morgan, 2901 E. Kyne St.	1.6	82	50	80
BM Res 6, 3069 E. Kyne St.	1.1	54	50	55
Passage, 666 Concar Dr.	14.5	961	50	725
1919 O'Farrell St.	0.7	49	50	35
4 W. Santa Inez Ave.	0.25	10	40	10
1 Hayward Ave.	0.29	18	44	12.76
401 Concar Dr.	2.81	191	50	140.5
1, 2, 3 Waters Park Dr.	11.1	190	35	388.5
Promenade, 220 N. Bayshore Blvd.	2.1	42	50	105
Peninsula Heights, 2988 Campus Dr.	15.5	290	35	542.5
2089 Pacific Blvd. Multi-Family	2.37	16	*35*	82.95
406 E. 3d	0.88	25	*35*	30.8
303 Baldwin	0.93	64	50	46.5
5 Delaware St. at Landing	1.51	67	50	75.5
222 E. 4th	1.13	10	50	39.55
500 E. 3d (Block 21)	1.51	111	*50*	75.5
435 E. 3d	0.25	18	50	12.5
405 E. 4th	0.51	15	*50*	25.5
Totals	74.64	**3028**		**3263**
		92.8% of max		

[17] Because the maximum density was not shown on the July version, we have tried our best to indicate what we think is the maximum for the additional sites added to the chart. We have italicized the ones where information does not appear on the site inventory. The City will have better information to complete the chart.

2017-2022 Residential Project Densities For Lower Income

(based on combination of January and July versions)

Address	Acres	Units	Lower Income Units	Percentage
1650 Delaware	1.1	73	6	8%
BM Montara, 2775 S. Delaware	1	68	68	100%
Central Park South, 31 9th Ave	1.1	60	5	8%
Station Park Green, 1790 S. Delaware St.	12	599	12	15%
200/210 S. Fremont St.	0.4	15	0	0%
BM Morgan, 2901 E. Kyne St.	1.6	82	??	??
BM Res 6, 3069 E. Kyne St.	1.1	54	5	9%
Passage, 666 Concar Dr.	14.5	961	73	8%
1919 O'Farrell St.	0.7	49	4	8%
4 W. Santa Inez Ave.	0.25	10	0	0%
1 Hayward Ave.	0.29	18	18	11%
401 Concar Dr.	2.81	191	16	8%
1, 2, 3 Waters Park Dr.	11.1	190	19	10%
Promenade, 220 N. Bayshore Blvd.	2.1	42	0	0%
Peninsula Heights, 2988 Campus Dr.	15.5	290	29	10%
2089 Pacific Blvd. Multi-Family	2.37	16	??	??
406 E. 3d	0.88	25	3	12%
303 Baldwin	0.93	64	6	9%
5 Delaware St. at Landing	1.51	67	7	10%
480 E. 4th (Kiku Crossing)	2.41	225	223	99%
222 E. 4th	1.13	10	10	100%
500 E. 3d (Block 21)	1.51	111	12	11%
435 E. 3d	0.25	18	1	6%
405 E. 4th	0.51	15	??	??
Totals	77.05	**3253**	**579**	**18% mean** (= 579/3253)
				9% median

Nicholas "Nicky" Vu

From: LaBonge, Stephen [redacted]
Sent: Monday, August 7, 2023 9:59 AM
To: Mayhew, Tom x4948
Subject: RE: San Mateo stores - housing redevelopment plans?

External Sender

Tom – While we never know how retail will evolve, I do not see anything happening in the timeframe you outlined. I hope this helps.

Stephen LaBonge | Director of Real Estate, CVS Pharmacy / Longs Drugs
c[redacted] | Bay Area CA (Pacific Standard Time)

From: Mayhew, Tom x4948 [redacted]
Sent: Thursday, August 3, 2023 10:55 AM
To: LaBonge, Stephen [redacted]
Subject: [EXTERNAL] San Mateo stores - housing redevelopment plans?

****** External Email - Use Caution ******

Stephen –
Hi, I'm working pro bono on a project involving long range housing plans in San Mateo, for a non-profit (Housing Action Coalition). The City has listed the two CVS locations in San Mateo – 77 Bovet (Borel Square) and 4242 S. El Camino Real (Olympic Shopping Center) – as "likely" to become housing between now and January 2031. I have my doubts, so am reaching out to see if you can help shed light. Has CVS had conversations with the property owners at either location about redevelopment? Is CVS planning on moving/closing these locations, or is it likely to continue these locations between now and January 2031?
My phone numbers below if that's easier.
Thanks,
Tom

Tom Mayhew
Partner
Pronouns: His/Him
[redacted]
www.fbm.com

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit http://www.mimecast.com

Nicholas "Nicky" Vu

From: Housing
Sent: Wednesday, August 9, 2023 4:37 PM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: [correction] City of San Mateo Housing Element- Comment letter from NAACP San Mateo Branch Housing Committee
Attachments: City of San Mateo Housing Element- NAACP San Mateo Branch Housing Committee comments (2023-08-09)).pdf

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From: Ellis A. Schoichet AIA [redacted] **On Behalf Of** Ellis A. Schoichet AIA
Sent: Wednesday, August 9, 2023 4:27 PM
To: Housing <housing@cityofsanmateo.org>
Cc: 'NAACP San Mateo County' [redacted]; 'Rev. Lorrie Owens' [redacted]
Subject: [correction] City of San Mateo Housing Element- Comment letter from NAACP San Mateo Branch Housing Committee

Correcting the date of the Housing Element Update:
Please see the attached comments addressing the 7/26/2023 Housing Element update. Thanks in advance for your consideration! Please let me know if you have any questions or require additional information.
Best regards, Ellis

Ellis A Schoichet AIA, Co-Chair
NAACP San Mateo Branch #1068 | Housing Committee
[redacted]

NAACP San Mateo Branch 1068 | **Housing Committee**

August 9, 2023

Housing Manager, City of San Mateo, Planning Division
330 West 20th Avenue, San Mateo, CA 94403
Subject: **San Mateo 2023-2031 Housing Element**

Dear City of San Mateo Housing Manager,

The NAACP San Mateo Branch #1068 Housing Committee (NAACP-SM/HC) advocates on issues related to equity and fairness in housing within San Mateo County. We appreciate the opportunity to provide these comments on the 2023-2031 City of San Mateo Housing Element (the Housing Element), prepared in consultation with City of San Mateo Planning Commissioner Adam Nugent.

The Housing Element is a good start but there are areas where the Housing Element should be refined and improved. The following comments are intended as constructive input that can be used to strengthen the final document and better address the most recent HCD comment letter, of March 27, 2023 (HCD comments).

Fundamentally, the Housing Element will Affirmatively Further Fair Housing (AFFH) when it accomplishes these four goals:

1. Address significant disparities in housing needs and in access to opportunity.

2. Replace segregated living patterns with truly integrated and balanced living patterns.

3. Transform racially and ethnically concentrated areas of poverty into areas of opportunity.

4. Foster and maintain compliance with civil rights and fair housing laws.

San Mateo is tasked to create housing mobility strategies, new housing choices and affordability in areas of opportunity, place-based strategies that encourage community conservation and revitalization, and to protect existing residents from displacement. It is our hope that we can help the City accomplish these goals.

Housing Needs, Resources, and Constraints

The City still has work to do to in addressing housing needs, resources and constraints as these relate to the City's responsibility to affirmatively further fair housing.

Page 1 of the Appendix to the HCD comment letter states:

> "Disproportionate Housing Needs including Displacement: The element should analyze information on housing condition patterns within the City. This could include an analysis on concentrations of substandard housing geographically within the City."

Page H-D-66 of the City's Housing Element covers information on housing condition patterns within the City and states:

> "In the City, 20 to 40% of all households that suffer from severe overcrowding, severe cost burden, or an incomplete kitchen or plumbing. Any of the four severe housing problems place households at risk of displacement and adverse physical and mental health. Regionally, the City of San Mateo is surrounded by municipalities with less than 20% of households with substandard housing issues. It is plausible that the high Hispanic population relative to other surrounding census tracts is behind the concentration. This population is more likely to rent and live in multigenerational homes. Both can be factors that indicate substandard and overcrowding conditions. While some tracts in the City of San Mateo likely offers refuge for low-income renters who cannot afford other areas of the County, it is important to note that substandard housing conditions place residents at risk of displacement from the City, as discussed in the following section."

The City of San Mateo goes on to include new, additional information in Appendix D showing that there are significantly more code enforcement violations in census tracts with higher rates of poverty and higher populations of non-white residents. Census tract 94401, which has the highest percentage of non-white residents, had 50% of all violations in the City.

This new addendum appears to be in response to HCD's request for an "analysis on concentrations of substandard housing geographically within the City." While this addendum adds additional information on the geographic location of datapoints correlated to substandard housing conditions, it fails to adequately *analyze* the contributing factors to these substandard conditions, as it is tasked to do under the State's AFFH requirements.

Unfortunately, the limited treatment of substandard housing conditions provided in San Mateo's Housing Element, page H-D-66, is extremely problematic. The Housing Element is tasked to identify fair housing contributing factors - factors that create, contribute to, perpetuate, or increase the severity of one or more fair housing issues. Rather than relating the substandard housing conditions within the City to geographic and structural factors that could be fixed through the development of program actions addressing those conditions, the Housing Element's analysis of "why" significant and disproportionate concentrations of substandard housing conditions exist within the City amounts to this sentence: "It is plausible that the high Hispanic population relative to other surrounding census tracts is behind the concentration [of severe overcrowding, severe cost burden, and substandard housing conditions]."

This is an unacceptable analysis. How can the City develop programs to ameliorate substandard housing conditions, cost burden, and severe overcrowding in the identified geographic areas if the only contributing factor listed for this concentration of negative conditions is the existence of a “high Hispanic population” within the subject census tracts? What does such an analysis imply the City should do?

Instead, the analysis should focus on an array of known contributing factors:

1. Persistent, long-term lack of maintenance of properties.

2. Un-permitted structures that may not meet building codes.

3. Deteriorating or obsolete structures that would require costly repair or demolition to remedy - likely precluding continued use as naturally affordable housing if and when neighborhood conditions improve.

4. Zoning that makes the replacement of older, multi-unit buildings with new structures of a similar number of housing units either illegal or financially unviable.

5. Environmental quality issues such as lack of trees, public open space, excess paving, and large volumes of traffic on neighborhood streets.

These issues, among others, evidence a general lack of infrastructure needed to house the numbers of people who want or need to live in these neighborhoods- often revealed by the significantly higher number of vehicles stored in the street, on private driveways, and on front lawns as compared to other areas of the City. The way the current document is written implies that the blame or causality lies with the type of people who live in the area, and leaves it at that. Focusing on the actual contributing factors will help the City find effective program options for improving neighborhood conditions and quality of life.

Sites Inventory

The City's and region’s long-term and continuing shortfall in housing production, especially below market rate affordable housing, has had significant harmful effects on the entire population of the region. It has had disproportionate, negative impacts on people of color, people with disabilities, and low-income households - protected classes with disparate housing needs. When a city like San Mateo fails to provide adequate sites with a clear path to development, and subsequently experiences a shortfall in housing development, these negative impacts are perpetuated. The City’s program of identifying, designating, and incentivizing new housing development and its success or failure at achieving adequate housing is a fundamental Fair Housing issue. The following comments on the City’s Sites Inventory are provided through an AFFH lens. Failure to identify adequate, fairly-placed sites in conjunction with programs to significantly incentivize and increase the production of housing, especially below market rate affordable housing, is a failure to affirmatively further fair housing.

Page 1 of the HCD comments continues:

> "Sites Inventory: …The element states that there are no units in the sites inventory located in Racially Concentrated Areas of Affluence (RCAA), but it should analyze whether conditions are exacerbated and promote strong housing mobility within the City's programs to affirmatively further fair housing."

Low and very-low income units should be dispersed in all areas of the City. While it makes sense that the lion's share be concentrated in areas that are rich in transit opportunities and other service amenities, sites for new types of units should also be identified within the highest-resource areas of the City in accordance with AFFH principles. The City should consider zoning changes and other incentives that would facilitate new multi-unit housing, with nodes of service amenities and transportation to serve them, outside of the transit-rich downtown core of the City.

An analysis of whether conditions are exacerbated by the City's limited identification of sites within Racially Concentrated Areas of Affluence (RCAA) was not found. The public is owed an analysis of whether the near total exclusion of the City's RCAA from accommodating housing inventory sites will hinder the City's ability to "replace segregated living patterns with truly integrated and balanced living patterns." Placing practically all housing inventory sites within the City's intermediate-resource areas will make it difficult to significantly improve existing segregated living patterns. At the very least, a full and true analysis of the impacts of the City's inventory site placements on its ability to "replace segregated living patterns with truly integrated and balanced living patterns" should be provided.

Similarly, the City is tasked to transform racially and ethnically concentrated areas of poverty into areas of opportunity.

Page 1 of the HCD comments, again:

> "In addition, the element stated no sites are identified in areas with high overcrowding and cost burden. The element should include an analysis of whether this affects the existing patterns and whether sites exacerbate conditions and identify further program actions that will be taken to promote equitable quality of life throughout the community (e.g., anti- displacement and place-based community revitalization strategies)."

The State's comment appears to ask the City to analyze the impact of the Housing Element's directing development opportunities for new housing away from areas of high overcrowding and cost burden. The Housing Element acknowledges that the, "[c]oncentration of naturally occurring affordable ownership and rental housing opportunities in the northeast areas of the City further concentrates poverty, cost burden, and overcrowding in areas with low economic and environmental outcomes," as a factor contributing to the City's fair housing issues. "Hispanic residents and single female parent households are concentrated in census tracts with higher poverty, low economic and environmental opportunity, high-cost burden, overcrowding, and flood

hazards compared to the rest of the City of San Mateo." (quotes are from Pages H-66 to H-67).

The lack of planned Inventory sites in areas of high overcrowding and cost burden could be acceptable if the Housing Element also included strong program actions promoting equitable quality of life improvements in those underserved areas. Ideally, such improvements would parallel or exceed the quality of life improvements naturally accompanying new development in other areas. Unfortunately, the Housing Element commits to no measurable housing-related actions of this sort.

Providing a "Reasonable Buffer"

Page H-30 of the Housing Element states:

> "Staff conducted a site-by-site review of all potential development sites, citywide. As is demonstrated below, there are enough sites with sufficient acreage that can meet the RHNA, plus a reasonable buffer, within the existing zoning densities and the growth limits of the voter-approved initiative known as Measure Y."

Pages H-44 to H-45: We advocate for a buffer in the RHNA numbers that focuses on the needs and feasibility of Very-Low, Low, and Moderate income housing. The City does not control the sites identified for future housing development and it is prudent to assume that despite the City's best efforts a significant number will remain undeveloped, underdeveloped, or develop with other uses. The City should increase the buffer percentage for Very-Low, Low, and Moderate income units accordingly. These are the housing types that have historically been the hardest to create.

The City's Housing Element currently provides a buffer of only 9% for Very-Low and Low income units, and 1% for Moderate Income units. The buffers for these units should be at least 50%. The marked imbalance between the buffers for sites providing Above-Moderate income housing units versus Moderate, Low, and Very Low income units highlights the inability or unwillingness of the City to provide capacity for these sorely needed categories of housing, especially given the State of California's more stringent requirements for Very-Low or Low-income housing sites.

The Sites Inventory Affordability Breakdown notes the potential increased buffer provided by the City's General Plan Update, but the City cannot commit to these numbers as part of this Housing Element. The significant increases in site capacity proposed in the General Plan Update must receive voter approval via a future ballot measure, an outcome that can hardly be counted on. An alternative means of achieving a buffer of 50% or greater for Very-Low, Low, and Moderate income housing should be outlined within this Housing Element. Without such a plan in hand, if the ballot measure fails, the City could be halfway through this Housing Element Cycle before it has a legitimate plan and rezoning program to meet its RHNA commitment. Likewise, the General Plan Update should be formulated to allow a buffer of 50% for Very-Low, Low, and Moderate income units not only for the current Housing Element cycle, but for the successive, extrapolated RHNA cycles occurring within the life of the General Plan Update (through 2040).

Suitability of Nonvacant Sites:

Pages 2 and 3 of the HCD comments state:

> "Suitability of Nonvacant Sites: While the element was revised to add some additional information for the nonvacant sites, it should connect the existing uses and feasibility of development to the project examples described. In addition, the element should describe the likelihood that existing uses will discontinue during the planning period, whether there are current leases, or other factors of whether the uses will impede residential development. The element should also analyze the feasibility of developing gas stations and car wash sites during the planning period. The element states that each parcel was ranked for likelihood of development, but it should describe the criteria used for ranking and how they were applied to feasibility of development.
>
> In addition, as noted in the housing element, the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. For your information, the housing element *must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue in the planning period*. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the regional housing need allocation." [emphasis ours]

Pages H-30 to H-31, and H-C-15 to H-C-29: Essentially all of San Mateo's inventory sites are on non-vacant properties. The Housing Element provides qualitative information on the characteristics and current uses of sites included in the site inventory. However, because many sites throughout the City and region share the qualitative characteristics described for the Housing Element's selected sites and have not been recently redeveloped into housing, the City's use of these qualitative descriptions of its inventory sites is not sufficient for demonstrating the likelihood that an existing use is not "an impediment to additional residential development and will likely discontinue in the planning period" for a given site.

The HCD comments note "(t)he Element states that each parcel was ranked for likelihood of development, but it should describe the criteria used for ranking and how they were applied to feasibility of development." Right now, there is no way for the public to adequately evaluate whether the City's claims that a site is likely to be redeveloped are warranted based on the qualitative descriptions added to this new version of the Housing Element. That is a problem.

For instance, some sites are included because they contain parking lots, as indicated in Appendix C. The City does not provide information on the utilization of the parking lots, nor whether the existing uses on the site would be functionally willing or capable of eliminating their parking. It does not factor in the costs associated with replacing some or all of this surface parking with parking garages. This is a significant potential

roadblock in the redevelopment of a site, given that San Mateo's land uses are overwhelmingly suburban and car-dependent.

The following are examples of acceptable substantial evidence that an existing use will likely be discontinued in the current planning period (from the HCD Site Inventory Guidebook, May 2020):

- The lease for the existing use[s] expires early within the planning period,
- The building is dilapidated, and the structure is likely to be removed, or a demolition permit has been issued for the existing uses,
- There is a development agreement that exists to develop the site within the planning period,
- The entity operating the existing use has agreed to move to another location early enough within the planning period to allow residential development within the planning period.
- The property owner provides a letter stating its intention to develop the property with residences during the planning period.

With respect to the final point, the City should append copies of the actual letters from property Owners in support of assertions that the Owners of currently developed properties plan to re-develop their properties with residential uses during the planning period. Absent specific evidence that fulfils the intent of the above criteria, the City should use an objective, calculated probability of redevelopment based on the redevelopment of all similar properties locally or regionally over an appropriate period of time in order to weight and estimate the likelihood of redevelopment of any given site. Site capacity should then be calculated based on this weighted trend.

For instance, the City could use easily accessible data on redevelopment rates of all properties within the City, or it could refine this data by considering qualitatively similar sites, such as those that contain parking lots, where existing buildings and their uses remain. It could factor in the number of such parking lots that have been redeveloped within the City while the existing leased or occupied structures have remained, and use the more specific data if the data shows an increased likelihood of redevelopment. Surface parking lots proximate to significant transit nodes could be weighted higher given recent trends. This methodology will undoubtedly lead to the City considering additional sites for Very-Low, Low, and Moderate income units - a positive and more defensible outcome that is absolutely necessary in our view.

Page 5 of the HCD Comments states:

> "As noted in Finding A3, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or

revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types."

Additional sites should be selected. Or programs and incentives articulated that would spur re-development of currently selected sites. Re-zoning, as needed to achieve an accurate and achievable site capacity that meets the City's RHNA allocation plus an adequate buffer, should be committed to within this Housing Element. For a non-vacant site, the information provided should be clearly consistent with the intent of the HCD criteria outlined above. Otherwise, it does not adequately demonstrate that an existing use has a true chance of being replaced with housing within the planning period.

Contributing Factors and Fair Housing Plan

Pages H-66 to H-69: We appreciate the Housing Element's new prioritization of contributing factors and agree that of the contributing factors listed, those that are ranked "high" are the most impactful factors that the City has the power to remedy. These include 1) the concentration of Hispanic residents and populations living with a disability in the northeastern portion of the City, 2) the relative lack of affordable housing opportunities in higher resourced areas of the City, 3) the undersupply of accessible housing units, and 4) the persistence of housing discrimination for residents with disabilities and for Hispanic households.

However, the City's listing of contributing factors misses many pertinent factors that are provided as examples in the "California Department of Housing and Community Development: Affirmatively Furthering Fair Housing" document. Many of the example contributing factors are more easily influenced by city-level programs than the contributing factors listed in the City's Housing Element. The Housing Element should focus its attention on contributing factors that can be influenced by city-level policies, and factors that cannot be influenced by city-level policies should be included only as background information. For example, the City has little influence on "higher rates of mortgage denial rates among Hispanic households" and would not be well positioned to produce policies that have a significant impact in that arena.

Some contributing factors excerpted from the "California Department of Housing and Community Development: Affirmatively Furthering Fair Housing" document, pages 68-70 where the City could have a significant impact include:

- Community opposition
- Displacement of residents due to economic pressures
- Deteriorated and abandoned properties
- Lack of community revitalization strategies
- Lack of private investments in specific neighborhoods

- Lack of public investments in specific neighborhoods, including services or amenities
- Lack of tenant protections
- Land Use and Zoning Laws
- Inaccessible sidewalks, pedestrian crossings, or other infrastructure
- Lack of affordable in-home or community-based supportive services
- Lack of affordable, accessible housing in range of unit sizes

Acknowledging and addressing some of these factors could go a long way toward building programs that have a beneficial impact in San Mateo.

Implementation Plan - Goals, Policies, and Actions

The Housing Element needs to show the "Beneficial Impact" of its Goals, Policies, and Actions as they relate to Affirmatively Furthering Fair Housing. Greater focus should be placed on actual outcomes and material progress.

The State guidance document, "California Department of Housing and Community Development: Affirmatively Furthering Fair Housing," page 52, describes the term "Beneficial Impact" as such:

> "Programs in the element must have specific commitment to deliverables, measurable metrics or objectives, definitive deadlines, dates, or benchmarks for implementation. Deliverables should occur early in the planning period to ensure actual housing outcomes. For example, programs to "explore" or "consider" on an "ongoing" basis are inadequate to demonstrate a beneficial impact in the planning period. Conversely, a program with clear and specific commitment and numerical objectives such as "rezone 50 acres to high density by June 2022" is adequate to demonstrate a beneficial impact. This specific and clear commitment combined with numerical objectives and timelines is called "beneficial impact." Similarly, programs to affirmatively furthering fair housing must have specific and clear commitment, milestones, and metrics or numerical and anticipated outcomes."

Page 7 of the HCD comments states:

> "As noted in Finding A1, the element requires a complete affirmatively furthering fair housing (AFFH) analysis. Depending upon the results of that analysis, the City may need to revise or add programs. The element must be revised to add goals and actions based on the outcomes of a complete analysis."

In light of the need for a complete AFFH analysis and the likely need to add or revise programs to reflect this analysis, our review of the Housing Element's Goals, Policies, and Actions focuses on whether currently listed policies and actions answer the following four questions listed in the "California Department of Housing and Community Development: Affirmatively Furthering Fair Housing," page 63:

- Did the element identify goals and actions based on the identified and prioritized contributing factors?
- Do goals and actions address mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for preservation and revitalization, displacement protection, and other program areas?
- Are actions significant, meaningful and sufficient to overcome identified patterns of segregation and affirmatively further fair housing?
- Did the element include metrics and milestones for evaluating progress on programs/actions and fair housing results, including concrete timelines?

Likewise, Page 7 of the HCD comments emphasizes the need to answer the above questions:

> "Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, metrics, and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.
>
> In addition, the element should reference the table in Appendix D in the programs section and the programs identified in Appendix D (Attachment 1) should include geographic targets for each identified action to affirmatively further fair housing. All programs that affirmatively further fair housing should include metrics, milestones and geographic targets. The analysis demonstrates a need for housing mobility in the RCAA and higher opportunity areas, but the sites analysis states no units were identified in these areas. Programs should be revised to include significant and meaningful action to overcome the identified patterns and trends."

Throughout the Implementation Plan (pages H-75 to H-96), actions that include language like “present options,” “evaluate,” or “study” should be revised to provide specific commitments to meaningful policy changes that can be evaluated using metrics and milestones. This will typically mean the action provides a quantifiable description that can be objectively measured so that the public can both determine whether such an action as actually been meaningfully implemented by the City, and allow the public to evaluate objectively measurable outcomes. A listing of staff actions is not the desired focus of this section. Rather, the Goals, Policies, and Actions section should be focused on City policy that will be implemented during the Housing Element cycle and the anticipated effects of the policy’s implementation. Not staff’s process in developing possible policy options to present to the City Council in the future - without firm commitments to actually implement said actions. For most new and potentially meaningful programs the Housing Element does not outline actual policy-related actions and leaves open the possibility that future City Councils will opt out of them- effectively offering zero commitment to their implementation.

New Housing Choices and Affordability in High Opportunity Areas: Policies

We believe the current sites inventory within the Housing Element fails to adequately provide new housing choices and affordability in the high and highest opportunity areas in a manner that will overcome identified, existing patterns of segregation in any significant way. The Housing Element could provide for this requirement through policies in the Implementation section, separate from the sites inventory, if currently listed polices are modified to satisfy the questions outlined above, and relevant new policies are added. Many of the policy proposals will have limited or no effect on mobility strategies, housing development, preservation, or AFFH. For the sake of brevity, we focus on policies likely to have the greatest impact:

Policy H1.7: A quasi-public affordable housing overlay or code amendment to support the production of affordable housing on quasi-public sites such as religious or educational institutions could add significant new housing choices and affordability in high opportunity areas. However, the Housing Element does not commit to this action, stating that the City will “evaluate the feasibility” of the overlay or code amendment. Neither does it provide meaningful metrics or geographic commitments for such an overlay.

Policy H1.12: This policy has perhaps the greatest potential to provide new housing choices and more affordable options in high opportunity areas if implemented in an appropriate manner, and expanded to fully include R1 districts in the mix. Evaluating and researching missing middle infill housing opportunities is only the first step toward meaningful action. This policy should be fully implemented beyond the study stage. Unfortunately, that is all that the policy currently commits to. In its current state, this policy does not meet the test for affirmatively furthering fair housing.

Policy H1.20: If passed, the General Plan Update should lead to a significant increase in the volume of available buildable capacity for residential construction within the City. Since the land-use changes proposed in the General Plan Update are limited to a small portion of San Mateo’s overall land area, a complete AFFH analysis may find that this

General Plan Update will not lead to significant progress in replacing segregated living patterns with truly integrated and balanced living patterns. In addition, the General Plan Update depends on the passage of a ballot measure to achieve much of its proposed new capacity. The Housing Element should pursue alternatives for achieving the City's RHNA allocation, acknowledging that the ballot measure may fail. The alternatives should also consider the constraints resulting from the reliance on non-vacant sites in the inventory more realistically.

Policies H5.2.1 - H5.2.3: These policies encourage the development of more accessible units in inclusionary housing. They are good policies that could provide some benefit over the life of the Housing Element if aggressively implemented. In striving to accommodate hard to serve residents the City must commit to funding supportive services in conjunction with housing for extremely low-income and special needs residents.

Place-Based Strategies for Community Preservation and Revitalization: Policies

Many of the contributing factors listed in the Housing Element refer to the concentration of people with disproportionate housing needs in the northeastern portion of the City. The document cites households with higher poverty and cost burden, poor opportunity outcomes, overcrowding, and low economic and environmental outcomes. The Housing Element's policies should commit to addressing and repairing these challenges in its community preservation and revitalization plans. The City's policies could use improvement and a re-commitment to addressing geographic housing-related issues more comprehensively.

Policy H2.1: While this policy provides a significant benefit to a handful of homes, it is existing, and is not a significant way to achieve meaningful community preservation and revitalization at a scale that can meet the needs of the community. It should be continued, but should only be treated as a small-scale supplement to achieving progress in this area.

Policy H2.4: This policy can provide benefits to equity priority neighborhoods. However, it is an existing, status quo policy, and will have limited overall impact over the course of the planning period.

Policy H2.6: Provide commitments to implement a replacement unit program, not just to conduct a study.

Policy H5.3.1: This policy has the greatest potential to create positive change for the northeastern neighborhoods of the City from a community preservation and revitalization lens. As it stands, the policy goals and objectives of H5.3.1 are too open-ended to allow for meaningful evaluation. No concrete policy commitments that address the contributing factors affecting these neighborhoods are provided. Actions should be tied to addressing and ameliorating issues identified in the contributing factor analysis and should be provided with metrics for measurement and evaluation. Without such metrics and connections to the analysis, an area plan might succumb to maintaining the status quo. Or worse, it could produce unanticipated, unwanted, or even harmful

outcomes for the populations and geographic area the City is attempting to help. The Element's prioritization of land use around Highway 101 could be troubling for environmental reasons, too. Circulation changes around Highway 101 may be beneficial, but housing-related policies should direct new housing away from this significant source of particulate air pollution and toward areas richer in transit opportunities and other service amenities.

Displacement Protection: Policies

Policy H3.3: This policy is limited by the Housing Element's commitment to only "conduct a feasibility study."

Policy H3.4: We applaud the City's commitment in this Housing Element to extending AB1482 to tenants with a tenure of less than one year. However, the rest of the implementation action items of this policy should commit to meaningful actions with concrete results.

Policies H3.5 - H3.7: These policies are limited by the Housing Element's commitment to only "explore," "examine," "study," and "research" policy actions.

Policy H5.4.5: This policy will be fundamental to the City's ability to both protect vulnerable residents from displacement and allow for meaningful place-based strategies for community preservation and revitalization. As stated, this policy must be developed in conjunction with Policy 5.3.1.

Housing Mobility Enhancement: Policies

Policy H5.1.1: This could be a beneficial program. Because this policy requires a feasibility analysis that has not yet been conducted it is difficult to assess whether it would provide a significant increase in the number of inclusionary units produced over the course of this Housing Element cycle. It is likely null if the General Plan Update ballot measure fails to pass, given the City's recent nexus study indicating that an increase in the inclusionary percentage at the height and density limits of the City's current general plan would render housing projects financially infeasible.

Policy H5.1.2: This policy will significantly benefit and impact the lives of 30 households. It will be extremely limited in impact at the scale of the City over the course of this Housing Element cycle.

Policy H5.1.3: A policy to financially support the construction of ADU's could be beneficial, although, again, limited in scope. It needs firm commitments to be considered an acceptable AFFH action.

Related Environmental Justice Activities (Page H-97)

We applaud the City's development of the "Related Environmental Justice Activities," listed on page H-97, as part of the City's General Plan Update and want to encourage the full implementation of these programs. These programs should be integrated with the City's housing-related policies to maximize the benefit in lower-resource neighborhoods.

Conclusion

In conclusion, we ask that you consider the above points as you refine the Housing Element and work with the State of California to achieve certification. The NAACP San Mateo Branch Housing Committee is prepared to clarify our input to the extent it would be helpful in the process. We hope to be a trusted resource in the years ahead as the initiatives and policies in the City of San Mateo's Housing Element are implemented.

Comments prepared by:

NAACP San Mateo Branch #1068 Housing Committee in consultation with City of San Mateo Planning Commissioner Adam Nugent.

August 9, 2023

Nicholas "Nicky" Vu

From: Housing
Sent: Thursday, August 10, 2023 8:48 AM
To: Nicholas "Nicky" Vu
Cc: 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: Wednesday, August 9, 2023 6:56 PM
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	Nina
Last Name	Singh
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	City continues to approve multiple housing projects without addressing infrastructure inadequacies specifically parking and traffic congestion. Case in point apartments and office buildings constructed on Concar drive next to Hayward Park Caltrain station. There has been no change/expansion to the roads or parking in the area from pre-construction of these projects. However road traffic / usage increased multiple fold as a result of these new constructions. All the City did was replace the roads and refresh parking signage! To top it City is now planning another project in the same oversaturatued Concar drive area It would behoove the City to put some attention to upgrading and expanding roads and parking instead of ad-nauseam approving new housing. Without the infrastructure

improvement, people are being packed into areas resulting in quality of life degrading further

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Nicholas "Nicky" Vu

From: Housing
Sent: Thursday, August 10, 2023 8:48 AM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: Housing element

From: Bennett Charles [redacted]
Sent: Thursday, August 10, 2023 7:36 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing element

Hello - I am writing to provide public comment for the city's housing element. I am very supportive of the city's planning efforts in identifying sites for housing development.

My concern is that the city is under-allocating units to these prime development sites. Hillsdale Mall, Bridgepoint, and others such as the 41st street commercial area, and sites along El Camino can all handle many more units than is currently discussed. I don't see why Hillsdale Mall is limited to, say, 1200 units; I think 2000 would be fine if the massing was well designed and is on El Camino.

The reason is that I do not want timid allocations to these prime sites to affect future housing elements, requiring impingement on detached single family home neighborhoods beyond what those neighborhoods want. In a different world, I'd be happy to simply relocate if the physical environment of my neighborhood changed in a way I do not like. But that's not the real world.

While I am strongly supportive of a significant number of new housing units, like many single family homeowners, I do not want to have any new structures, whether they are houses, apartments, or ADU's taller than about 30 feet in my neighborhood west of Alameda, especially if they are on lot lines.

If the city wants to experiment with upzoning an existing area with single family homes, I would urge that you obtain consensus from property owners in that area.

I am very happy with AB 2011 and the potential it offers to make good use of retail sites, and I think this is the best path forward.

I also would encourage the city to find ways to reduce costs to homeowners who want to modernize their houses, but that's a separate conversation.

Thank you,
Bennett Charles

--
Bennett Charles
[redacted]

Nicholas "Nicky" Vu

From: Housing
Sent: Monday, August 21, 2023 9:17 AM
To: Eloiza Murillo-Garcia; Nicholas "Nicky" Vu
Subject: FW: San Mateo - Housing Element + Zoning/GP Update

From: Justin Kim [redacted]
Sent: Monday, August 21, 2023 9:14 AM
To: Housing <housing@cityofsanmateo.org>
Subject: San Mateo - Housing Element + Zoning/GP Update

Hi,

We’re a development company based in San Jose. I saw that the city is working with HCD on the 6th cycle Housing Element.

Could you possibly provide some insight into the expected timeline for achieving compliance with HCD for the Housing Element?

Moreover, once the Housing Element aligns with HCD requirements, what's your estimation for the duration needed to update the zoning and GP to be in accordance with the updated Housing Element? Will Zoning/GP be updated at the same time as the Housing Element gets approved by HCD?

Is there a possibility of any delays occurring post-adoption of the Housing Element? If so, could you provide an estimate of the potential delay duration?

Thank you,

Justin Kim
Valley Oak Partners, LLC
[redacted] www.valleyoakpartners.com

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Nicholas "Nicky" Vu

From: Eloiza Murillo-Garcia
Sent: Wednesday, October 25, 2023 9:11 AM
To: Nicholas "Nicky" Vu; Julia Klein; Prasanna Rasiah; Mazarin Vakharia; dianarelrod; Veronica Tam; Linda Ly; Nicholas Hamilton
Subject: FW: Comment on Latest Draft Housing Element,
Attachments: 2023.10.23 City of San Mateo Housing Element Letter V.pdf

FYI

From: Jeremy Levine [redacted]
Sent: Monday, October 23, 2023 12:49 PM
To: Adam Loraine <aloraine@cityofsanmateo.org>; Amourence Lee <alee@cityofsanmateo.org>; Richard Hedges <rhedges@cityofsanmateo.org>; Lisa Diaz Nash <ldiaznash@cityofsanmateo.org>; Rob Newsom <rnewsom@cityofsanmateo.org>; City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Planning Commission <PlanningCommission@cityofsanmateo.org>
Cc: Zachary Dahl <zdahl@cityofsanmateo.org>; Manira Sandhir <msandhir@cityofsanmateo.org>; Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>; Alex Khojikian <akhojikian@cityofsanmateo.org>
Subject: Comment on Latest Draft Housing Element,

Good afternoon San Mateo planning commission and city council,

Please see the attached letter for the Housing Leadership Council's latest comment on the San Mateo housing element. Thank you to staff and the city's consultants for their hard work on the latest draft. We look forward to the next public hearings related to this issue.

Regards,
Jeremy

--
Jeremy Levine (he • him)
Policy Manager
Housing Leadership Council of San Mateo County
[redacted]

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October 23, 2023

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. This is our fifth formal letter to the city. In the middle of last year, we sent the city two letters outlining opportunities to improve 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. We followed up with a more policy-focused letter last November and a fourth letter in August, 2023.

With the guidance of city staff, San Mateo's city council has made numerous improvements to the housing element. Still, with this letter, we share evidence that San Mateo must continue strengthening its policy proposals in order to comply with housing element law. To summarize, we have proposed the following additional policy improvements to San Mateo's housing element:

- Entitle housing on city-owned properties on a faster timeline.
- Track ADU rentals through a rental registry or other mechanism to establish affordability.
- Allow housing ministerially on sites owned by faith-based institutions (state law SB 4 has partially facilitated this change; the city should provide even more flexibility on height and densityon faith-owned land).
- Commit to a minimum of 100 du/ac and 10 stories on major opportunity sites like Bridgepoint and Hillsdale.
- Implement a "backstop policy" that commits to rezone to allow housing in all areas within a quarter mile of a transit stop and major transit corridors if a ballot measure to overrule Measure Y fails to pass in 2024.

We proposed these policies because they will help the city maximize opportunities for new affordable housing development. We also believe they are the bare minimum that the city of San Mateo must pursue in order to comply with state law. A handful of ongoing technical issues compel San Mateo to implement stronger policies than currently proposed.

Issue #1: San Mateo has not actually demonstrated capacity to meet RHNA because several major non-vacant opportunity sites lack substantial evidence of redevelopment.

Two major sites in particular, Concar Passage and the Bridgepoint shopping mall, lack substantial evidence of redevelopment. These are just the two largest sites for which we have identified potential issues; more are referenced in Appendix A below.

- **Concar Passage, which accounts for 961 units in the inventory,** faces steep barriers to development, both governmental and nongovernmental. A prior development agreement was not executed because the developer does not currently have the property rights, as noted on pg 127 of the Planning Commission meeting packet.[1] In the Planning Commission meeting the developer explained the options to obtain the property rights are predicated on the existing retail leases expiring and some of the leases were renewed during COVID. The developer also said that the property owners were planning to renew other leases as well. Commissioner Patel asked when all of these renewed leases would expire and the developer said that was confidential. On page 127 of the meeting packet, the developer acknowledges the project is no longer financially feasible.[2] In the Planning Commission meeting Commissioner Ebneter directly asked if the project was financially feasible under the current economic conditions, zoning, Measure Y, etc. and the developer responded, "Today? No. We would build it if it was."
- **Bridgepoint, which accounts for 838 units in the inventory,** has become fully leased up as described in a letter sent to the city by Farella, Braun & Martel LLP on August 7, 2023. Two years ago, the mall had a number of vacancies; today, it has none. The property owner has indicated no plans to redevelop, and the city is providing no incentives beyond rezoning.

Rather than removing these sites from the inventory, which would require identification of new sites and further analysis, we believe the city should adjust their realistic capacity significantly downward–say, to 5%. That way, the city can continue to promote housing on these sites while being realistic about their probability of redevelopment in the next ten years. Additionally, the city should ask the land owner and the developer if there are any policies or programs the city could adopt that would make these sites more likely to develop in the future, and consider adding those policies to future housing elements.

The draft housing element further overcounts likely ADU production and assumes ADUs will be affordable at higher rates than are supported by historic data. The city should use HCD “safe harbor” formulas, which would lead the city to calculate 49.8 ADUs per year, 398 over the 8 year cycle. The city should further assume an affordability breakdown of 5% VLI / 30% LI / 50% M / 15% AM and commit to establishing a monitoring program (with a timeline of key milestones) for tracking rental rates of constructed ADUs.

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[1] "At the time the entitlements were obtained in 2020, the above described transactions were not expected to close for approximately 2 years because of on-going, binding leases between the land owners and the retail tenants (e.g. Ross). At that time, the City Council authorized the City Manager to execute the DA upon notice from the Applicant that the land transactions had closed and the DA could be recorded against the Property. The authorization to execute the DA expires on September 30, 2023."

[2] "...the current economic conditions are such that the entitled project is not currently financially feasible, especially due to inflationary construction and financing costs."

Issue #2: San Mateo's plans to rezone raise AFFH concerns that the city has yet to address

28 Pipeline Projects, Redevelopment Opportunity Sites, and other Sites are located within 500 feet of Highway 101 or Highway 92 east of El Camino Real, both of which average in excess of 100,000 vehicles per day. These 28 sites account for 4,806 units of housing, 48% of the Site Inventory capacity. Of these units, 1,252 are assigned Low Income, 42% of the Low Income capacity. Only 30% of the Site Inventory capacity is assigned Low Income, so a disproportionate number of these units are located within 500' of heavily trafficked highways.

The California Air Resources Board (CARB)'s Air Quality and Land Use Handbook considers the risks of poor air quality on sensitive receptors such as homes, daycares, etc., and recommends against siting these uses within 500ft of a roadway that averages in excess of 100,000 vehicles/day. Per the EPA 2014 National Air Toxics Assessment and CDC Places data, people who live within a mile of a busy freeway have a 43% higher cancer risk over the course of their life. CalEnviroScreen 4.0 shows that census tracts adjacent to Highways 101 and 92 have high levels of particulate matter. The intersection of Highways 101 & 92 in particular has more than half a ton of particulate emissions per year. This level of particulate matter is 95% higher than other census tracts in CA and 6x the particulate emissions in San Mateo Park, the R1 neighborhood located the farthest from Highways 101 and 92.

Concerned about the impact to future residents (and the disproportionate impact to low-income residents) both the General Plan Subcommittee and Planning Commission repeatedly suggested "swapping" specific land uses to move residential uses away from Highways 101 and 92. This is in line with BAAQMD's recommendation (pg 37, Planning Healthy Places), "...when updating or making revisions to a zoning code in an area characterized by elevated levels of air pollution (such as immediately adjacent to a freeway), local government may choose to designate the land use as commercial, office, or parking instead of residential…" The City did not incorporate the General Plan Subcommittee and Planning Commission's suggestions.

At this point, HLC wants the City of San Mateo to focus on implementing adequate policy responses to these issues; we do not want the city to engage in more time-consuming and expensive analysis. However, the housing element should be honest: San Mateo does not have capacity to meet its housing goals without rezoning. **The city council must ensure that the city has adequate plans in place to rezone, whether through a ballot measure to overturn Measure Y in its existing multi-family areas or a "backstop" commitment to rezone other parts of the city up to the Measure Y limit.**

San Mateo's city staff have worked hard to help San Mateo comply with state housing law, but, without clear direction from council to pursue more meaningful policy change, the city may continue to cycle through an expensive, time consuming loop of housing element review that

can be avoided with bold action. 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 to enable 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

Appendix A: Other Sites with Unaddressed Constraints to Development from the Inventory

Pipeline Projects and Redevelopment Opportunity Sites

- Pipeline Project #1, Fremont Terrace: Status should note that construction has been halted for over a year and has not yet resumed.
- Pipeline Project #3, Block 20: Site constraints should note that two properties on the site qualify as historical resources for the purposes of CEQA.
- Pipeline Project #7, 1919 O'Farrell St.: Status should note that the property was listed for sale in November 2021, a month after entitlement.
- Pipeline Project #11, 4 W Santa Inez: Status should note that the property was listed for sale after entitlement.
- Redevelopment Opportunity Site #14, Hillsdale Mall: Development opportunity should incorporate a discussion of the barriers to development outlined in the letter submitted by Farella, Braun & Martel LLP on August 7, 2023. The maximum allowable base density is 1,630 units and the property owner is proposing a max of 1,200 units. It's unclear why an increased base density in the new General Plan would induce the owner to increase the number of units when the owner is not currently proposing to maximize residential. APN 042-121-060 also appeared on the Site Inventories for Cycle 4 and Cycle 5 and as such constraints to development warrant additional analysis and should include a discussion of how the constraints will be mitigated.
- Redevelopment Opportunity Site #15, Borel Square Shopping Center: Site constraints should note that the excluded parcel in the middle of the site contains an environmental covenant in place by the County of San Mateo precluding development for sensitive receptors including residential uses.
- Redevelopment Opportunity Site #19, Downtown Cluster: Status should note that a project was entitled on this site in 2017 and ultimately expired. APN 034-144-240 also appeared on the Site Inventories for Cycle 4 and Cycle 5 and as such constraints to development warrant additional analysis and should include a discussion of how the constraints will be mitigated.
- Redevelopment Opportunity Site #22, Olympic Shopping Center: APN 042-245-120 also appeared on the Site Inventories for Cycle 4 and Cycle 5 and as such constraints to development warrant additional analysis and should include a discussion of how the constraints will be mitigated.
- Redevelopment Opportunity Site #27, Car Wash: APN 035-200-070 also appeared on the Site Inventories for Cycle 4 and Cycle 5 and as such constraints to development warrant additional analysis and should include a discussion of how the constraints will be mitigated.

Non-Vacant Sites

- Forty-one of the sites listed on the Sites Inventory were also included on the sites inventories for Cycle 4 and Cycle 5, thirty-six of which accommodate low income housing. These sites are not identified in Table 2: Sites Inventory (pg H-C-22-29) even though pg 12 of HCD's Site Inventory Guidebook instructs that if a site accommodates

any low or very low income RHNA, and it was used in a prior cycle (for non-vacant) or two prior cycles (for vacant) then it must be identified in the sites inventory. 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. These sites APNs are listed below:

- 032-292-070
- 032-292-080
- 032-312-250
- 032-331-010
- 032-331-020
- 032-331-150
- 033-171-060
- 033-171-180
- 035-200-070
- 035-215-060
- 035-221-010
- 035-221-020
- 035-242-090
- 035-242-140
- 035-242-160
- 035-242-170
- 035-242-190
- 035-242-200
- 035-242-210
- 035-242-220
- 039-052-350
- 039-060-010
- 039-060-060
- 039-060-070
- 039-060-090
- 039-351-070
- 039-351-110
- 039-351-120
- 039-351-130
- 039-360-160
- 039-360-070
- 034-183-060
- 040-030-190
- 042-121-060
- 034-144-240
- 042-241-180
- 042-245-120
- 032-122-240
- 032-122-250

    - 032-075-010
    - 032-075-100
- In the Non-Vacant Site Redevelopment Analysis (pg H-C-15) the City identifies four missing middle projects received in Cycle 5 and notes "[t]his trend is expected to continue, with the recent approval of a 10-unit project at 4 Santa Inez (net increase of 8 units). This demonstrates that the City's existing zoning allows for a range of housing types and sizes." The City omits that 4 Santa Inez was only approved after a lawsuit determined that the City had illegally denied the project in violation of the Housing Accountability Act.

Nicholas "Nicky" Vu

From: Housing
Sent: Monday, November 13, 2023 12:27 PM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: Fwd: Community Feedback: San Mateo Housing Element 2023-2031

Sandra Belluomini
City of San Mateo
650-522-7239

From: Mike Hagmaier [redacted]
Sent: Monday, November 13, 2023 12:04:10 PM
To: Housing <housing@cityofsanmateo.org>
Subject: Community Feedback: San Mateo Housing Element 2023-2031

To Whom it May Concern,

I have a lot of concerns regarding the housing element plan for 2023-2031. There are so many things wrong with it, I really don't know where to begin, so let's start here:

The state of our current infrastructure and lack of maintenance of it (storm drains, roads), is abysmal. We pay taxes for these things every year based on the misnomer that the money will go to fix them, but it doesn't seem to help. That's not our fault, it's the city's. The primary starting place should be improving our current infrastructure for existing homes so that they perform as they should. No harm in preparing for new homes during the renovation, just don't pack in the new homes first as that's just adding more cost by doing things backwards.

I'm sure you've seen the lack of driving etiquette on our streets, by our schools, through parking lots, through red lights. Where are the police? What happened to patrol cars monitoring our roads? We need more law enforcement to manage the chaos out there now with our current population. There better be some serious consideration for law enforcement, firefighters, EMTs, and other civil servants that make our communities safe. Fund them first, fund housing second.

The plan to build housing in phases over years is simply allowing an onslaught of noise, pollution, and angst. I'm sure you've experienced a neighbor doing a large remodel or complete new home construction before. It's horrific for anyone's wellbeing, especially for those who work from home. I can't imagine the state of mind people will be in if all they hear while at home is the noise of building. We just had a house built next door to us that took nine months, and we were pretty close to our wit's end before it wrapped up. And that is just one single home. I can't imagine it on a larger scale.

Far less people are commuting to work, but are commuting more to take care of daily chores and errands. Hoping that we'll be a populace that uses mass transit is a moot point. Nobody takes the train to drop their kids off or get groceries, very few people use the bus to shop or go to the doctor, and even fewer people use bicycles to get around the peninsula.

Office vacancies are at an all time high, so allowing more office space is simply a lark. Convert those unused spaces into housing (if you must). Reasonable growth should be the rule, and using reason to enable it should be a requirement.

Measure Y was voted on and won. It seems that ignoring the voice of the people is the new political strategy. The state of California really should be sued by the cities and counties that don't want to enact housing requirements. Quality of life matters, and there is quality of life outside of San Mateo for those who can't find a residence here. It's a harsh truth. I'd like to live in Atherton, but I sure can't afford it, so I'll stay here in San Mateo.

And, lastly; the housing element is, as was well-stated by Keith Weber in the San Mateo Daily Journal last week, simply "Out of Whack". I too say "send it back", and be sensible for the wellbeing of the community that matters. Us. Not the developers, not the Mayor, and not the out-of-touch Governor of California.

Regards,
Mike Hagmaier
San Mateo, CA [redacted]

Nicholas "Nicky" Vu

From: Housing
Sent: Monday, November 13, 2023 10:47 AM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: San Mateo Reality

From: William Williams [redacted]
Sent: Monday, November 13, 2023 10:28 AM
To: Housing <housing@cityofsanmateo.org>
Subject: San Mateo Reality

As long as the Planning Commission and the San Mateo City Council continue to approve office development, housing will not get built.

Getting rid of Measure Y will just enable highrise office development, especially at the Hillsdale Mall.

How many more residents and businesses will be displaced to vacate blocks for office development?

Be honest.

X Bill Williams, San Mateo Outlook

Nicholas "Nicky" Vu

From: Housing
Sent: Wednesday, November 15, 2023 3:54 PM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: City of San Mateo Housing Element
Attachments: 23-1115 City of San Mateo Housing Element_MidPen Letter.pdf

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From: Mollie Naber [redacted]
Sent: Wednesday, November 15, 2023 3:38 PM
To: Zachary Dahl <zdahl@cityofsanmateo.org>
Cc: Housing <housing@cityofsanmateo.org>
Subject: City of San Mateo Housing Element

Dear Mr. Dahl,

Please see MidPen's attached letter regarding the City of San Mateo Housing Element.

Sincerely,

Mollie Naber

Mollie Naber (she/her) | Associate Director of Development
MidPen Housing
[redacted]

MidPen HOUSING

Building Communities. Changing Lives.

November 15, 2023

Zachary Dahl, Interim Director of Community Development
Community Development Department, City of San Mateo
339 West 20th Avenue, San Mateo, CA 94403
Email: zdahl@cityofsanmateo.org

RE: City of San Mateo Housing Element

Dear Mr. Dahl,

MidPen Housing ("MidPen") is one of the nation's leading nonprofit developers, owners and managers of high-quality affordable housing and onsite resident services. Since MidPen was founded in 1970, we have developed over 125 communities and 8,500 homes for low-income families, seniors, including homeless families and individuals and those with supportive housing needs throughout the greater Bay Area. Committed local partners are essential to fulfil our mission, and the City of San Mateo is among the best.

Our four communities in San Mateo, including our most recent development, Kiku Crossing, represent the City's commitment to build affordable housing. In 2018 the City selected MidPen from a pool of affordable and market rate developers to execute their vision for workforce housing at 480 East 4th Avenue. The City worked closely with MidPen in the following ways to maximize public benefit at this 225-unit affordable development, which will open in early 2024:

- Prioritized City land for development of 100% affordable housing.
- Encouraged use of State density bonus legislation to build additional height and density beyond what was allowed under local code, resulting in 61 more units with no added parking.
- Dedicated City staff to accelerate entitlement, permitting, and inspection processing, which shortened the project timeline thereby reducing escalation contingencies and interest rate risk.
- Waived approximately $2,000,000 in City permit and plan check fees and deferred impact fee payment to permanent loan conversion, thereby saving an additional approximately $350,000.
- Supported revisions from the initial City RFP that significantly reduced cost and time, specifically supporting off-site resident parking and shared public parking to reduce costs of required podium parking and allowing concurrent construction of two structures to reduce time and save more than $2,000,000.

The City's Regional Housing Needs Allocation (RHNA) sets a goal of 7,015 units of production by 2031. Approximately 40% of these units have a target of being affordable to residents making 80% of AMI and below. To meet these goals, the City needs to utilize all tools at its disposal. Drawing from deep experience working with jurisdictions across the Bay Area on Housing Element Policy, MidPen published a guide on best practices. The City used many of these best practices at Kiku Crossing, such as fee waivers and deferrals, reduced parking requirements, and prioritizing public land for affordable housing.

Thank you for your commitment to affordable housing production. If you have any questions, please feel free to contact me at (650) 339-6181 or mollie.naber@midpen-housing.org.

Sincerely,

Mollie Naber, Associate Director, MidPen Housing

Cc: City of San Mateo Housing Department, housing@cityofsanmateo.org

[redacted] [redacted] [redacted]

Nicholas "Nicky" Vu

From: Housing
Sent: Thursday, November 16, 2023 8:44 AM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: HAC Comments to San Mateo Housing Element (11-15-2023)
Attachments: Ltr to City of San Mateo re HAC Comments to Housing Element (11-15-2023).pdf

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From: Higley, CJ x4942 [redacted]
Sent: Thursday, November 16, 2023 5:42 AM
To: Housing <housing@cityofsanmateo.org>
Cc: Mayhew, Tom x4948 [redacted] Ali Sapirman [redacted]; Contreras, Daniel x4984 [redacted]
Subject: HAC Comments to San Mateo Housing Element (11-15-2023)

On behalf of our client, the Housing Action Coalition, attached please find comments to the updated draft of the Housing Element for the City of San Mateo.

CJ Higley
he/him
[redacted]
www.fbm.com

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For more information please visit http://www.mimecast.com

Farella
Braun + Martel

THOMAS B. MAYHEW
[redacted]

CHARLES J. HIGLEY
[redacted]

November 16, 2023

Via E-Mail

City Council
City Planning Commission
Housing Manager, Planning Division
City of San Mateo
330 W. 20th Avenue
San Mateo, California 94403

E-Mail: housing@cityofsanmateo.org

Re: Housing Element for City of San Mateo 2023–2031
Draft for Public Comment dated November 8, 2023
Comments of Housing Action Coalition

Dear Planning Commission:

On behalf of the Housing Action Coalition,[1] we write to comment on the November 8, 2023 draft 2023–2031 Housing Element for the City of San Mateo. In our earlier letter on August 9, 2023, we identified several issues that show that the new draft does not comply with state law, and is likely to be rejected by HCD, including overestimating realistic capacity, including sites without evidence that the existing uses are "likely to discontinue" during the planning period, and overestimating ADU production by ignoring the 2018 numbers. Unfortunately, none of these issues were corrected in the November 2023 draft; we reiterate that they should be for a valid Housing Element.

This letter addresses one sub-issue where the draft did make some edits. When a city includes sites zoned for non-residential use (as most of the lower income sites on the San Mateo inventory are), the realistic capacity estimates should be reduced to account for the probability of a non-residential development. While the City has previously acknowledged this requirement, and twice been directed to incorporate the analysis by HCD, the current draft still does not do so.

[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. The Housing Action Coalition has commented on previous drafts of the 2023–2031 Housing Element for the City of San Mateo.

[redacted]

As explained in our August 9, 2023 letter, the City's own adopted Housing Element showed that 25% of the acreage developed from 2017-2022, and 22% of the projects, were office or commercial projects. Thus, even if a typical residential project develops at 90% of the zoned maximum, the capacity estimate should be reduced by 25% to account for the probability of a site being developed for a non-residential use (if it is redeveloped at all). The current draft includes no adjustment to account for non-residential development.

Unlike the adopted Housing Element, the new draft simply omits the data, depriving the City Council and the public of the information used to calculate realistic capacities. The draft includes serious errors about the statistics:

- The draft incorrectly claims at page H-32 that "90% of projects in the last six years located in commercial or mixed-use zones have included a residential component." This is inaccurate. As table 5 from the adopted Housing Element in January 2023 shows, the actual statistic based on the City's own prior data for 2017-2022 showed 78% of projects, and 75% of the acreage. Including the 2023 numbers shows that the real number is even lower.

- The draft Appendix C, at page H-C-18, then tries to dodge these statistics by changing the time period. Instead of using 2017-2022 as the time period, it shortens the time period to 2019-October 2023, and claims that only 2 of 24 projects were non-residential. Deliberately shortening the time period to omit major commercial and office projects (e.g., the August-November 2018 approvals of 2940 S. Norfolk, 1 Franklin Parkway, and 115 Monte Diablo) does not mean that there is no continued demand for non-residential uses in San Mateo; it means only that the City is trying to ignore this evidence of the demand.

- Having changed the time period to include 2023, the draft fails to consider that non-residential projects continue to be applied for and built. In addition to 180 E. 3d (a retail office project approved in 2019), and 400 E. 5th (a five-level parking structure constructed at the same time as Kiku Crossing, both for the residents but also for 526 public spaces), the 222 E. 4th Street project (over 90% of the square footage for non-residential uses), and 303 Baldwin (over 60% of the square footage for non-residential uses) – four projects which show a continued demand for non-residential development in the City – there is other recent 2023 development application activity for non-residential uses that reinforces the point:

    - 2164 Palm Avenue: a 2 story private tennis court building, approved June 13, 2023.

    - 3125 Clearview Way: changing a parking lot into a food truck court, with seating and landscaping, approved February 8, 2022

    - Hillsdale Mall: convert 37,611 square feet of retail uses to office use, approved May 23, 2023.

- 1050 S. Amphlett: pre-application approved for 3 story self-storage building
- 922 S. Claremont: pre-application submitted for demolition of one-story building to build two story self-storage building.
- 2 West 3d/El Camino: A three-story office building proposed on a former gas station site.

In estimating whether the existing site inventory is adequate to meet the need for housing, the City cannot ignore that its zoning laws permit other non-residential uses, and there continues to be a demand for office and commercial uses of properties throughout the City. The City should perform the required analysis and reduce its estimates to account for the probability of non-residential development. It cannot realistically claim that the yield for mixed zoning sites will be 90% of the zoned maximum.

Respectfully submitted,

Thomas B. Mayhew

Charles J. Higley

36615\16483918.2

Nicholas "Nicky" Vu

From: Housing
Sent: Thursday, November 16, 2023 8:44 AM
To: Nicholas "Nicky" Vu; Eloiza Murillo-Garcia
Subject: FW: San Mateo Revised Housing Element Letter
Attachments: San Mateo Revised Housing Element Letter 11.15.23.doc.pdf

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From: Choua X. Vue [redacted] **On Behalf Of** David D. Bohannon II
Sent: Wednesday, November 15, 2023 4:56 PM
To: Housing <housing@cityofsanmateo.org>
Cc: Eloiza Murillo-Garcia <emurillogarcia@cityofsanmateo.org>; Mazarin Vakharia <mvakharia@cityofsanmateo.org>; Planning Commission <PlanningCommission@cityofsanmateo.org>; John Ebneter <jebneter@cityofsanmateo.org>; Seema Patel <spatel@cityofsanmateo.org>; Adam Nugent <anugent@cityofsanmateo.org>; Martin Wiggins <mwiggins@cityofsanmateo.org>; Margaret Williams <mwilliams@cityofsanmateo.org>; City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Rob Newsom <rnewsom@cityofsanmateo.org>; Richard Hedges <rhedges@cityofsanmateo.org>; kohar@kohplanning.com; chelsea.maclean@hklaw.com; Paul.McDougall@hcd.ca.gov; Adam Loraine <aloraine@cityofsanmateo.org>; idiaznash@cityofsanmateo.org; Amourence Lee <alee@cityofsanmateo.org>
Subject: San Mateo Revised Housing Element Letter

Good evening Zach,

Please see attached letter. Thank you!

David Bohannon

BOHANNON™

[redacted]
www.ddbo.com

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BOHANNON™

David D. Bohannon Organization
[redacted]
T [redacted]
F
W ddbo.com

November 15, 2023

[Sent via email: housing@cityofsanmateo.org*]*

Zach Dahl
Community Development
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403

Re: San Mateo Revised Housing Element Comments

Dear Zach and City staff:

On behalf of HSC Property Owner LLC, the owners of the Hillsdale Shopping Center and surrounding properties (Hillsdale Mall Site), we appreciate the opportunity to submit comments on the revised Housing Element, recently released on November 9, 2023.

As you may know, our team is actively monitoring the multiple long-range planning efforts occurring concurrently in the City to understand the City's needs and goals so that the long-range planning and development efforts for the Hillsdale Shopping Center can evolve in alignment with the City's long-term vision.

We previously commented on the inventory assumptions for the Hillsdale Mall Site on December 15, 2022 and appreciate the City's willingness to modify the total unit count and affordable housing assumptions. However, we continue to have additional comments, as described below.

Moderate Income Assumptions

We object to the inclusion of 180 Moderate income units at the Hillsdale Mall Site. In the "Identification of Affordable Sites" section of the Housing Element, the discussion of the Hillsdale Mall identifies that a realistic capacity of 1,200 units has been estimated for this site, "*with 15% of the units identified as affordable in accordance with the City's Inclusionary Housing policy*." (HE, p. H.36) We previously reviewed 15% inclusionary housing language and were comfortable with the assumption.

We note that the inclusionary housing program requires 15% of rental units to be affordable to low income families.[1] Further, while moderate income units are required for ownership projects (i.e. for sale units), there is no obligation to provide moderate income rental units. It follows that, according to the description in the Housing Element, the inventory assumption for the

[1] City of San Mateo, Below Market Rate Housing Program, available at: https://www.cityofsanmateo.org/3896/Developer-Resources

Hillsdale Mall Site should be 15% low income units (or 180 low income units out of 1,200 units).

The assumptions in the inventory, however, assume 180 low income units *as well as 180 moderate income units,* along with 840 above moderate units, for a total of 1,200 units. Our current development plans have considered the inclusion of low income and possibly very low income units, but <u>we currently have no plans to include moderate income rental units and thus the assumption of 180 moderate income units for the site is not realistic, as required by state law for a housing element inventory</u>.

We also note that the inclusion of moderate income units for the largest development site in the City appears to be a departure from the City's methodology elsewhere. The discussion of "Distribution of Sites by Affordability" describes the City's methodology (p. H-38):

1. For sites in the pipeline, the actual proposed distribution of units by affordability was included. For example, Concar Passage (Planning Application PA-2018-052) includes a total of 961 units, of which 73 will be very low-income. These are the figures used in the spreadsheet.
2. For all other sites, the distribution of units by affordability <u>varies by site size. Most sites in the inventory have unit affordability distributed in proportion to the RHNA allocation. For large sites over 10 acres, the City applies only the inclusionary housing requirement (15%) for the lower income category. For the moderate category, 15% was also applied to the smaller sized units that are naturally affordable to moderate income households.</u>

For emphasis, we note that the above language provides that "[f]or large sites over 10 acres, the City applies *only* the inclusionary housing requirement (15%) for the lower income category." In contrast, the Housing Element says that moderate income assumptions were applied to smaller units that are naturally affordable. It is, therefore, inconsistent to apply a 15% low income unit assumption *plus a 15% moderate income unit assumption* to the Hillsdale Mall Site, which is identified in the inventory as 32.68 acres. Again, we are planning for a robust affordable housing program to include low income and possibly very low income units, but the overall mix of affordable housing is to be determined and we are not currently planning for moderate income rental units. This is due, in part, to the lack of financing available for moderate income units.

<u>Suggestion to Add Moderate Income ADUs</u>

For the purpose of collaboration, we suggest that the 180 units allocated to the Hillsdale site are moved to other sites that are more likely to include naturally occuring moderate income housing. One specific suggestion is to increase the assumption for moderate income accessory dwelling units (ADUs). We note that the Housing Element explains that the City has used conservative methodology with respect to ADU production (p. H-40):

> Based on increased documentation and State guidance, jurisdictions are allowed to count projected development of ADUs based on prior year production averages. As outlined in Table 5, the City has issued an annual average of 60 building permits for ADUs, including JADUs, over the last four years (2019-2022). Consistent with the accepted approach of using a four-year average of permitting data, the Sites Inventory is using an estimate of 55 new ADUs annually, below the annual average of 60, which results in 440 new ADUs projected over the eight-year cycle. It should be noted that ADU permitting in both 2021 and 2022 exceed the annual estimate of 55. The City has over 17,000 parcels that are zoned R1 and has issued permits for 271 ADUs over the last eight years, so there is a significant number of eligible parcels that have the capacity to add an ADU and/or a JADU.

Of the 440 units, the City expects 132 very low income units, 132 low income units, 132 moderate income units and 44 above moderate income units. (Housing Element Inventory, p. H-C-14)

HCD itself describes this as a "conservative" approach. (Housing Element Site Inventory Guidebook[2], p. 31) HCD further notes that "[s]ince 2017, the Legislature has passed a series of new laws that significantly increase the potential for development of new ADUs and JADUs by removing development barriers, allowing ADUs through ministerial permits, and requiring jurisdictions to include programs in their housing element that incentivize their development. As a result using trend analysis when estimating the potential for development may not accurately reflect the increased potential for these units." Housing Element Site Inventory Guidebook, p. 31) In addition, HCD suggests using trends from "regional production of ADUs." Housing Element Site Inventory Guidebook, p. 31)

Accordingly, given these conservative assumptions, we strongly suggest that more moderate income units are assumed as ADUs, rather than as part of the Hillsdale Mall site.

Inventory Assumption Corrections

We also request additional corrections to the following inventory assumptions:

- The Bohannon owned Ana Furniture site (Address: 3011 S El Camino Real; APN 039-360-140) existing use is listed as parking, but the actual use is an existing, operating commercial building. The affordable assumption of 24 (40%) low income units plus 10 (16%) moderate income units as part of a total development capacity of 60 units, exceeds the inclusionary obligation of 15% low income.
- The Bohannon owned sites (Addresses: 3101 El Camino Real and 3111 El Camino Real; APNs: 039-360,140 and 039-360-070) also include an affordable assumption of 26 (41%) low income plus 11 (17%) moderate income units as a part of a total development capacity of 64 units that exceeds the inclusionary obligation of 15% low income.
- The Michael's site (Address: 2955 S El Camino Real; APN 039-360-120) is listed as parking, but the acutal use is an existing, operating commercial building. The affordable assumption of 41 (39%) low income units plus 18 (30%) moderate income units as part of a total development capacity of 103 units, exceeds the inclusionary obligation of 15% low income.

[2] HCD, Housing Element Site Inventory Guidebook, available here: https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

- The Petsmart site (Address: 3520 S El Camino Real; APN 042-121-040) affordable assumption of 32 (39%) low income units plus 14 (17%) moderate income units as part of a total development capacity of 81 units, exceeds the inclusionary obligation of 15% low income.

A screenshot of these assumptions is provided below:

8 – Hillsdale Terrace	2700 S El Camino Real	039-352-060	V	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	0.38	1.00	Commercial/Used car sales	6		62	68	Yes	
	2750 S El Camino Real	039-352-070	V	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	0.30		Commercial/Used car sales						
	2790 S El Camino Real	039-352-090	V	Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	0.32		Commercial/Parking						
	2955 S El Camino Real	039-360-120		Transit-Oriented Development	TOD	50	2.24	2.24	Parking	81	18	84	103		Y

CITY OF SAN MATEO
2040 GENERAL PLAN
HOUSING ELEMENT

Housing Element ID/ Ownership	Site Address	APN	Site	GP	Zoning	Max Density	Acres	Total Acres	Existing Use	LI	M	AM	Total	Pipeline Project	Owner/ Developer Interest (1)
	3011 S El Camino Real	039-360-140		Transit-Oriented Development	TOD	50	1.33	1.38	Parking	24	10	26	60		Y
	3520 S El Camino Real	042-121-040		Regional/Community Commercial/ High Density Multi-Family	C3-1/R4	50	1.76	1.76	Commercial	32	14	35	81		
Same owner	3101 S El Camino Real	039-360-160	L	Transit Oriented Development	TOD	50	1.13	1.41	Vacant			26	11	27	64
	3111 S El Camino Real	039-360-070	L	Transit Oriented Development	TOD	50	0.28		Vacant						

We formally request that these assumptions are corrected, particularly for those sites that are non-vacant, consistent with the methodology in Housing Element Inventory (Appendix C), Section 4.3 explaining that non-vacant sites must meet at least three citeria in order to be included in the inventory. Given that these sites are not vacant, that removes one of the criteria for inclusion in the inventory.

<u>Conclusion</u>

We recognize that the Housing Element Update is an extraordinarily difficult task. We thank you for your time and your consideration and your efforts on the revised Housing Element to date. At this stage, we strongly request that the moderate income units are reallocated from the Hillsdale Mall assumptions to another location where such units are more likely to be developed, such as ADUs, and that other inventory assumptions are corrected to reflect realistic redevelopment capacity.

Sincerely,

David Bohannon

Cc: Eloiza Murillo-Garcia (emurillogarcia@cityofsanmateo.org)
Mazarin Vakharia (mvakharia@cityofsanmateo.org)
Planning Commission (PlanningCommission@cityofsanmateo.org)
John Ebneter (jebneter@cityofsanmateo.org)
Seema Patel (spatel@cityofsanmateo.org)
Adam Nugent (anugent@cityofsanmateo.org)
Martin Wiggins (mwiggins@cityofsanmateo.org)
Margaret Williams (mwilliams@cityofsanmateo.org)
City Council (CityCouncil@cityofsanmateo.org)
Amourence Lee (alee@cityofsanmateo.org)
Lisa Diaz Nash (ldiaznash@cityofsanmateo.org)
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Rich Hedges (rhedges@cityofsanmateo.org)
Kohar Kojayan (kohar@kohplanning.com)
Chelsea Maclean (chelsea.maclean@hklaw.com)
Paul McDougall (Paul.McDougall@hcd.ca.gov)

Nicholas "Nicky" Vu

From: Housing
Sent: Thursday, November 16, 2023 3:25 PM
To: Eloiza Murillo-Garcia; Nicholas "Nicky" Vu
Subject: FW: SCLP Comments on San Mateo Updated Housing Element
Attachments: SCLP Letter to San Mateo Nov 16 2023.pdf

From: Dashiell Leeds [redacted]
Sent: Thursday, November 16, 2023 2:05 PM
To: itycouncil@cityofsanmateo.org; Planning Commission <PlanningCommission@cityofsanmateo.org>; Housing <housing@cityofsanmateo.org>
Cc: James Eggers [redacted]; Mike Ferreira [redacted]; Gladwyn D'Souza [redacted]; Gita Dev [redacted]
Subject: SCLP Comments on San Mateo Updated Housing Element

Dear Mayor Lee and Members of the San Mateo City Council, Planning Commission, and City Staff,

The Sierra Club Loma Prieta Chapter's Sustainable Land Use Committee (SLU) advocates on land use issues in San Mateo and Santa Clara Counties. Thank you for providing the opportunity for SLU to provide input on the November 9, 2023 Updated Housing Element. Please read the attached letter for our full comments.

Respectfully Submitted,
Gita Dev
Co-Chair, Sustainable Land Use Committee
Sierra Club Loma Prieta Chapter

email sent from account of:
Dashiell Leeds
Conservation Coordinator
Sierra Club Loma Prieta Chapter

SIERRA CLUB
LOMA PRIETA CHAPTER

SAN MATEO, SANTA CLARA & SAN BENITO COUNTIES

November 16, 2023
City of San Mateo
330W 20th Ave
San Mateo, CA 94403

Subject: Comments on San Mateo Updated Housing Element

Dear Mayor Lee and Members of the San Mateo City Council, Planning Commission, and City Staff,

The Sierra Club Loma Prieta Chapter's Sustainable Land Use Committee (SLU) advocates on land use issues in San Mateo and Santa Clara Counties. Thank you for providing the opportunity for SLU to provide input on the November 9, 2023 Updated Housing Element (HE).

The updated HE has some important improvements (Fair housing on p. H-68 to H -75, clarification on p. H-93 of Action d on Policy H1-20). But some final adjustments will further strengthen this important HE with regards to encouraging more affordable housing and allowing for more greening of the city.

The HE assumes that the Land Use Designation High II is not going to be used [1]. We have maintained that High II should be included in the HE, though only in limited areas and only near transit. Its higher density and height are good tools to increase <u>affordable housing, as a required community benefit</u>, and to do it in an environmentally positive way by <u>requiring green open space</u> on the site.

The need to add more housing, particularly affordable housing, is important to addressing environmental issues. As essential workers (e.g. teachers, nurses, service workers, etc.) on the Peninsula cannot afford to live here, they must commute from long distances to housing they can afford.

> **A key to addressing this problem is increasing housing density, particularly near transit, while requiring inclusionary affordable housing as a community benefit. Allowing higher density is one way the HE can provide a financial incentive for more inclusionary affordable housing (e.g. as high as 20-33% of a project, if financially feasible), as noted in prior studies for San Mateo [2].**

[1] See pages H-31 and H-41. They state a maximum density of 130 du/ac (which is the High I maximum). The High II maximum is 200 du/ac.
[2] https://sanmateo.primegov.com/Portal/viewer?id=715&type=0

More green open space: The ability to allow higher buildings in the High II Land Use Designations, when combined with restricting lot coverage, is also an important tool for freeing up land area for greening the city.

The greening of the city has major environmental benefits as well as improving the quality of life for residents. Being allowed to go to higher building heights, when coupled with restricting lot coverage, is a way to create more open space, parks, bike paths, pedestrian walkways and green streets.

A good example of this was demonstrated in the recent scenarios put forward as part of the "Re-imagine Hillsdale" presentation of March 8,2023[3]. The scenario that stayed with the current 5-story limit produced a design with very little open space and with the area facing the neighborhood on Edison Street being high and dense. However, the scenario that allowed heights up to 10 to 12 stories for buildings near the railroad and along El Camino Real (ECR) produced a design with a large amount of open space, parks, and a more compatible neighborhood design, with lower heights, along Edison Street. The higher height allowed, adjacent to the railroad and ECR, made it possible to lower heights near the existing neighborhood on Edison Street and to provide much more parks and open space for the entire community to enjoy.

We ask that you consider this information as you finalize the HE.

Respectfully submitted,

Gita Dev
Co-Chair, Sustainable Land Use Committee
Sierra Club Loma Prieta Chapter

[3] https://vimeo.com/806539434/5bbfc4a1a9

From: Planning
To: Nicholas "Nicky" Vu; Linda Ly
Subject: FW: Housing Element questions
Date: Friday, January 19, 2024 4:32:04 PM
Attachments: image001.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image002.png

Hello Nicky and Linda,

Please see and respond to email below.

Thank you

From: Somer Smith <ssmith@cityofsanmateo.org>
Sent: Friday, January 19, 2024 2:15 PM
To: Planning <planning@cityofsanmateo.org>
Subject: RE: Housing Element questions

Hi,

This should be forwarded to someone on the Housing Element team. I believe Nicky Vu or Linda Ly should be able to respond.

Thanks,
Somer

Somer Smith, AICP (She/Her)
Associate Planner | Community Development Department
330 W. 20th Ave., San Mateo, CA 94403
650-522-7214 | ssmith@cityofsanmateo.org

From: Planning <planning@cityofsanmateo.org>
Sent: Friday, January 19, 2024 2:01 PM
To: Somer Smith <ssmith@cityofsanmateo.org>
Subject: FW: Housing Element questions

Hi Somer,

Please see and respond to email below.

From: Borel Place [redacted]
Sent: Friday, January 19, 2024 12:23 PM
To: Planning <planning@cityofsanmateo.org>; General Plan <generalplan@cityofsanmateo.org>
Subject: Housing Element questions

Hi,
I previously spoke with Mrs. Klein about some General Plan questions and her voicemail suggests she is no longer working for the city so I am looking for someone I can talk to.

I represent Borel Place Associates which owns and manages 1611 Borel Place, 1777 and 1650 Borel Place. We also own the land under 411 Borel Ave but we won't manage that building for several years due ot a land lease on that.

In reviewing the General Plan Housing Element Appendix C- Housing resources and sites inventory list, I discovered there appears to be a new set of requirements which will change what we may or may not do with our property.

Interestingly, we have 4 parcels and only 1 of those 4 will change, and that parcel is in the middle of the 4.

Is there someone I can set up a meeting to get a better understanding of what and how these changes will be imposed on the ownership of the parcel? Below is a screenshot of the page showing 1650 Borel Place being a site on the inventory list which is scheduled to change to have a minimum density requirement.

Thank you,
Alex Spence

([redacted] c

Borel Place Associates
[redacted]

Inline image

From:	Housing
To:	Nicholas "Nicky" Vu; Zachary Dahl
Subject:	FW: Housing Element Update
Date:	Tuesday, January 23, 2024 9:39:37 AM

From: Ted McKinnon [redacted]
Sent: Monday, January 22, 2024 4:43 PM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element Update

Hello,

My understanding is that the Housing Element for 2023-31 has been provisionally approved by HCD. Is this correct, and if so, when will the confirming letter from HCD be available on the city website?

Please advise.

Thanks,

Ted McKinnon

Re: City of San Mateo Sixth Cycle Housing Element (2023- 2031)

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

Mar 20, 2024

Dear Zachary Dahl,

Public Advocates and the Public Interest Law Project write to inquire into your current compliance with Housing Element Law for the sixth cycle. Based on information from the state Department of Housing and Community Development, it appears that the City of San Mateo has not yet adopted a legally compliant Housing Element update more than a year past the legally required deadline for doing so.

The housing element is an essential tool to ensure that communities are addressing the housing needs of all people, especially our most vulnerable neighbors. In order to plan for the production and preservation of affordable housing, communities must take deliberate steps to ensure there is adequate zoning, removing of regulatory barriers and targeting of resources. State law requires compliance with Housing Element requirements.

Public Advocates is a civil rights and economic justice law and advocacy organization. Similarly, the Public Interest Law Project is a nonprofit California legal support center for public interest law programs advancing justice for low income communities and communities of color. Our organizations have decades of experience litigating to enforce Housing Element Law to increase access to affordable and fair housing. We are committed in 2024 to ensuring jurisdictions come into compliance with Housing Element law. We request that you share a list of steps you intend to take to complete an adequate draft ready for adoption or update the existing plan so that it is in compliance with the law.

I. The City of San Mateo has failed to timely adopt a legally compliant Sixth Cycle Housing Element

Housing Element Law requires local governments in the Bay Area to adopt a legally compliant housing element to the City's General Plan for the 2023-2031 Planning Period (Sixth Cycle) no later than January 31, 2023. (Gov. Code § § 65302, 65580 et seq.) As of Mar 20, 2024 the HCD Housing Element Compliance Dashboard indicates that the City of San Mateo has failed to adopt a legally compliant Housing Element.

There are many consequences of this failure to adopt a timely and compliant housing element update, including an obligation to complete any rezoning required to make sites available to satisfy their Regional Housing Needs Allocation by January 31, 2024. (Gov. Code § 65588(e)(4)(C)(i)).)

Failure to adopt a legally compliant Housing Element by the statutory deadline may also result in private or public enforcement in the Courts, and/or can result in so-called "builder's remedy" projects under the Housing Accountability Act. (Gov. Code § 65589.5.) Further consequences of delaying the adoption of a housing element, may include court oversight.

II. The City of San Mateo's failure to timely adopt a housing element harms individuals and groups considered to be protected classes and/or with special needs

State Housing Element Law requires every jurisdiction to adopt a plan that will Affirmatively Further Fair Housing (AFFH). (Gov. Code sec. 8899.50; sec 65583(c)(10)). More than a rote administrative task, this requirement is designed to ensure that members of communities who have been historically prevented from accessing affordable, secure, healthy homes are given the opportunity to live in homes in the locations they want, surrounded by the communities they want. In order to accomplish this, each jurisdiction must analyze the factors and issues specific to that jurisdiction that have led to discrimination and inequitable housing access based on protected class. (See HCD's AFFH Guidance Memo, pg. 9-10.)[55]

In the context of Housing Element Law, local governments must adopt policies and programs designed to mitigate and undo the harms caused by housing discrimination and segregation based on race, disability, and other protected classes. These policies and programs must be designed to have an actual beneficial impact on the actual community members, and must include plans to expand housing opportunities for community members in protected classes and community members who have special housing needs. (*Id.* at pg 12-13.) Protected classes include race, immigration status, and disability status. Community members with special housing needs include, but are not limited to, the senior population, households with a single parent, community members who are currently or formerly unhoused, large families, and agricultural workers.

The nature and extent of the housing affordability crisis in California demands that each jurisdiction plan carefully to ensure that local housing policies are sufficient and appropriate for

[55] Affirmatively Furthering Fair Housing

low income communities, disinvested communities, communities that have been historically discriminated against, and communities with special needs. This includes production of affordable housing, preservation of housing already occupied by these communities, protection of renters, and addressing the needs of those who are unsheltered. Without careful planning, housing projects throughout the Bay Area tend towards developments that are unaffordable and inaccessible to these communities. (See HCD Housing Element Implementation APR Dashboard.)[56] The law requires jurisdictions to update Housing Elements every eight years for this reason–i.e., to ensure that every jurisdiction is putting careful thought into housing development, and guaranteeing that these communities will be welcomed, safe, comfortable, and stable in their homes. Without a properly updated, legally compliant housing element, the members of your community are at risk of displacement and discrimination. It is imperative that you adopt a legally compliant Housing Element as soon as possible.

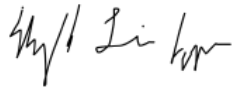
III. Conclusion

We are confident that the City of San Mateo understands the importance of adopting a legally compliant housing element as quickly as possible to meet the needs of all people for a safe and stable home and to come into compliance with the law. Given that the January 31, 2023 deadline passed more than a year ago, however, we are concerned about the City of San Mateo's progress.

We request that you share a list of steps you intend to take to complete an adequate draft ready for adoption. To assist with your response, we provide this Google Form. Your response may include information about steps you have taken in recent history towards Housing Element compliance–e.g. meetings with HCD regarding proposed updates, holding a planning commission study session, making edits in collaboration with community partners–or an outline of steps you plan to take and/or public meetings you plan to hold in the future. If you have any follow up questions or would prefer to respond over email, please direct them to: sspear@publicadvocates.org and tdean@publicadvocates.org.

Thank you for your time and consideration.

Sincerely,



Skylar Spear, esq.
Legal Fellow, Public Advocates

[56] Annual Progress Reports - Data Dashboard and Downloads | California Department of Housing and Community Development (See Housing Needs → Progress → 5th Cycle, showing that nearly 150% of the RHNA was met for housing affordable to those with above moderate incomes in the fifth cycle, as compared with 21%, 31%, and 56% for housing affordable to those with very low, low, and moderate incomes, respectively).

Tahirah Dean

Tahirah Dean, esq.
Staff Attorney, Public Advocates

Craig Castellanet, esq.
Staff Attorney, Public Interest Law Project

From:	Housing
To:	Nicholas "Nicky" Vu; Manira Sandhir
Subject:	FW: Housing Element
Date:	Friday, April 12, 2024 2:20:36 PM

!!

From: Jerry Boyke [redacted]
Sent: Friday, April 12, 2024 1:42 PM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element

What is preventing you from speaking or writing in a clear and direct fashion? Is there a hiring requirement in San Mateo that prohibits anyone with an IQ above 75 from being employed?

There is no university, to my knowledge, that offers a degree curriculum titled 'Housing Element'. None of the retailers in this area sell 'housing elements'. Why can't you speak clearly and meaningfully?

The same applies to the State. You all work for the same folks.

From: Housing
To: Nicholas "Nicky" Vu; Manira Sandhir
Subject: FW: Housing Element
Date: Friday, April 12, 2024 8:10:38 AM
Attachments: image001.png

From: keanedm@gmail.com[redacted]
Sent: Friday, April 12, 2024 7:08 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element

Hi,

Thanks for posting the current housing element. Could you point me to the explanation of the column headings from page H-C 22 and several following pages?

Thank you,
Dennis Keane

From: Housing
To: Nicholas "Nicky" Vu; Manira Sandhir
Subject: FW: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form
Date: Friday, April 12, 2024 1:22:09 PM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, April 12, 2024 12:58 PM
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	I would be more enthusiastic about this vision of our city if we could get the development projects to include more than 10-12% "affordable" units. It makes all whining over the last couple of years about affordable housing seem pretty phony and not really much of a priority - not enough of a priority to mess with the profits involved, that is.

Email not displaying correctly? View it in your browser.

From:	Housing
To:	Nicholas "Nicky" Vu; Manira Sandhir
Subject:	FW: Housing Element
Date:	Friday, April 12, 2024 1:22:16 PM

From: Tom Taber [redacted]
Sent: Friday, April 12, 2024 11:18 AM
To: Housing <housing@cityofsanmateo.org>
Cc: Tom Taber [redacted]
Subject: Housing Element

I am a long time home owner in San Mateo. I read the housing element and I have a few thoughts:
1) The cost of housing is a function of supply and demand. The best way to make housing more affordable is to greatly increase the supply. Requiring that developers build "affordable" (subsidized) housing decreases the incentives for developers to build. Housing construction won't happen unless it is profitable for developers to do so.
2) There are too many studio and one bedroom units being built. Those are ok for young singles, but families need 2 and 3 bedroom housing units.
3) We should encourage the construction of townhouses and condominiums that people can buy and build equity. People who own their residences have a greater investment in the city.
4) It is ridiculous to limit housing to only 55 feet close to downtown and near the three Caltrain stations. A measure should be put on the ballot to raise the height limit to at least 85 feet in those areas.

Thanks,
Tom Taber
[redacted]

From:	Housing
To:	Nicholas "Nicky" Vu; Manira Sandhir
Subject:	Fwd: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form
Date:	Monday, April 15, 2024 8:09:31 AM

Sandra Belluomini
City of San Mateo
650-522-7239

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, April 14, 2024 5:28:07 PM
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	Stephen
Last Name	Howard Sarin
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	Thank you all for the hard work of creating the Housing Element and getting it approved. It makes me proud of the professionalism of our planning functions that San Mateo is able to become substantially compliant in a timely fashion. And I'm hopeful that a solid city plan plus market forces will produce many more new homes than required. Expanding San Mateo is good for everyone, and lowering the cost of housing through plentiful supply will be good for my children and future neighbors.

Email not displaying correctly? View it in your browser.

From:	Housing
To:	Nicholas "Nicky" Vu; Manira Sandhir
Subject:	FW: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form
Date:	Monday, April 15, 2024 10:26:52 AM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, April 15, 2024 9:52 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	Suzanne
Last Name	Flecker
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	Issues are: -Sights inventory was not adequately altered. Too much of the existing and previously failed listed sights will fail to produce the housing that San Mateo needs. -Regarding affirmatively furthering fair housing, the city did not adequately examine the underlying causes of segregation and poverty. No meaningful methods of overcoming these past, present and serious issues have been addressed, created and included in the document. -The city now suffers with some in the Baywood neighborhood seeking to be designated a Historical district. -Since I believe this plan will fail to produce the necessary housing required to address the previously mentioned issues, I must also mention an overarching concern which is our climate. If this plan is not successful, and if many other jurisdictions likewise fail to produce successful plans, we will only continue to exacerbate the Climate Crisis, speeding us to further climate disaster. Without our climate we are nothing. Please undertake a complete examination of the Housing Element with an eye towards making it functional. We cannot continue to kick the can

down the road any longer. Thank you for your most sincere attention to this very pressing matter.

Email not displaying correctly? View it in your browser.

From:	Housing
To:	Nicholas "Nicky" Vu; Manira Sandhir
Subject:	FW: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form
Date:	Monday, April 15, 2024 10:27:03 AM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, April 15, 2024 9:43 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	re the Fish Market development site What commitments/efforts will be made to keep Parkside Plaza buisnesses? Particularly the Smart and Final. Will development mean we lose these local services? Will we retain a local market?

Email not displaying correctly? View it in your browser.

From:	Housing
To:	Nicholas "Nicky" Vu; Manira Sandhir
Subject:	FW: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form
Date:	Monday, April 15, 2024 2:22:00 PM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, April 15, 2024 12:46 PM
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	iraida
Last Name	dayen
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	City should have rent control, especially for seniors and invalids. I`m 86 y/o

Email not displaying correctly? View it in your browser.

From:	Sandra Belluomini
To:	Nicholas "Nicky" Vu; Manira Sandhir
Subject:	Fw: Housing Element
Date:	Friday, April 19, 2024 4:08:06 PM

From: Dennis Keane [redacted]
Sent: Friday, April 19, 2024 3:32 PM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing Element

The Housing Element of the General Plan is a reminder of how few "affordable" units we build into our community. So much hypocrisy in all the calls for affordable housing – build build build – and look how few affordable units we get. Incompetence or cowardice? Millbrae, at least, pushes for 15-20% affordable units. Incompetence or cowardice that we rollover so easily for developers?

I would love to feel good about all our building but it is largely a giveaway to builders with our former Mayor Bonilla even pushing the city to not submit a housing plan by the deadline last year and practically inviting the builders remedy for our city. Sad.

Dennis Keane

From:	Sandra Belluomini
To:	Nicholas "Nicky" Vu; Manira Sandhir
Subject:	Fw: Housing Action Coalition Comments on San Mateo April 2024 Housing Element
Date:	Friday, April 19, 2024 4:07:54 PM
Attachments:	2024-04-19 Housing Action Coalition Comments on San Mateo April 2024 Housing Element.pdf

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From: Mayhew, Tom x4948 [redacted]
Sent: Friday, April 19, 2024 4:02 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Planning Commission <PlanningCommission@cityofsanmateo.org>; Housing <housing@cityofsanmateo.org>
Cc: [redacted]
Subject: Housing Action Coalition Comments on San Mateo April 2024 Housing Element

City Council, Planning Commission, and Housing Manager –
Please see attached, a comment letter on the draft Housing Element being discussed at the Planning Commission meeting on April 23, and the City Council meeting currently scheduled for May 20.
There is an "appendix" referred to in the letter, which I'll provide to the Housing Manager separately so that it can be part of the record; it provides the backup for some of the assertions made in the letter.
Thank you for your consideration of this important issue.

- Tom Mayhew and CJ Higley

Tom Mayhew
Partner
Pronouns: His/Him
[redacted]
www.fbm.com

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For more information please visit http://www.mimecast.com

Farella Braun + Martel

THOMAS B. MAYHEW [redacted]

CHARLES J. HIGLEY [redacted]

April 19, 2024

Via E-Mail

City Council
City Planning Commission
Housing Manager, Planning Division
City of San Mateo
330 W. 20th Avenue
San Mateo, California 94403

E-Mail: housing@cityofsanmateo.org

Re: Housing Element for City of San Mateo 2023-2031
Updated Draft for Public Comment dated April 16, 2024
Comments of Housing Action Coalition

Dear City Council, Planning Commission, and Housing Manager:

On behalf of the Housing Action Coalition,[1] we write to comment on the April 16, 2024 draft 2023-2031 Housing Element for the City of San Mateo. While HCD has indicated that the draft is in substantial compliance as to other issues, one key issue remains: whether the site inventory is sufficient in light of the requirement that the City have proof – "substantial evidence" – that the existing uses of sites on the inventory will likely discontinue prior to January 31, 2031 so that housing can be built. Particularly given the small buffers for the lower- and moderate-income categories, the City should not adopt the Housing Element without evidence that each and every site will likely redevelop during the planning period. Anything less means that San Mateo is not meeting the minimum need.

The greatest area of need for housing statewide, including in San Mateo, is in the lower income categories. The strictest standard applies to sites claimed to meet the lower income need:

> (1) For [nonvacant] sites . . . the city or county shall specify the additional development potential for each site within the planning period and shall

[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. The Housing Action Coalition has commented on previous drafts of the 2023-2031 Housing Element for the City of San Mateo.

provide an explanation of the methodology used to determine the development potential. The methodology shall consider factors including the extent to which existing uses may constitute an impediment to additional residential development, the city's or county's past experience with converting existing uses to higher density residential development, **the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use** or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

(2) In addition to the analysis required in paragraph (1), when a city or county is relying on nonvacant sites . . . **to accommodate 50 percent or more of its housing need for lower income households**, the methodology used to determine additional development potential shall demonstrate the existing use . . . does not constitute an impediment to additional residential development during the period covered by the housing element. **An existing use shall be presumed to impeded additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period.**

Government Code § 65583.2(g)(1) and (2).

The current site inventory fails the test. Neither the Planning Commission nor the City Council should find that there is substantial evidence that the existing use will discontinue. The City has not analyzed existing leases to determine if they would perpetuate the existing use during the planning period. And more significantly, the City lacks substantial evidence that the uses of many of the properties on the inventory are "likely to be discontinued" during the planning period (i.e., before January 31, 2031). In fact, evidence for many of the sites shows why redevelopment is unlikely. The City has not shown that there are enough available sites to make it realistically possible to build its fair share of the region's need for housing.

A. The City Includes Sites That Are Not "Suitable And Available" Because They Do Not Have a "Realistic and Demonstrated Potential" For <u>Redevelopment During the Planning Period to Meet the Need for Housing.</u>

For a large number of sites on the inventory, there is not substantial evidence that the existing uses are "likely to discontinue." In fact, there is publicly available information about leases, statements by the occupants, and actions by the owners that show that these sites are unlikely to become housing before January 31, 2031.

The agenda packet includes, as attachment 12, a memorandum and presentation from Economic & Planning Systems (EPS) dated April 17, 2024. This memorandum does not address

the existing use on any particular site, as section 65583.2(g)(2) requires,[2] and so does not provide the substantial evidence that is required. It does make some important observations about the reality of residential redevelopment, however, particularly at slide 4: "The cost of 'buying out' existing commercial leaseholders can substantially increase the cost of purchasing commercial land redevelopment project[s]"; "Estimating this cost can be challenging and difficult to generalize due to limited available data and the complexity of commercial leasing activity – each site and set of leases and tenants will present different costs and issues"; "a tenant that does not want to interrupt its business activity can prevent them from redeveloping until the end of the lease term"; and that particularly for national/regional tenants (such as those at Bridgepointe, or CVS or Walgreens), "Even for phased development (e.g., on parking lots), loan and tenant agreement terms typically make changes to the property difficult to negotiate."

We ask that the Planning Commission and City Council keep the above observations in mind when reviewing the following sites, each of which have leases extending through 2031: Bridgepointe, Atrium, Borel Shopping Center, Borel Place, Olympic Shopping Center, Downtown Retail Block on East Fourth, and Villa Plaza. We would also suggest that, in order to ensure that you hear the evidence for yourself before deciding, you ask the following question for each site:

> **In light of the publicly available information about leases in the Housing Action Coalition letter, and the presumption that existing uses will continue, what evidence does the City have with respect to the likelihood that existing uses will discontinue before January 31, 2031?**

If the answer is "leases can be bought out," we would suggest asking:

> **What evidence does the City have about how much would that cost for each of the sites, and whether the tenant would agree, and how does that affect the likelihood of redevelopment?**

For each of the sites below, we submit that the Planning Commission and City Council should not agree with the proposed finding that the existing uses are likely to discontinue:

1. The Bridgepointe Shopping Center Parking Lot (APN 035-466-100)

San Mateo proposes to count 8.5 acres (70%) of the 12.07 acre parking lot for the Bridgepointe shopping center as a housing site. There is no evidence that the existing use will discontinue before January 31, 2031. According to table 2 (sites inventory) in the draft, there has

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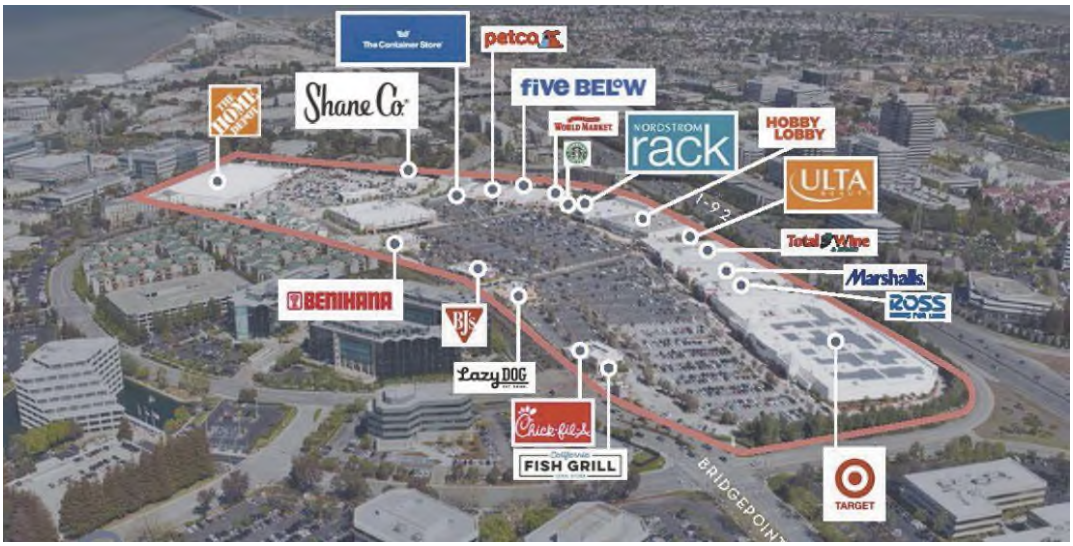
[2] In the *CalHDF v. La Canada Flintridge* trial court decision, at pp. 23-27, the Court emphasized that the 65583.2(g)(2) analysis requires "site-specific evidence," and that a "generalized methodology" does not suffice. Similarly, in *Californians for Homeownership v. City of Beverly Hills*, at pp. 8-11, the trial court held that the city must analyze the factors under both (g)(1) and (g)(2) for "specific sites," and not more generally. We have included these two trial court decisions at tabs 14 and 15 of the appendix.

been no owner interest expressed. Meanwhile, the center has over the last few years during the Housing Element process filled back up with new, significant tenants:



- A new Benihana restaurant is being opened on one side of the parking lot, in the place formerly occupied by Red Robin.
- The ice rink opened back up in 2023.
- A new Nordstrom Rack will open in fall 2024, according to an August 2023 press release by the property manager.
- A new The Container Store is moving in, with a lease that runs 2023-2033.
- Total Wine & More has a lease that runs 2017-2028.
- Ulta Beauty has a lease that runs 2021-2032. It is expanding, according to an August 2023 press release by the property manager.
- Hobby Lobby has a lease that runs 2020-2029.
- Five Below has a lease that runs 2022-2034.
- Marshalls recently renewed its lease, according to the property manager. Other spaces are occupied by major retailers including Petco, CostPlus, and Starbucks.
- BJs, California Fish Grill, and Lazy Dog both arrived in 2022.
- A Chick-fil-A will be moving in soon.

(See Appendix tabs 1-6). Every one of these uses depends on the parking lot, and almost certainly has lease rights to do so, none of which the City has analyzed or shown that it even tried. These major tenants are unlikely to tolerate taking away their parking during their lease terms. There is not substantial evidence that use by these tenants of 70% of the parking lot will likely discontinue before January 31, 2031.

In addition, a title search has revealed that Target has a parking easement over the parking lot on APN 035-466-100) that lasts until 2056 (with extensions available beyond), and that the developer of the center agreed not to construct anything on the "Common Area" which includes the entire parcel. We have also included this in the Appendix, at tab 7. The City cannot include the site without analyzing whether this recorded easement creates an impediment to the construction of housing on the parcel during the planning period, as required by 65583.2(g)(1) and (g)(2).

While HAC would support dense residential construction on the parking lot, and indeed hopes that the site eventually evolves in this manner, the City has not met its burden of showing, based on substantial evidence, that the parking lot is likely to be available for development or realistic as the site of 383 units, including 154 lower-income and 64 moderate-income units.

2. The Atrium: 1900 South Norfolk Street (APN 035-391-090)

The three story executive office building known as "The Atrium," located at 1900 South Norfolk Street next to the 92-101 interchange, is currently occupied by a large number of office tenants. The 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 shows that the owner continues to sign long-term leases with new tenants. For example, one new tenant signed a lease in 2023 for 20-30,000 square feet that runs until 2035. (See Appendix tab 8).

The draft Housing Element claims there is owner interest in redevelopment of this 8.18 acre site. Based on documents received through a Public Records Act request, the reality is that the owner told the City that it would continue to use the office building:

- A 2020 email shows that a developer was exploring the idea of building townhomes on a small portion of the parking lot only: 3 acres, for 55-60 townhome units (nowhere near the 368 units claimed in the inventory), "**while still preserving the office building and all of its associated tenants**."

- A second communication, directly from the owner Seagate Properties in April 2022, sought a General Plan designation that would make residential development possible, but did not provide any timeline or state that the existing use would be eliminated during 2023-2031: "we . . . believe there will be opportunities now or during the 20-year period of the General Plan for the property to be redevelop[ed]

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."

Both of the communications provide no evidence that the existing office use of the site will discontinue at all, much less that it is likely to discontinue soon enough that housing can meet the 6th Cycle RHNA need. Both these communications instead *confirm* that the existing use will continue. The City lacks evidence that this site will meet the need for 368 units, including 149 lower-income and 61 moderate-income units.

3. Hillsdale Mall (APN 042-121-060, -080; 039-490-170; 039-353-010, -020, -030, -040)

Similarly, as to the Hillsdale Mall, the City lacks evidence to justify the projections on the site inventory (1,200 total units projected; 180 lower-income and 180 moderate-income units), or to claim that the existing uses are likely to discontinue soon enough for housing to be built during the required timeframe. The communication from the owner about its plans shows a proposal for densities higher than San Mateo zoning law allows, absent amendment of Measure Y. The owner has also written the City specifically explaining that the projected 180 moderate income units is unrealistic, but the City did not adjust the draft to take this into account.

4. Parkside Plaza Shopping Center: 1825 and 1850 S. Norfolk (APN 035-381-020 and -030)

The Site Inventory shows the City has no indication of owner interest in redevelopment. There are existing uses that would presumably prevent the owner from doing so anytime soon. The shopping center is full of retail tenants: Smart & Final, Pet Club, a Round Table Pizza, a large optometrist, dry cleaners, restaurants, a beauty supply, a martial arts school, "Fluff and Puff Dog Wash," and others. If not for the tenants, and not for the lack of ownership interest, it might seem like a reasonable site for housing: other developments are happening or planned in this neighborhood. But with the large number of existing tenants, including national chains, the site is unlikely to redevelop before 2031. The City lacks evidence for its projection that Parkside Plaza Shopping Center will meet the need for 299 residential units, with 120 of them lower-income and 50 moderate-income.

5. Borel Shopping Center: 71-77 Bovet; 1750 El Camino Real (APN 039-011-450, -460, -470, -480, -500, -510)

Similarly, the City has been repeatedly informed that the Borel Shopping Center site cannot realistically be redeveloped as residential.

Tenants of the Borel Shopping Center have long-term leases that preclude development even if the owner is interested. As explained by the comment letter by Campaign for Fair Housing Elements in April 2022, the major tenants (CVS and 24 Hour Fitness) have long-term leases that will not expire until long after January 2031, and have indicated they do not want to

leave. *See* Housing Element, Appendix G. Further, HAC's recent communication with CVS's Northern California Director of Real Estate confirms that CVS has no present intention or belief that it will move out before 2031. *See* Appendix tab 9. Likewise, Jack's Restaurant and Bar likewise has a long-term lease that lasts for most of the period (the lease runs from 2013-2029). Appendix tab 10.

Thus, the City lacks substantial evidence that the site's existing uses are "likely to be discontinued" during the next eight years. It should not claim that this site will meet the need for 213 total units, 85 of them lower-income and 36 moderate-income.

6. Borel Estate Building, 1690 (1700) S. El Camino (APN 039-012-010)

The Borel Estate Building (the entire block between Borel and Bovet on El Camino Real) is a five-story office building with two banks (California Bank and Trust and Beacon Business Bank) on the first floor, and 32 offices on the second through fourth floors. Its tenants are primarily in the financial services industry.

Although the City projects the development of 140 total residential units, including 57 lower-income and 23 moderate-income units, no information is provided to show substantial evidence that this site is likely to redevelop as housing before January 2031. Absent such evidence, it should not be listed.

7. Borel Place: 1650 Borel Place (APN 039-011-400)

This office building is filled with professionals: law firms, accountancy practices, psychiatrists, mortgage brokers, opticians, and engineers. New leases continue to be signed; in 2022, one of their longtime occupants – a CPA firm (Galligan, Thompson & Flocas) – signed a new 10 year lease that will run to 2031. Appendix tab 11.

8. The Elks and The Shriners: 229 W. 20th Ave.; 150 W. 20th Ave. (Consolidated Site H; APN 039-030-220)

Similarly, the City provides no evidence for its projection that the San Mateo Elks Lodge will redevelop into 140 residential units (57 of them lower-income), or combine with other nearby properties for redevelopment.

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 early 2023. 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 a now-deleted statement on the site inventory that

"Preliminary conversations with the owner to convert to residential have occurred." That is not 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."[3]

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, instead of the "preliminary conversations" that took place eight years ago. No records were produced in response to our Public Records Act request showing that any conversation about likely redevelopment has taken place recently or at all. Nor does an offhand email from a curious real estate broker, asking about the Housing Element designation, show a likelihood that the Elks plan to move. This site should not be counted towards accommodating San Mateo's need to provide lower-income housing units. 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. An earlier version of the site inventory provided insufficient detail to evaluate whether they plan to move out in the next eight years, saying only "Owners have considered mixed use with residential." The chart has since been "simplified" to eliminate even this detail.

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.

9. 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)

The City lacks substantial evidence that the Olympic Shopping Center will redevelop as residential during the 2023 to 2031 period.

This site, consisting of twenty parcels including the only grocery store in the neighborhood (Mollie Stone's), a CVS, a bowling alley, a church, and a number of small retail businesses, is claimed to accommodate 120 units of housing affordable to those with lower

[3] 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."

incomes. Many of the sites are separated by city streets. The only basis for including this group of sites 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.[4]

There are three separate owners, and no indication that they are working together or have the agreement of the tenants to temporarily close during redevelopment. As with Borel Square, HAC notes its recent (August 2023) communication with CVS's Northern California real estate director, showing that one of the major tenants has no current intention or belief that it will move out so that its store can be redeveloped as housing before 2031. Appendix tab 9. While the City cites that the owners have expressed interest in specific plan redevelopment—probably necessary given that the city streets break up the site—the City has nothing in its Housing Element indicating it plans to engage in a specific plan process for this area.

10. Downtown Retail Block on East Fourth: Site N (Consolidated Site N: APN 034-144-220, 034-144-230, 034-144-240)

The City lacks substantial evidence that the Downtown Retail Block on East Fourth will redevelop as 141 residential units (58 of which would be lower-income).

The City claims that three parcels under separate ownership will consolidate and be redeveloped in the heart of downtown: Consolidated Site N is a combination of (1) the long downtown block on East Fourth with Dean's Produce, Equinox, First Bank, Jamba Juice, Noah's Bagels, Starbucks Coffee, Chase Bank, a bicycle shop, and other restaurants and stores; (2) an old bank building now occupied by a Mattress Firm store, and (3) the parking lot on East Fifth across from Central Park, behind the shops on East Fourth. One of the restaurants – the Shabu Shabu Hot Pot Restaurant – has a lease running 2019-2029, according to public information. Appendix tab 12.

However, the parking lot on East Fifth is under separate ownership from the other parcels, and had proposed a project in 2013 called "Essex at Central Park." *See* https://www.cityofsanmateo.org/2708/Essex-at-Central-Park. But the owners have not moved it forward for the last five years (the last meeting about it was a Planning Commission meeting in August 2018), and the Housing Element site inventory indicates both that there is no "Pipeline Project" here (i.e., that the prior project was abandoned) and further, that the City has no

[4] 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).

indication of owner interest. Whatever enthusiasm for redevelopment the owner once had ten years ago seems to have gone away.

It should be easy enough to determine if the owners of these parcels, who are known to City staff, are likely to develop their properties during this Housing Element cycle. But the City apparently has no indication that either of them are interested in building. Given the apparent disinterest in residential development by the separate owners, combined with a robust and thriving set of existing uses and a lack of indication of coordination between the owners, the City cannot overcome the presumption that the existing uses will continue, and are an impediment to affordable housing. Government Code § 65583.2(g)(2).

11. Pioneer Court: 2040 Pioneer Court; 2041 Pioneer Court; 2050 Pioneer Court; 2070 Pioneer Court; 2055 Pioneer Court; 2075 Pioneer Court (Consolidated Site I: APN 039-060-050, -100, -060, -070, -090, -080)

The City lacks substantial evidence that the six parcels on either side of Pioneer Court will redevelop as 63 residential units (including 25 lower-income units).

The multi-unit office park at 2041 Pioneer Court has at least 6 tenants, including two general dentistry practices, a spa, an acupuncture center, a chiropractor, and a consulting firm. Across the street at 2050 Pioneer Court is the offices of a manufacturing company, and next to that at 2070 and 2075 Pioneer Court are a law firm and a financial services firm, respectively.

None of these proposed lots have evidence of owner/developer interest in converting to residential use during the planning period. These existing office uses are presumed to be an obstacle to residential development.

12. Villa Plaza: 4060 S. El Camino Real (APN 042-241-180)

The City lacks substantial evidence that this parcel, which includes Walgreens as one of its tenants, is likely to redevelop into 46 units of residential housing (18 lower-income; 8 moderate-income units).

The City has made no effort to determine whether current tenant Walgreens has a long-term lease, and whether that lease would preclude development at this site. Further, the site also contains smaller businesses. One business does have a publicly reported lease, signed in 2021, that extends to 2031, precluding development even if the owner were interested. Appendix tab 13. There is no indication of owner interest.

Absent further analysis, the City lacks evidence that this site is likely to redevelop, particularly in light of the known lease that extends for the entire planning period.

13. Downtown Parking Lots: 5 N. San Mateo Dr., 123 Baldwin Ave., 117 Baldwin Ave., 26 N. San Mateo Dr., 27 N. San Mateo Dr. (APN 032-312-250, -270, -150, -100, -070)

The City lacks substantial evidence that these parcels are likely to redevelop into 44 units of residential housing (18 of which as lower-income units).

These five parcels are currently used as parking lots. The owners have not indicated any interest in building housing. These parking lots are surrounded by medical office buildings that need parking for the comings and goings of doctors and patients; one of the lots is even owned by Sutter Health. These parking lots service a family medicine office, an episcopal day school, two cosmetics stores, a dermatologist, a pediatrician, and an oral surgeon, to name a few. While the site might make sense for housing, the City cannot say, without affirmative owner interest, that the existing use is likely to cease. Sometimes surface parking lots turn into housing and sometimes not; when listing a property as meeting the need for lower income units, the City is required to show evidence and show that housing is the likely outcome before January 2031.

B. The Capacity of the Site Inventory To Meet The RHNA Need Is Not Realistic, Because It Ignores Relevant Data And Applicable Law.

The "realistic capacity" numbers on the site inventory are flawed because they do not adjust for the probability of non-residential development for sites that are zoned to permit non-residential (e.g., commercial or office) uses. The City's adopted Housing Element in January 2023 identified that 25% of projects in recent history were non-residential. The City has since deleted that chart, but even now acknowledges that at least two proposed projects out of 24 (9%) were completely[5] non-residential in the last four years. Draft at H-C-18. This number is incorrect – there were in fact other proposed non-residential projects not included in this statistic, as HAC has previously commented – but even if 9% is correct, the City then doesn't adjust the capacity numbers to take into account this probability of non-residential development. This makes a difference: if the City reduced its capacity estimates by 9%, the site inventory does not satisfy the RHNA in the lower-income and moderate-income categories.

Here we would suggest that the Planning Commission and City Council get an answer to this question:

Why are the capacity numbers on the site inventory not adjusted downwards to take into account the (non-zero) probability of nonresidential development?

---

[5] Other projects, such as 406 E. 3rd, 435 E. 3rd, 222 E. 4th, have been primarily office buildings with a small number of residential units that trigger bonus density exceptions to local land use rules. These projects reinforce that there is a continued market demand for new office construction.

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); it also 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.

* * *

For the reasons described above and in Housing Action Coalition's prior comment letters, the draft Housing Element does not comply with state law and should not be adopted. Neither the Planning Commission or the City Council should find that the existing uses of the sites listed above are "likely to discontinue" before January 31, 2031.

Respectfully submitted,

Thomas B. Mayhew

Charles J. Higley

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https://www.smdailyjournal.com/news/local/benihana-chick-fil-a-more-coming-to-bridgepointe-shopping-center-in-san-mateo/article_9d807b76-e57f-11ed-8ddd-078a58a57bb8.html

FEATURED

From the Daily Journal archives

Benihana, Chick-fil-A, more, coming to Bridgepointe Shopping Center in San Mateo

Leases include Nordstrom Rack and Five Below

Curtis Driscoll Daily Journal staff
Apr 28, 2023

A new Benihana, Chick-fil-A and several stores are coming to Bridgepointe Shopping Center in San Mateo following lease agreements, Bridgepointe real estate manager CBRE announced Thursday.

CBRE said leases have been agreed to with Benihana, Ross, Nordstrom Rack, Five Below, The Container Store, California Fish Grill, Lazy Dog and Shane Co. Of current tenants, Marshalls signed a renewal deal and Ulta Beauty will expand at its current site. Five Below offers teen-oriented merchandise, while The Container Store offers home goods and has locations in the Stanford Shopping Center and San Francisco. CBRE officials did not provide any additional information about lease terms or when new places might open.

The largest new lease will be the Nordstrom Rack at around 36,000 square feet that will come in fall 2024, located near Starbucks and Hobby Lobby. Nordstrom announced it would be coming to Bridgepointe last week. Chick-fil-A will be 4,500 square feet and near the Fish Grill. The Benihana will be around 7,100 square feet and take over the space formerly occupied by Red Robin. The Container Store will be 15,000 square feet, while Five Below will be 10,200 square feet. Ross will be 24,000 square feet and near Marshalls. CBRE said the shopping center is fully leased, with 131,000 square feet leased over the last three years.

Councilmember Rich Hedges said the entire community would benefit from more businesses at Bridgepointe, not just the eastside, particularly after businesses like Staples left the shopping center. He noted that having more stores like Nordstrom Rack will increase cross-shopping at other stores in Bridgepointe.

“I’m really excited about all the choices,” Hedges said.

The shopping center is at 2280 Bridgepointe Parkway in San Mateo near the Foster City border.

"Bridgepointe Shopping Center is one of the premier power centers in the Bay Area," CBRE Executive Vice President Matt Kircher said in a press release. "Its proximity to major highways and large daytime population attracted high-quality, well-known tenants — making it the largest open-air center for 15 miles in each direction."

Curtis Driscoll Daily Journal staff
Reporter

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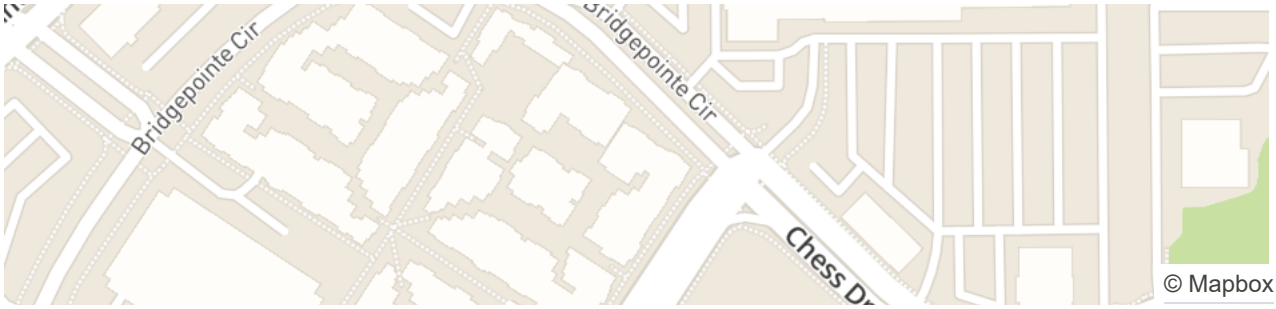


Bridgepointe Shopping Center

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:	2028

Building Class

Building Floors

SIGN UP

*Available to CompStak members and customers

VIEW FULL LEASE COMP

2200-3020 Bridgepointe Parkway Tenants:

Total Wine & More
2017 | New Lease

Comparable properties for 2200-3020 Bridgepointe Parkway:

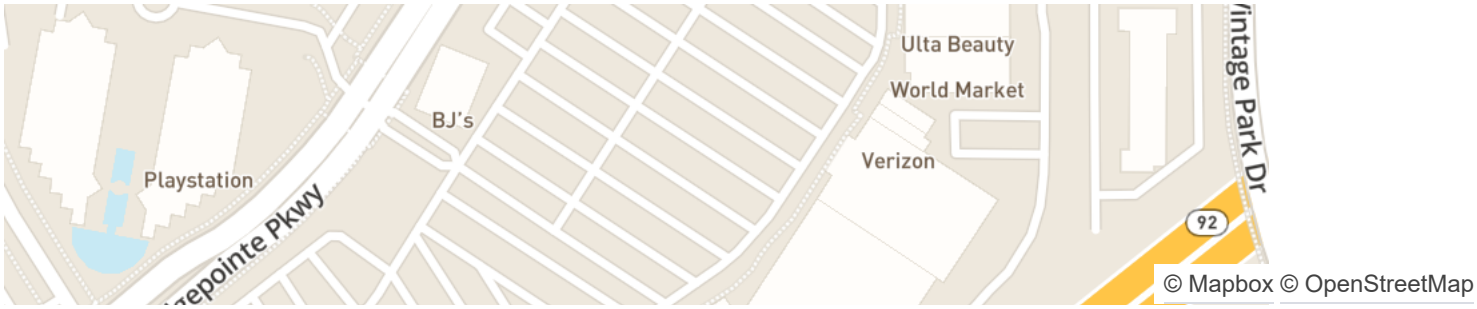
2206 Bridgepointe Parkway, Foster City (Bridgepointe Shopping Center)

3010 Bridgepointe Parkway, Foster City (Bridgepointe Shopping Center)

2260 Bridgepointe Parkway, Foster City (Bridgepointe Shopping Center)

2230-2260 Bridgepointe Parkway, Foster City (Bridgepointe Center)

SIGN UP



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

SIGN UP

*Available to CompStak members and customers

VIEW FULL LEASE COMP

2230-2260 Bridgepointe Parkway Tenants:

Ulta Beauty
2021 | New Lease

Comparable properties for 2230-2260 Bridgepointe Parkway:

3000 Bridgepointe Parkway, San Mateo (Bridgepoint Shopping Center)

2260 Bridgepointe Parkway, Foster City (Bridgepointe Shopping Center)

2206 Bridgepointe Parkway, Foster City (Bridgepointe Shopping Center)

2270 Bridgepointe Parkway, Foster City (Hobby Lobby)

SIGN UP

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

SIGN UP

Comments
Current Landlord

*Available to CompStak members and customers

VIEW FULL LEASE COMP

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 %

*Available to CompStak members and customers

VIEW FULL SALES HISTORY

SIGN UP

Hobby Lobby
2020 | New Lease

Comparable properties for 2270 Bridgepointe Parkway:

3000 Bridgepointe Parkway, San Mateo (Bridgepoint Shopping Center)

923-985 East Hillsdale Boulevard, Foster City (The Marketplace at Metro Center)

2230-2260 Bridgepointe Parkway, Foster City (Bridgepointe Center)

710 Foster City Boulevard, Foster City

COMPSTAK PRODUCTS

Sign up for a CompStak account to access the full lease comparables at **2270 Bridgepointe Parkway**.

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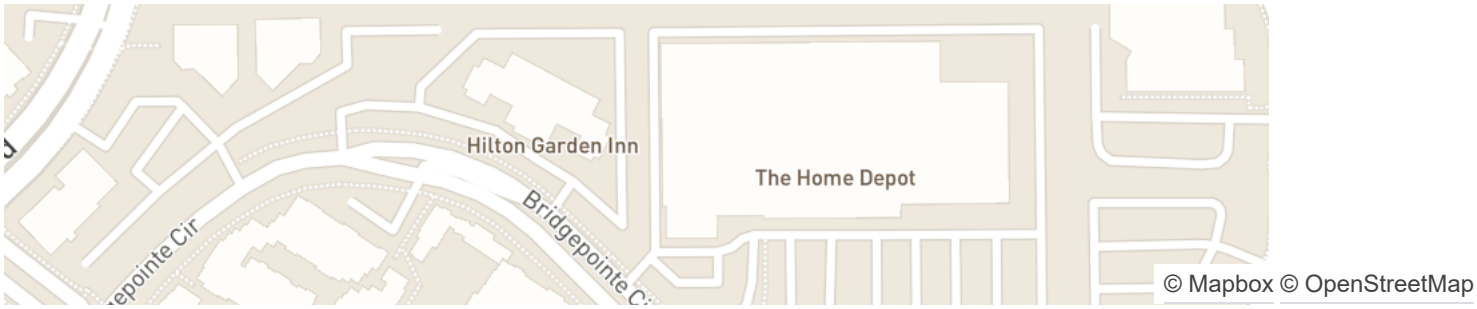


Bridgepoint Shopping Center

3000 Bridgepointe Parkway, San Mateo, CA

3000 Bridgepointe Parkway is located in San Mateo, CA. Built in **1998**, this **1** story **retail** property spans **89,929 SQFT**. CompStak has one lease comp for the property, for a deal signed in **2023**.

VIEW ON COMPSTAK

3000 Bridgepointe Parkway Commercial Lease Comps:

TENANT

The Container Store

LEASE SIZE:	10-20K SQFT
SPACE TYPE:	Retail
YEAR LEASED:	2023
YEAR EXPIRES:	2033

Building Floors

Building Size

SIGN UP

*Available to CompStak members and customers

VIEW FULL LEASE COMP

3000 Bridgepointe Parkway Tenants:

The Container Store
2023 | —

Comparable properties for 3000 Bridgepointe Parkway:

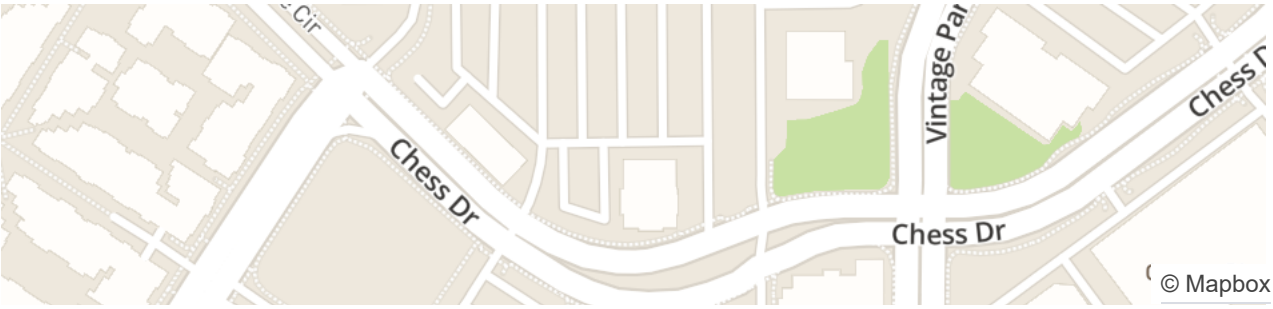
2230-2260 Bridgepointe Parkway, Foster City (Bridgepointe Center)

2270 Bridgepointe Parkway, Foster City (Hobby Lobby)

2200-3020 Bridgepointe Parkway, Foster City (Bridgepointe Shopping Center)

3010 Bridgepointe Parkway, Foster City (Bridgepointe Shopping Center)

SIGN UP



Bridgepointe Shopping Center

3010 Bridgepointe Parkway, Foster City, CA

3010 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 **2022**. CompStak has one recorded sales transaction for this property. This property last sold in 2017.

VIEW ON COMPSTAK

3010 Bridgepointe Parkway Commercial Lease Comps:

TENANT

Five Below

LEASE SIZE:	10-20K SQFT
SPACE TYPE:	Retail
YEAR LEASED:	2022
YEAR EXPIRES:	2034

SIGN UP

Current Landlord
Effective Rent

*Available to CompStak members and customers

VIEW FULL LEASE COMP

3010 Bridgepointe Parkway Commercial Sales Comps:

RECORDED BUYER

Nuveen

TRANSACTION SIZE:	250-300K SQFT
SALE PRICE:	$100M-$200M
SALE PRICE (PSF):	$0-$800
YEAR SOLD	2017

Sale Date
Buyer
Net Operating Income
Cap Rate
Occupancy %

*Available to CompStak members and customers

VIEW FULL SALES HISTORY

SIGN UP

Five Below
2022 | New Lease

Comparable properties for 3010 Bridgepointe Parkway:

2200-3020 Bridgepointe Parkway, Foster City (Bridgepointe Shopping Center)

2260 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 **3010 Bridgepointe Parkway**.

3

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

NCC-Sand Hill II
c/o Nikko Capital Corp.
3961 MacArthur Boulevard, Suite 105
Newport Beach, California 92660

418519

3

OFFICIAL RECORDS OF SAN MATEO COUNTY
ASSESSOR-COUNTY CLERK-RECORDER
WARREN SLOCUM

Recorded at Request of
FIRST AMERICAN TITLE COMPANY

97-046728 04/22/97 03:23

Recording Fee: 347 BDUANE

SPACE A

1158

97-046728

OPERATION AND RECIPROCAL EASEMENT AGREEMENT
BRIDGEPOINTE, SAN MATEO, CALIFORNIA

by and between

NCC-SAND HILL II,
a California general partnership

DAYTON HUDSON CORPORATION,
a Minnesota corporation

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OPERATION AND RECIPROCAL EASEMENT AGREEMENT
BRIDGEPOINTE, SAN MATEO, CALIFORNIA

This Operation and Reciprocal Easement Agreement (the "REA") is made and entered into as of the 22nd day of April, 1997 ("Effective Date"), by and between NCC-SAND HILL II, a California general partnership (the "Developer") and DAYTON HUDSON CORPORATION, a Minnesota corporation ("Target").

RECITALS

A. Developer owns certain parcels of real property more particularly described in Exhibit "A", Parts 1 and 2 (the "Developer's Parcels") and depicted upon the site plan attached hereto as Exhibit "B" ("Site Plan"). Developer is also the owner of the real property more particularly described in Exhibit "A", Part 4 and depicted on the Site Plan (the "Toys Parcel"). The owner of the Toys Parcel is hereafter referred to as the "Toys Parcel Owner".

B. Target owns certain real property (the "Target Parcel") more particularly described in Exhibit "A," Part 3, and depicted upon the Site Plan.

C. The Developer and Target intend to develop and operate the Developer Parcels, the Toys Parcel and the Target Parcel, respectively, as integral parts of a shopping center, and in order to effectuate the common use and operation thereof they desire to enter into certain covenants and agreements, and to grant to each other certain reciprocal easements, in, to, over and across their respective Parcels.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and intending to be legally bound hereby, the Parties agree as follows:

ARTICLE 1
DEFINITIONS

1.1 The terms defined in this Article shall for all purposes of this REA and all agreements supplemental hereto have the meanings herein specified unless expressly stated otherwise:

(a) ALLOCABLE SHARE: The Allocable Share of each Party shall be the percentage set forth next to such Party's name on Exhibit "C" attached hereto. At such time that Floor Area is constructed within any of the Outlying Building Areas, the Allocable Share of the Developer's Parcels and the Toys Parcel shall be reallocated so that the Allocable Share of each of the Developer's Parcels and Toys Parcel shall be equal to a fraction the numerator of which is the actual Floor Area on such Parcel and the denominator of which is the total actual Floor Area on the Toys Parcel and Developer's Parcels; provided, however, in no event shall the Allocable Share of the Toys Parcel after construction of Floor Area on the Outlying Building Areas exceed twelve percent (12%). Target's Allocable Share shall not be modified as a result of the construction of Floor Area on the Outlying Building Areas. If Target elects to maintain the Target Common Area pursuant to Section 5.10, then with respect to those Common Area Maintenance Costs in which Target does not participate, the other Parties' Allocable Shares shall be adjusted to a fraction, the numerator of which is the actual Floor Area on such Party's Parcel and the denominator of which is the total actual Floor Area of all Parcels, other than the Target Parcel, participating in the particular Common Area Maintenance Cost; provided, however, that in the event Target elects to maintain the Target Common Area pursuant to Section 5.10

and the other Parties' Allocable Shares are so adjusted, the Allocable Share of the Toy's Parcel with respect to those Common Area Costs in which Target does not participate shall not exceed seventeen percent (17%). If after a casualty any Party rebuilds the Building on its Parcel with a different Floor Area than originally constructed, or if any Floor Area on a Party's Parcel is taken by eminent domain, then the Allocable Share of each Party's Parcel shall be adjusted to be equal to a fraction, the numerator of which is the actual Floor Area on such Party's Parcel and the denominator of which is the total actual Floor Area following such rebuilding or taking by eminent domain on all Parcels.

(b) BUILDING: Any enclosed structure placed, constructed or located on a Parcel, which for the purpose of this Agreement shall include any appurtenant canopies, supports, receiving areas, loading docks, truck ramps, compactor and transformer pads and other outward extensions. A Building shall also include any outdoor seating areas associated with a Restaurant, to the extent such outdoor seating area is located within a Permissible Building Area.

(c) COMMON AREA: Those portions of and facilities within the Shopping Center whether located upon the Developer Common Area Parcel or a Party's Parcel which are for the common use of the Occupants, tenants, subtenants and concessionaires and Permittees of the Shopping Center including without limitation parking areas, private streets (if any), driveways, sidewalks, walkways, landscaping, utility lines and systems, and common area equipment sheds (if any). Common Area shall exclude Buildings, the Target Outdoor Sales Area, outdoor seating areas associated with Restaurants and located within a Permissible Building Area, and Tenant Maintenance Areas.

(d) CONSTANT DOLLARS: "Constant Dollars" means the present value of the dollars to which such phrase refers. An adjustment shall occur on January 1 of the sixth calendar year following the date of this REA, and thereafter at five (5) year intervals. Constant Dollars shall be determined at such time by multiplying the dollar amount to be adjusted by a fraction, the numerator of which is the Current Index Number and the denominator of which is the Base Index Number. The "Base Index Number" shall be the level of the Index for the month during which the REA is dated; the "Current Index Number" shall be the level of the Index for the month of October of the year preceding the adjustment year; the "Index" shall be the Consumer Price Index for All Urban Consumers, U.S. City Average, All items published by the United States Department of Commerce (base year 1982-84=100), or any successor index thereto as hereinafter provided. If publication of the Index is discontinued, or if the basis of calculating the Index is materially changed, then the Parties shall substitute for the Index comparable statistics as computed by an agency of the United States Government or, if none, by a substantial and responsible periodical or publication of recognized authority most closely approximating the result which would have been achieved by the Index.

(e) DEVELOPER: NCC-Sand Hill II, a California general partnership, or any entity that acquires, is acquired by or merges or consolidates with NCC-Sand Hill II, as long as NCC-Sand Hill II has any interest in the Shopping Center and thereafter, any Party to whom NCC-Sand Hill II transfers all of its remaining interest in the Shopping Center and assigns all of its remaining rights as Developer hereunder, and who assumes such obligations of Developer hereunder and the successors and assigns of such transferee.

(f) DEVELOPER COMMON AREA PARCELS: The portion of the Common Area located on the Developer's Parcels and more particularly described in Part 2 of Exhibit "A" that is used primarily for Common Areas.

(g) EFFECTIVE DATE: The date this REA is recorded in the Official Records of San Mateo County, California, and the rights and obligations of the Parties hereunder become effective.

(h) FLOOR AREA: "Floor Area" shall mean the actual number of square feet of space contained on each floor within a Building, including any mezzanine or basement space used as a sales area, as measured from the exterior faces of the exterior walls or store front and/or the center line of any common walls; provided, however, that the following areas shall not be included in such calculations: space attributable to any multi-deck, platform, rack or other multi-level system used solely for the storage of merchandise which is located vertically above ground floor; any space used for Building utilities, mechanical equipment, compactor and transformer pads; loading docks, Building canopies, and overhangs, the Target Outdoor Sales Area, any outdoor seating area associated with a Restaurant (it being acknowledged that such Restaurant will be required to maintain said outdoor seating area as a Tenant Maintenance Area), any Tenant Maintenance Areas, and a Shopping Center management office not to exceed one thousand (1,000) square feet. Notwithstanding the foregoing, for purposes of determining the allocation of Common Area Maintenance Costs, the Floor Area of the ice skating rink contained within the Shopping Center (after the renovation described in the following sentence) shall be deemed to be seventeen thousand six hundred sixty-five (17,665) square feet. (The Parties acknowledge that in connection with the construction of the Shopping Center, the building containing the ice skating rink shall be renovated and the ice skating rink shall be expanded by not more than two thousand five hundred (2,500) square feet, as described in Subsection 4.4(s) below; provided however, the Floor Area of the building containing the ice skating rink shall not be increased) Each Party shall direct its architect to make a determination of the actual Floor Area of any Building on such Party's Parcel within sixty (60) days after the date of completion of such Building. If any Party causes an as-built survey to be prepared with respect to any portion of the Shopping Center, such Party shall furnish a copy of the survey to the other Parties for informational purposes only.

During any period of rebuilding, repairing, replacement or reconstruction of a Building, the Floor Area of that Building shall be deemed to be the same as existed immediately prior to that period. Within sixty (60) days after completion of such rebuilding, repairing, replacement or reconstruction, the Party upon whose Parcel such Building is located shall cause its architect to make a new determination of Floor Area for such Building and such determination shall be sent to the Operator and each other Party.

(i) MORTGAGEE AND MORTGAGE: The term "Mortgagee" refers to and shall include a mortgagee and/or a trustee and beneficiary under a Mortgage and to the extent applicable shall include a fee owner or lessor of any Parcel which is the subject of a lease under which any Party becomes a lessee in a sale leaseback transaction and the ground lessor under a ground lease for a fixed term of 30 years or more. The term "Mortgage" shall include any indenture of first mortgage, first deed of trust or other voluntary instrument creating a recorded first lien as security for indebtedness, and to the extent applicable, a sale and leaseback transaction and ground lease transaction.

(j) OCCUPANT: Any Person from time to time entitled to the use and occupancy of Floor Area in any portion of a Building in the Shopping Center under an ownership right or any lease, sublease, license, concession or similar agreement.

(k) OPENING DATE: Opening Date shall mean the date that the first store in a Building constructed in the Shopping Center opens for business to the public.

(l) OPERATOR: "Operator" shall mean the Person who maintains and operates the Common Area of the Shopping Center. Subject to Article 5, the Operator shall be Developer.

(m) OUTLYING BUILDING AREAS: "Outlying Building Areas" shall mean the Permissible Building Areas designated as Outlying Building Areas on the Site Plan.

(n) PARCEL: Each Parcel of land identified on Exhibit "A". The Developer's Parcels consist of more than one Parcel and include the Developer Common Area Parcel.

(o) PARTY: "Party" shall mean each signatory hereto, any person to whom Developer conveys the Toys Parcel, and, after compliance with the notice requirements set forth in Section 12.4, their respective successors and assigns. A Party shall also include any person or entity who acquires fee ownership of a Parcel in the Shopping Center containing a Permissible Building Area of not less than forty-five thousand (45,000) square feet of Floor Area. If any person or entity becomes a Party pursuant to the foregoing sentence, then upon Operator's recordation of a declaration identifying such person or entity as the fee owner of a Parcel containing a Permissible Building Area of not less than forty-five thousand (45,000) square feet and delivery of a copy of the recorded declaration to each of the other Parties, such person or entity shall have all of the rights, benefits and obligations of a Party hereunder.

(p) PERMISSIBLE BUILDING AREA: The limited areas of the Shopping Center as shown on the Site Plan within which Buildings and, with respect to the Target Parcel, the Target Outdoor Sales Area, may be constructed, placed or located. The Permissible Building Area for each Parcel is coextensive with the Parcel boundaries as depicted upon the Site Plan, except for the Developer's Parcels and the Target Parcel.

(q) PERMITTEES: All Occupants and their officers, directors, partners, employees, agents, contractors, customers, vendors, suppliers, visitors, invitees, licensees, subtenants and concessionaires of Occupants.

(r) PERSON: Any individual, partnership, firm, association, corporation, trust or any other form of business or government entity.

(s) PRIMARY BUILDING AREA: The Permissible Building Areas designated as the Primary Building Area on the Site Plan.

(t) RESTAURANT: Any operation or business which requires a governmental permit, license and/or authorization to prepare and/or serve food for either on or off site consumption; provided, however, notwithstanding anything herein to the contrary, a supermarket, grocery store or similar operation shall not be deemed a Restaurant.

(u) SHOPPING CENTER: The real property described in Exhibit "A" together with all appurtenances thereto.

(v) TARGET COMMON AREA: The portion of the Common Area located on the Target Parcel.

(w) TARGET OUTDOOR SALES AREA: "Target Outdoor Sales Area" shall mean the area designated on the Site Plan which from time to time may be used by Target for sales, display and/or storage purposes. During the period the Target Outdoor Sales Area is: (i) used, such space shall be enclosed by a fence or other security barrier, but shall not be air-conditioned, and (ii) not used, the surrounding barrier, if any, shall be removed by Target and the surface of such area shall be used for Common Area purposes or, subject to the other terms of this REA, Target may construct a Building thereon.

(x) TENANT MAINTENANCE AREAS: Outdoor seating areas associated with a Restaurant and the landscaped areas adjacent to a Building provided that such areas are required to be maintained by an Occupant of the Building at its sole cost and expense pursuant to either a deed, purchase agreement or separate covenant with the Owner who shall have conveyed the Building, or pursuant to a lease, sublease, license or similar agreement pursuant to which the Occupant uses and occupies the applicable Building.

(y) TERMINATION DATE: December 31, 2056. Notwithstanding the Termination Date, the term of the REA shall be automatically extended for a term of ten (10) years on the Termination Date and on each successive tenth (10th) anniversary of the Termination Date, unless the Parties otherwise owning fifty-one percent (51%) of the Floor Area in the Shopping Center elect not to extend the term of the REA by recording a written declaration to such effect in the Official Records of San Mateo County, California not less than ninety (90) days prior to the Termination Date, or any successive tenth (10th) anniversary thereof. Notwithstanding the foregoing, Target may elect to terminate the REA as to the Target Parcel as of the Termination Date or the expiration of the first or second extension, as applicable, by giving written notice of such termination to each of the other Parties not less than ninety (90) days prior to the Termination Date or the expiration of the first or second extension, as applicable. If Target elects to terminate the REA as to the Target Parcel, the REA may be extended for additional ten (10) year periods as to the remainder of the Shopping Center as provided in this Section 1(y) by the remaining Parties in the Shopping Center unless Parties otherwise owning fifty-one percent (51%) of the Floor Area of the remaining Shopping Center elect not to extend the term of the REA as provided herein. If the term of the REA is extended, the Termination Date shall be the date to which term of the REA is extended.

(z) UTILITY LINES: "Utility Lines" shall mean those facilities and systems for the transmission of utility services, including drainage and storage of surface water. "Common Utility Lines" shall mean those Utility Lines which are installed to provide the applicable service to two or more Parcels. "Separate Utility Lines" shall mean those Utility Lines which are installed to provide the applicable service to only one Parcel. For the purpose of this REA, the portion of a Utility Line extending between a Common Utility Line and a Building shall be considered a Separate Utility Line.

ARTICLE 2
EASEMENTS

2.1 Ingress, Egress and Parking.

(a) Each Party grants to each other Party, for their respective use and for the use of their respective Permittees in common with all others entitled to use the same during the term of this REA, nonexclusive easements (the "Parking Easements") over the Common Area of its respective Parcel, for ingress to and egress from such Parcel, for the passage and parking of vehicles and for the passage and accommodation of pedestrians on such respective portions of the Common Area as is set aside, maintained and authorized for such use pursuant to the terms of this REA and for the doing of such other things as are authorized or required to be done on such Common Area pursuant to this REA.

(b) Each Party reserves the right to eject or cause the ejection from the Common Area of its Parcel any person or persons not authorized, empowered or privileged to use such Common Area. Notwithstanding the foregoing, each Party reserves the right to close off the Common Area of its Parcel for such reasonable period or periods of time as may be legally necessary to prevent

the acquisition of prescriptive rights by anyone; provided, however, that prior to closing off any portion of the Common Area as herein provided, such Party shall give at least fifteen (15) days written notice to each Party hereto of its intention to do so and shall coordinate such closing with the person receiving such notice so that no unreasonable interference with the operation of the Shopping Center shall occur; provided, further, that no Party shall close off the Common Area of its Parcel for the foregoing purposes during the months of October, November and December.

2.2 Utilities.

(a) Each Party grants to each other Party perpetual nonexclusive easements (the "Utility Easements") in, to, over, under and across the Common Area of its Parcel(s) for the installation, operation, flow and passage, use, maintenance, connection, repair, relocation and removal of sanitary sewers, storm drains, water and gas mains, electrical power lines, cable television, telephone and communication lines and other utility lines serving the respective Parcels of each of the Parties (collectively "Utility Lines"). At the request of the Party whose Parcel will be benefited by a Utility Easement, the granting Party shall grant the Utility Easement to the public utility providing such utility service. Any Utility Easement granted to a public utility shall be subject to all of the terms and conditions of this Section 2.2.

(b) The location of the Utility Lines shall be subject to the prior written approval of the Party in, to, over and under whose Parcel the same is to be located. In addition, if any Utility Line shall be located within the portion of the Developer Common Area Parcel shown on the Site Plan as the "Perpetual Toys Parking Easement" (as more particularly described in Section 2.7 hereof), the location of such Utility Line shall be subject to the prior written approval of the Toys Parcel Owner. As a condition precedent to obtaining the grantor's approval, the grantee shall provide the grantor with a written statement describing the need for such Utility Easement, shall identify the proposed location of the Utility Line, the nature of the service to be provided, the anticipated commencement and completion dates for the work and, if the Utility Line is to be installed by the grantee, shall furnish a certificate of insurance showing that its contractor has obtained the minimum insurance coverage required by Section 6.5 hereof. The easement area shall be no wider than necessary to reasonably satisfy the requirements of a private or public utility, or five feet (5') on each side of the centerline if the easement is granted to a Party. Upon request, the grantee shall provide to the grantor a copy of a legal description and an as-built survey showing the location of such Utility Line. All Utility Lines shall be underground except:

(i) ground mounted electrical transformers;

(ii) as may be necessary during periods of construction, reconstruction, repair, or temporary service;

(iii) as may be required by governmental agencies having jurisdiction;

(iv) as may be required by the provider of such service; and

(v) fire hydrants and backflow devices.

Except as otherwise agreed to by the grantor and the grantee, or in connection with the initial construction of the Shopping Center, any Party installing Separate Utility Lines pursuant to the provisions of this Section 2.2 shall pay all costs and expenses with respect thereto and shall cause all work in connection therewith (including general clean-up and proper surface and/or subsurface restoration) to be completed as quickly as possible and in a manner so as to minimize interference with

the use of the Common Area. In addition, the grantee of any Separate Utility Line agrees to indemnify, protect, hold harmless and defend the grantor from all losses, claims, costs, liabilities and/or expenses (including reasonable attorneys' fees and court costs) arising out of or resulting from the exercise of the right to install, maintain and operate the Utility Line as herein provided. If the Parties elect to install Common Utility Lines, all repair, maintenance, replacement and other work thereon shall be performed by the Operator as part of Common Area maintenance. Except in an emergency, no installation, repair, maintenance, replacement or other work shall be performed on any Utility Lines in the Common Area during the months of October, November and December.

(c) The grantor of any Utility Easement shall have the right to relocate on its Parcel any Utility Line then located thereupon and Developer shall have the right to relocate any Utility Lines located on the Developer Common Area Parcels. Any such relocation:

(i) shall be performed upon thirty (30) days' prior written notice to the grantee;

(ii) shall not be commenced during the period of October, November or December, except if such relocation occurs during the initial construction of the Shopping Center. Once commenced, the relocation shall be diligently prosecuted to completion,

(iii) shall not interfere with or diminish the utility service to the grantee during the grantee's business hours; and if an electrical line/computer line is being relocated, then the grantor and grantee shall coordinate such interruption to eliminate any detrimental effects;

(iv) shall not reduce or unreasonably impair the usefulness or function of such Utility Line;

(v) shall be performed without cost or expense to grantee;

(vi) shall be completed using materials and design standards which equal or exceed those originally used; and

(vii) shall have been approved by the provider of such service and the appropriate governmental or quasi-governmental agencies having jurisdiction thereover.

Documentation of the relocated easement area, including the furnishing of an "as-built" survey and legal description, shall be the grantor's expense and shall be accomplished as soon as possible following completion of such relocation.

(d) Each Party further reserves to itself the right to grant utility easements in, to, over, under and across its respective Parcel for the purposes hereinabove enumerated to such other persons as may from time to time be entitled thereto.

2.3 Drainage. Each Party hereby grants and conveys to each Party owning an adjacent Parcel the perpetual right and easement to discharge surface storm drainage and/or runoff from the grantee's Parcel over, upon and across the Common Area of the grantor's Parcel, upon the following conditions and terms:

(a) The Common Area grades and the surface water drainage/retention system for the Shopping Center shall be initially constructed in strict conformance with the details approved by the Parties; and

(b) No Party shall alter or permit to be altered the surface of the Common Area or the drainage/retention system constructed on its Parcel if such alteration would materially increase the flow of surface water onto an adjacent Parcel either in the aggregate or by directing the flow of surface water to a limited area.

The surface water collection, retention and distribution facilities shall be deemed a Common Utility Line.

2.4 Signage. Developer hereby grants to each of Target and the Toys Parcel Owner an easement over and across those portions of the Developer Common Area Parcels designated as the pylon sign locations on the Site Plan for the purpose of placing or affixing to such pylon signs its sign panels in accordance with the provisions of Article 10 hereof. Target hereby grants to each of Developer and the Toys Parcel Owner an easement over and across that portion of the Target Common Area designated as the pylon sign location for the purpose of placing or affixing to such pylon sign its sign panels in accordance with Article 10 hereof. All pylon signs shall be constructed, operated and maintained in accordance with Article 10. Developer may allow Occupants of the Developer Parcels with a use permitted by Section 4.3 hereof and any Pylon Sign Participant (as set forth on Exhibit "G-1") who is not a Party hereunder to use the Developer's portion of the pylon signs for signage.

2.5 Encroachment. In order to accommodate any Building improvements which may inadvertently be constructed beyond a Parcel's boundary line, each Party grants to each Party owning an adjacent Parcel an easement, not to exceed a maximum lateral distance of three inches (3"), in, to, over, under, and across that portion of the grantor's Parcel adjacent to such common boundary line for the maintenance and replacement of such encroaching Building improvements.

2.6 Modification or Termination of Easements. Any easement granted pursuant to the provisions of this Article 2 may be modified, abandoned or terminated by execution of an agreement so modifying, abandoning or terminating the same in recordable form executed by Parties owning the dominant and servient estates

2.7 Termination of Easements.

(a) The Parking Easements granted by Section 2.1(a) shall terminate and expire on the Termination Date. Notwithstanding the termination of the Parking Easements on the Termination Date, the Toys Parcel Owner shall have a perpetual easement for parking on the portion of the Developer Common Area Parcels more particularly shown on the Site Plan and designated as "Perpetual Toys Parking Easement." In addition, Developer covenants solely for the benefit of the Toys Parcel Owner, that after the termination of the Parking Easements, Developer shall not construct any Building in the portion of the Developer Common Area Parcels designated on the Site Plan as the "Open Area." After termination of the Parking Easements, each Party shall continue to have a perpetual easement over and across those portions of the Developer Common Area Parcels and Target Common Area more particularly shown on the Site Plan as "Perpetual Access and Service Vehicle Easement" for (i) pedestrian and vehicle ingress and egress to and from their respective Parcels, and (ii) ingress and egress of delivery trucks and service vehicles to and from their respective Parcels. In addition, after the termination of the Parking Easements, Target shall continue to have a perpetual easement over and across those portions of the Developer Common Area Parcels more particularly shown on the Site Plan as "Perpetual Target Access Easement", and Developer shall continue to have a perpetual easement over that portion of the Target Common Area more particularly shown on the Site Plan as the "Perpetual Developer Access Easement", for (i) pedestrian and vehicular ingress and egress

to and from their respective Parcels, and (ii) ingress and egress of delivery trucks and service vehicles to and from their respective Parcels. The Party whose Parcel is burdened by the Perpetual Toys Parking Easement, Perpetual Access and Service Vehicle Easement, Perpetual Target Access Easement and Perpetual Developer Access Easement, as applicable, shall have the right to relocate such easement from time to time subject to compliance with the same terms and conditions as set forth in Section 2.2(c) of this REA with respect to relocation of a Utility Easement.

(b) The Utility Easements granted by Section 2.2(a) shall be perpetual; provided, however, if after the Termination Date a Utility Easement is not used by the grantee for two (2) consecutive years, then at the option of the grantor and upon written notice to all other Parties, such unused easement shall terminate and expire (the foregoing termination for non-use shall not apply to a Utility Easement granted to a public utility if the terms of such grant provide otherwise).

(c) The Encroachment Easements granted by Section 2.5 shall remain in existence so long as the improvements constructed pursuant thereto are in existence.

(d) The Sign Easements encumbering the Developer Common Area Parcels and Target Parcel shall be perpetual. Notwithstanding the foregoing, if a Party does not use a pylon sign on another Party's Parcel for a period of two (2) consecutive years after the Termination Date, then such Party's right to use the pylon sign shall terminate and be of no further force and effect. After the Termination Date, each Party maintaining a sign panel on a pylon sign shall pay to the Party on whose Parcel the pylon sign is located, within ten (10) days after the date of such Party's invoice therefor, their respective proportionate share of the cost of maintenance, operation, repair and reconstruction of the pylon sign and the sign panels in an amount equal to a fraction, the numerator of which is the size of the applicable sign panel and the denominator of which is the size of all sign panels remaining upon the pylon sign. In addition, after the Termination Date, the Party on whose Parcel the pylon sign is located shall have the right at its sole cost and expense, subject to the approval of the other Parties then entitled to use such pylon sign in their sole and absolute discretion, to either relocate the pylon sign to another location on its Parcel or to another Parcel or to remove the pylon sign and allow the replacement of the same with another pylon sign. The design of any new pylon sign shall be subject to the approval, in its sole and absolute discretion, of the Party on whose Parcel such pylon sign is located and of each of the other Parties then having the right to place their sign panels on such pylon sign.

ARTICLE 3
CONSTRUCTION OF BUILDING AND SUBSEQUENT ALTERATIONS

3.1 Scope of Article. The provisions of this Article apply to any construction within the Shopping Center including reconstruction resulting from the events described in Articles 7 (Destruction) and 8 (Condemnation).

3.2 Construction of Buildings. No Party shall have an obligation to commence construction of any Building within its Permissible Building Area; provided, however, the Parties hereby agree that once construction of a Building has been commenced, such construction shall be diligently prosecuted to completion. The Parties have agreed upon an architecturally compatible theme for the exterior of all Buildings to be constructed, placed or located within the Shopping Center, such theme being shown on the drawings attached hereto as Exhibit "D" ("Center Architectural Theme"). Each Party agrees that any Building located on its Parcel(s) shall comply with the Center Architectural Theme. Subject to compliance with the Center Architectural Theme and the approval of the Approving Parties as provided in this Section 3.2, any Party shall be permitted to construct a Building on its Parcel that reflects a prototype retail store of a national chain. Plans for any new Building to be

constructed on a Party's Parcel, including the initial Buildings constructed on such Parcel, shall be consistent with the Center Architectural Theme. The constructing Party ("Constructing Party") shall furnish exterior elevations of its proposed Building to the other Parties ("Approving Parties") for a determination of compliance with the Center Architectural Theme. Each of the Approving Parties shall give written notice of any disapproval of the exterior elevations to the Constructing Party within thirty (30) days after submission thereof. Failure to give written notice of disapproval within said thirty (30) day period shall be deemed approval of the exterior elevations. If any of the Approving Parties should determine that the exterior elevations do not comply with the Center Architectural Theme, the Constructing Party and the Approving Parties shall mutually consult to remove the objection The Approving Parties shall not arbitrarily or unreasonably disapprove the exterior elevations or recommend changes thereto which otherwise conform with the requirements hereof. Approval of the exterior elevations by the Approving Parties shall not constitute assumption of responsibility for the accuracy, sufficiency, or propriety thereof, nor shall such approval constitute a representation or warranty that the improvements represented by the exterior elevations will comply with applicable laws. No material deviation shall be made from the approved exterior elevations. In the event governmental authorities require changes to the exterior elevations previously approved by the Approving Parties, the approval of the Approving Parties utilizing the procedure set forth in this Section 3.2 shall be obtained for such changes. Nothing contained herein shall prevent a Party from permitting an Occupant to construct a Building within a Party's Permissible Building Area for such Occupant's use, subject to compliance with all of the terms and conditions of this Article 3 and all other applicable provisions of this REA.

3.3 Governmental Requirements. Responsibility for compliance with any and all governmental requirements in respect of its construction shall be the responsibility of the Constructing Party and no approval under this Article 3 shall be construed to impose any liability on the Approving Parties in the event the Building or other improvements constructed by the Constructing Party fail to so comply.

3.4 Interference With Construction.

(a) Each Party severally agrees to perform any construction work on its Parcel (i) so as not to cause any increase in the cost of constructing the remainder of the Shopping Center or any part thereof which is not reasonably necessary, (ii) so as not to unreasonably interfere with any construction work being performed on the remainder of the Shopping Center or any part thereof, or (iii) with respect to construction work commencing after the Opening Date, so as not to unreasonably interfere with the use, occupancy or enjoyment of the remainder of the Shopping Center or any part thereof by any other Party, any other Occupant of the Shopping Center, or the Permittees of any other Party and such other Occupants. In addition to the foregoing, and except in connection with the initial construction of the Shopping Center or for emergency repairs, no Party shall construct, remodel, alter or reconstruct the exterior of any Building on their Parcel during the months of October, November and December without obtaining the prior written approval of each Party whose Buildings are located within three hundred feet (300') of the Constructing Party's Building.

(b) Each Party severally agrees to indemnify, defend and hold each other Party harmless from all claims, including any action or proceedings, including attorneys' fees, resulting from any accident, injury or loss or damage whatsoever occasioned to any natural person or to the property of any person as shall occur by reason of the performance of any such work by such Party.

3.5 Construction Safety Measures. From and after the Opening Date, each Party thereafter erecting, altering, restoring or constructing any Building shall take such safety measures as may be reasonably required to protect the other Parties, Occupants, Permittees and the property of each from

injury or damage caused by or resulting from the performance of construction by such Party. Such safety measures may include the erection of fencing or barriers; including an opaque siltration fabric construction fence of minimum height of six (6) feet to prevent unauthorized access to such construction and temporary directional signage to the extent the construction interferes with the use of sidewalks, driveways or parking areas. Prior to commencement of construction, each Party shall be responsible for establishing proper site drainage so as to prevent the drainage of dirt, mud or debris from the construction site into the Common Area or onto another Party's Parcel. Each Party shall keep the portion of its construction site visible from the Common Area in a neat and clean condition.

3.6 Temporary Construction License. Developer, with respect to the Developer Common Area Parcels, and Target, with respect to the Target Common Area, hereby grant and convey to the Toys Parcel Owner and each other Party and to their respective contractors, materialmen and laborers a temporary license for access and passage over and across the Common Area of the grantor's Parcel as shall be reasonably necessary for the grantee to construct and/or maintain Buildings upon the grantee's Parcel; provided, however, that such license shall be in effect only during periods when actual construction and/or maintenance is being performed and provided further that the use of such license shall not unreasonably interfere with the use and operation of the Common Area by others. Except in connection with the initial construction of the Shopping Center or in an emergency, a temporary license shall not be effective during the months of October, November and December. Prior to exercising the rights granted herein, the grantee shall first provide the grantor with a written statement describing the need for such license, and shall furnish a certificate of insurance showing that its contractor has obtained the minimum insurance coverage required by Section 6.5 hereof. Any Party availing itself of the temporary license shall promptly pay all costs and expenses associated with such work, shall diligently complete such work as quickly as possible, and shall promptly clean the area, and restore and/or repair the affected portion of the Common Area to a condition which is equal to or better than the condition which existed prior to the commencement of such work. Notwithstanding the foregoing, in the event a dispute exists between the contractors, laborers, suppliers and/or others connected with construction activities, each Party shall have the right to prohibit the contractors, laborers, suppliers and/or others working for another Party from using the Common Area on its Parcel.

3.7 Temporary Staging Area. In connection with any construction, reconstruction, repair or maintenance on its Parcel, each Party reserves the right to create a temporary staging and/or storage area in the Common Area adjacent to its Permissible Building Area or within the Permissible Building Area on its Parcel. The Parties acknowledge that the temporary staging area for the construction of the Building on Toys' Permissible Building Area will be located in the portion of the Common Area designated on the Site Plan as the "Perpetual Toys Parking Easement." The location of the temporary staging area shall be approved by the Parties, not to be unreasonably withheld or delayed, prior to commencement of such construction, reconstruction, repair or maintenance. If substantial work is to be performed, the Constructing Party shall fence off the staging and storage area. Parking of construction vehicles, including vehicles of construction workers, shall occur only on the portions of the Common Area designated by the Operator with the approval of the other Parties, and all laborers, suppliers, contractors and others connected with such construction activities shall use only the access points to the Shopping Center designated by the Approving Parties. Upon completion of such work, the Constructing Party shall remove all construction fencing and materials and clean and restore the affected Common Area to a condition equal to or better than that existing prior to commencement of such work.

3.8 Workmanship. Each Party respectively agrees that all construction which they are to perform hereunder shall be done in a good and workmanlike manner, with first-class materials and in accordance with all applicable laws, rules, ordinances and regulations. Each Party shall pay all costs, expenses, liabilities and liens arising out of or in any way connected with such construction. Each Party

shall, upon written request of another Party, deliver to such Party evidence of completion of its construction in compliance with all applicable laws, ordinances, regulations and rules, and that all costs, expenses, liabilities and liens arising out of or in any way connected with such Party's construction have been fully paid and discharged of record, or contested and bonded, in which event any judgment or other process issued in such contest shall be paid and discharged before execution thereof. Nothing herein shall be deemed to prohibit a leasehold Mortgage or a construction or permanent financing Mortgage.

3.9 Coordination. Each Party as respects the respective construction it may or is to perform, shall use all reasonable efforts to cause its architects and contractors to cooperate and coordinate its construction with the architects, contractors and construction work of the other Parties hereto to the extent reasonably practicable.

3.10 Mechanics' Liens. In the event any mechanics' liens are filed against the Target Parcel, the Developer Common Area Parcels, or the Parcel of any other Party, the Party for whom the work was performed, or otherwise causing such lien to be filed hereby covenants to indemnify and hold harmless the Party upon whose Parcel the lien has been filed and further covenants to either pay the same and have it discharged of record, promptly, or to take such action as may be required to reasonably and legally object to such lien, or to have the lien removed from such Parcel, and in all events agrees to have such lien discharged prior to the foreclosure of such lien. Upon request of any other Party, the Party for whom the work was performed or otherwise causing such lien to be filed agrees to file a bond in the amount of one hundred fifty percent (150%) of the lien amount to release such Parcel from the lien and if not such Party shall furnish such security as may be required, to and for the benefit of such requesting Party or any title insurance company designated by such Party to permit a report of title to be issued relating to its Parcel without showing thereon the effect of such lien.

3.11 Indemnity. The Parties hereto each severally covenant and agree to indemnify, defend and hold harmless each other and the Parcel of each Party, from and against liability, loss, damage, costs or expenses, including attorneys' fees, on account of claims of lien of laborers or materialmen, or others, for work performed or supplies furnished, in connection with any action or proceeding brought thereon, arising from or as a result of work performed, or supplies furnished in connection with the construction of improvements upon the Parcels. The indemnitee shall give the indemnitor notice of any suit or proceeding entitling the indemnitee to indemnification pursuant to this Section 3.11 and the indemnitor shall defend the indemnitee in said suit or proceeding.

3.12 Construction to Common Boundary Line. The Parties agree that all Buildings constructed within the Primary Building Areas shall comply with the following requirements:

(a) To the extent shown on the Site Plan, each Party shall construct its Building to the common boundary line between Permissible Building Areas. Each Party agrees to approve any reasonable request by another party for a sideyard or setback variance if the same is required in order to construct its Building in accordance with the Site Plan so long as the approving Party is at no cost with respect to such approval. The second Party to construct a Building adjacent to a common boundary line shall do so in a manner that does not result in damage to the improvements in place on the adjoining Parcel, and such Party shall undertake and assume at its sole cost the obligation of completing and maintaining the nominal attachment (flashing and seal) of its Building to that of the existing Building on the other Parcel ("Adjacent Building"), it being the intent of the Parties to establish and maintain the appearance of one continuous building complex to the extent shown on the Site Plan. In performing such attachment, the wall of one Building shall not receive support from nor apply pressure to the wall of the other Building. The Adjacent Building and all other Buildings on the

Adjacent Parcel that are attached to the Adjacent Building and to each other are hereinafter referred to as the "Building Group";

(b) Any Building that is not part of the Building Group, shall be located at least sixty feet (60') distant from the Building Group;

(c) The Building on the constructing Party's Parcel, the Adjacent Building or the Building Group, as the case may be, shall all comply with the Building code requirements applicable to an "unlimited area" Building, including without limitation, the installation of an approved sprinkler system for fire protection.

In addition to the requirements set forth above, the Parties agree that no Building shall initially be placed or constructed on their respective Parcels, in a manner which will, based on then existing governmental regulations, either preclude the construction on the Primary Building Areas of an "unlimited area" building, or cause an existing "unlimited area" building thereon to no longer be in conformance with applicable building code requirements, it being understood and agreed, however, that subsequent changes in governmental regulations shall not obligate a Party to modify or alter its existing Building. The Parties acknowledge that Target initially proposes to construct on the Target Parcel and the Toys Parcel Owner intends to construct on the Toys Parcel Buildings which are classified as "unlimited area" buildings under certain building codes. (By way of explanation, but not limitation, an "unlimited area" building is designated II-N or V-N under the Uniform Building Code.) Each Party agrees to support any request by another Party for a sideyard or setback variance if the same is required in order to accommodate construction to the common boundary line.

3.13 Common Area Design Standards. The Parties have agreed that the Common Area of the Shopping Center shall be initially constructed as shown on the Site Plan; provided, however, no fence or other barrier which would prevent or unreasonably obstruct the passage of pedestrian or vehicular travel shall be erected or permitted within or across the Common Area, exclusive of the limited curbing and other forms of traffic control depicted on the Site Plan, or permitted staging and/or storage areas. The Common Area shall be constructed in a good and workmanlike manner and in accordance with good engineering standards; provided, however, the following minimum general design standards (the "Design Standards") shall be complied with:

(a) Subject to the requirements of applicable governmental authorities, the lighting system shall use a lamp source of metal halide and shall be designed to produce a minimum maintained lighting intensity measured at grade at all points in the Common Area of three (3) foot candles; provided however, that the extreme edge of the parking or drive areas may have not less than a minimum maintained lighting intensity measured at grade of two (2) foot candles, and provided further that the drive areas immediately in front of the entrance to any Building shall have not less than a minimum maintained lighting intensity measured at grade of five (5) foot candles. The type and design of the Common Area light standards shall be approved by the Parties.

(b) The slope in the parking area shall not exceed a maximum of four percent (4%), nor be less than a minimum of one percent (1%).

(c) All sidewalks and pedestrian aisles shall be concrete or other materials approved by the Parties; the automobile parking areas, drives, and access roads shall be designed in conformity with the recommendations of the registered soils engineer retained by Developer and approved by the Parties which shall require the installation of a suitable base and the surfacing with an asphaltic concrete or concrete wearing material.

(d) Utility Lines that are placed underground shall be at depths designated by consultants approved by the Parties.

ARTICLE 4
FLOOR AREA, USE, OPERATION, SIZE AND HEIGHT

4.1 Permissible Building Areas. Buildings may only be constructed within the Permissible Building Areas outlined on the Site Plan. Subject to compliance with Section 3.12 hereof, Buildings may be constructed anywhere within the Permissible Building Area.

4.2 Building Heights. The heights of Buildings in the Shopping Center shall not exceed those specified in Exhibit "E" attached hereto. The height of any Building shall be measured perpendicular from the finished floor elevation to the top of the roof structure, including any screening, parapet, penthouse, mechanical equipment or similar appurtenance located on the roof of such Building. Any Party shall have the right to install, maintain, repair, replace and remove Communications Equipment used in connection with the business being conducted by an Occupant on the top of the Building on its Parcel which may extend above the height limits established above; provided, however, such Communication Equipment shall be set back from the front of the Building so as to reduce visibility by customers. As used herein, the phrase "Communications Equipment" means such things as satellite and microwave dishes, antennas and laser heads, together with associated equipment and cable.

4.3 Uses. Neither the Shopping Center nor any part thereof shall be used, and no Building or other improvement shall be constructed, maintained or used except for retail, Restaurant and incidental office and service establishments common to first-class shopping centers. Service uses may include financial institutions, brokerage offices, title companies, travel and other agencies, and similar service establishments offering services directly to consumers, but shall not include Restaurants. Service uses shall not occupy more than ten percent (10%) of the Floor Area in each of the Target Parcel, Toys Parcel or Developer's Parcels.

4.4 Prohibitions. No use or operation will be made, conducted or permitted with respect to all or any part of the Shopping Center, which use or operation is obnoxious to or out of harmony with the development or operation of a first-class shopping center including but not limited to the following:

(a) Any public or private nuisance.

(b) Any noise or sound that is objectionable due to intermittence, beat, frequency, shrillness or loudness.

(c) Any obnoxious odor.

(d) Any noxious, toxic, caustic or corrosive fuel or gas.

(e) Any dust, dirt or fly ash in excessive quantities.

(f) Any unusual fire, explosion or other damaging or dangerous hazard, including the storage, display or sale of explosives or fireworks.

(g) Any warehouse (but any area for the storage of goods intended to be sold from any retail establishment in the Shopping Center shall not be deemed to be a warehouse), assembly (but assembly of items for on premises sale incidental and customary as to a retail operation permitted by this REA shall not be prohibited), manufacturing, distillation, refining, smelting, industrial, agricultural or mining operations.

(h) Any mobile home or trailer court, labor camp, junk yard, veterinary hospital, stock yard or animal raising. Notwithstanding the foregoing, pet shops shall be permitted within the Shopping Center, provided that such shops shall be so conducted that there shall be no violation of the other prohibitions of this Article 4.

(i) Any drilling for and/or removal of subsurface substances.

(j) Any dumping, disposing, incineration or reduction of garbage or refuse (exclusive of garbage compactors located near the rear of any Building).

(k) Any car washing establishment, dance hall, flea market, massage parlor, bowling alley, pool or billiard hall, bowing alley, meeting hall or place of public assembly (other than banquet facilities operated as part of a Restaurant), any living quarters, sleeping apartments or lodging rooms, bar (but not a bar connected to an establishment serving food), disco (but this shall not prohibit a dance floor incidental to a Restaurant operation), mortuary, or adult book store (defined as a book store, a substantial portion of the inventory of which is not available for sale to children under 18 years old because it explicitly deals with or depicts human sexuality).

(l) Any automobile, truck, trailer or recreational vehicle sales, leasing or display or any automobile body and fender repair work.

(m) Any "second hand" store or "surplus" store, or any fire sale, bankruptcy sale (unless pursuant to court order) or auction house operation.

(n) Any central laundry, dry cleaning plant or Laundromat; provided, however, this prohibition shall not be applicable to nominal supportive facilities for onsite service oriented to pickup and delivery by the ultimate consumer as the same may be found in retail shopping districts in the metropolitan area where the Shopping Center is located.

(o) Any bar, tavern, Restaurant or other establishment whose reasonably projected annual gross revenues from the sale of alcoholic beverages for on-premises consumption exceeds thirty percent (30%) of the gross revenues of such business.

(p) Any health spa, fitness center or workout facility.

(q) Any training or educational facility, including, but not limited to, beauty schools, barber colleges, reading rooms, places of instruction or other operations catering primarily to students or trainees rather than to customers; provided, however, this prohibition shall not be applicable to onsite employee training by an Occupant incidental to the conduct of its business at the Shopping Center.

(r) Any gambling facility or operation, including but not limited to: off-track or sports betting parlor; table games such as blackjack or poker; slot machines, video poker/blackjack/keno machines or similar devices or bingo hall. Notwithstanding the foregoing, this prohibition shall not apply to government-sponsored gambling activities, or charitable gambling

activities so long as such government and/or charitable activities are incidental to the business operation being conducted by the Occupant.

(s) Except as may be operated in the existing building at the Shopping Center as such building may be remodeled or modified, any ice skating rink or amusement or video arcade; however, except for the expansion of the ice skating rink by up to two thousand five hundred (2,500) square feet, no use permitted by the exception at the beginning of this sentence may be extended into any material expansion of the applicable building containing the permitted use.

(t) A place of worship, blood bank, health clinic or medical rehabilitation facility, office purposes (except incidental to a retail use), government purposes, or industrial or residential purposes.

(u) No Restaurant shall be located on the Outlying Building Area designated as Parcel A on the Site Plan and located directly in front of the Target Parcel. In addition, no full-service Restaurant (i.e., providing table service and serving food primarily for on-site consumption) in excess of three thousand (3,000) square feet shall be located within the portion of the Primary Building Areas located on the Developer's Parcels and no Restaurant will be located in the area designated as "Major Two" on the Site Plan.

(v) Any theater.

4.5 Hazardous Materials. No Party shall use, or permit the use of Hazardous Materials on, about, under or in its Parcel, or the Shopping Center, except in the ordinary course of its usual business operations conducted thereon, and any such use shall at all times be in compliance with all Environmental Laws. Each Party shall indemnify, protect, defend and hold harmless the other Parties from and against all claims, suits, actions, demands, costs, damages and losses of any kind, including but not limited to costs of investigation, litigation and remedial response, arising out of any Hazardous Material used or permitted to be used by such Party, whether or not in the ordinary course of business.

For the purpose of this Section 4.5, the term "Hazardous Materials" shall mean petroleum products, asbestos, polychlorinated biphenyls, radioactive materials and all other dangerous, toxic or hazardous pollutants, contaminants, chemicals, materials or substances listed or identified in, or regulated by, any Environmental Law The term "Environmental Laws" shall mean all federal, state, county, municipal, local and other statutes, laws, ordinances and regulations which relate to or deal with human health or the environment, all as may be amended from time to time.

4.6 Exclusives. At any time during the term of this REA, Developer shall have the right to grant exclusive use rights to one or more Parties or Occupants in the Shopping Center. Developer may grant such exclusive use rights by recording an amendment to this REA identifying the Party or Occupant to whom such rights are granted, the Parcel or any portion of a Parcel benefited thereby, the goods and services subject to such exclusive use rights and the terms and conditions of such exclusive use rights. Developer shall deliver a copy of the recorded amendment to each other Party and Occupant in the Shopping Center. From and after the date such amendment is recorded, the exclusive use rights shall be binding on each Party and Occupant of the Shopping Center and shall constitute a burden on each Parcel in the Shopping Center except the exclusive use rights shall not apply to (i) the Target Parcel as such Parcel exists from time to time under this REA, (ii) the Toys Parcel as such Parcel exists from time to time under this REA, (iii) those Parties and Occupants in the Shopping Center that are selling the goods and services subject to the exclusive use rights in the Shopping Center as of the date of the recordation of the amendment, but only so long as such Party or Occupant continues the sale of such goods and services and (iv) the sale of the goods and services subject to the

exclusive rights by other Parties or Occupants in the Shopping Center which is incidental to such Party's or Occupant's primary use, from retail display space not greater than the lesser of (A) two-thousand square feet (2,000) or (B) five percent (5%) of the Floor Area of such Party or Occupant.

4.7 No Sales Outside Ground Floor Area. The parties hereto acknowledge that Condition 54 of the final conditions of approval of the Shopping Center dated December 17, 1996 and imposed by the City of San Mateo, which conditions of approval apply to the entire Shopping Center and adjacent retail areas, provides as follows:

> "Outdoor sales are allowed in the formally designated, fenced and screened areas directly adjacent to Major 1 (Target) and Home Depot. Outdoor sales in other areas will only be permitted as follows:
>
> (a) All Tenants: Sidewalk sales three times per year, not to exceed three days per sale;
>
> (b) Home Depot and Target Parking Lot Sales: Two times per year, not to exceed thirty days per sale;
>
> (c) Home Depot and Target Ongoing Outdoor Sales: Merchandise displayed outdoors shall be limited to those areas specifically designated on approved plans as arcades adjacent to the building.
>
> Merchandise shall be attractively displayed. Pallet storage is not permitted in the designated outdoor storage areas. Outdoor sales shall include only seasonal, new, undamaged merchandise. All merchandise displayed outdoors shall not obstruct sidewalks, walkways or drive aisles, and shall at all times maintain a minimum four foot wide aisle for disabled accessibility."

To the extent that the rights granted pursuant to this Section 4.7 conflict with said Condition 54, then so long as such Condition 54 remains in full force and effect, the conflicting rights granted under this Section 4.7 shall not be effective.

No merchandise, equipment or services, including but not limited to vending machines, promotional devices and similar items, shall be displayed, offered for sale or lease, or stored within the Common Area, provided however, that the foregoing prohibition shall not be applicable to (i) the storage of shopping carts; (ii) the display and sale of seasonal items on the sidewalk in front of any Building; (iii) sidewalk sales conducted by the Toys Parcel Owner of merchandise customarily sold by Toys, such sales to be conducted only on the sidewalk area located in front of the Building constructed on the Toys Parcel, such sales to be conducted not more often than three (3) times per year for not longer than three (3) days; (iv) sidewalk sales conducted by Target of merchandise customarily sold by Target, such sales to be conducted only on the sidewalk area located in front of the Building constructed on the Target Parcel, such sales to be conducted not more often than three (3) times per year for not longer than three (3) days, (v) sidewalk sales conducted by any Occupant occupying ten thousand (10,000) square feet or more of Floor Area in one Building within the Shopping Center, such sales to be conducted not more often than three (3) times per year for not longer than three (3) days at any one time on the sidewalk area located in front of the Building of such Occupant and only during the months of January through September of any year; (vi) promotional activities in connection with the businesses being conducted by Toys in the portion of the Common Area located in front of the

Building located on the Toys Parcel and designated as the "Toys Promotional Area" on the Site Plan, including construction of temporary structures and facilities in the Toys Promotional Area, commencing with the grand opening of the store on the Toys Parcel, such promotional activities to be conducted not more than three (3) times per year for no longer than three (3) days, and only during the months of January through September; (vii) promotional activities in connection with the businesses being conducted by Target in the portion of the Target Common Area located in front of the Building located on the Target Parcel and designated as the "Target Promotional Area" on the Site Plan, including construction of temporary structures and facilities in the Target Promotional Area, commencing with the grand opening of the store on the Target Parcel, such promotional activities to conducted not more than three (3) times per year for no longer than three (3) days, and only during the months of January through September; (viii) temporary Shopping Center promotions by one or more Parties or their Occupants, except that no promotional activities will be allowed in the Common Area within one hundred feet (100') of another Party's Parcel without the prior written approval of such Party; (ix) any recycling center required by law, the location of which shall be subject to the approval of the Parties, (x) the Target Outdoor Sales Area, (xi) newspaper racks and vending machines located on the sidewalks in front of Buildings; and (xii) the operation of food and beverage carts and kiosks on the sidewalks in front of the Buildings located on the Developer's Parcels and the Target Parcel or outdoor seating areas associated with a Restaurant on the Developer's Parcels, provided, however, no such food and beverage carts or kiosks shall be located in front of the Building on the Toys Parcel. All sidewalk sales and displays of merchandise permitted by this Section 4.7 shall be conducted so that such merchandise is placed towards the Building and at least six feet of sidewalk toward the outside curb is left open for pedestrian access.

4.8 Enforcement of Use Covenants. Each Party shall enforce violations by any Occupant occupying all or a portion of such Party's Parcel of the use rights and limitations set forth in Sections 4.3, 4.4 and 4.5 (collectively, "Use Covenants"). The existence of a violation of a Use Covenant by an Occupant shall be determined by the enforcing Party in its reasonable business judgment. Developer shall have the right, but not the obligation, to enforce or prevent violations by any Party or Occupant of the exclusive use rights set forth in Section 4.6 ("Exclusive Rights"). Except as specifically otherwise provided in this REA, Use Covenants and Exclusive Rights shall be binding on all Occupants and shall inure to the benefit of all other Occupants and Parties. If any Party or Occupant is in violation of any Use Covenant or Exclusive Use ("Violator"), each Party and Occupant (other than Target or any Occupant of the Target Parcel with respect to a violation of an Exclusive Use) shall have the right, power and authority to enforce such Use Covenant or Exclusive Use against the Violator and to exercise all rights and remedies at law or in equity which such Occupant or Party may have against such Violator, including without limitation, injunction and monetary damages; provided, however, that if the Violator is an Occupant, no Occupant or Party (other than the Party owning Violator's Parcel) shall have any right or remedy existing or arising out of any lease or other contract exclusively between the Violator and the Party owning the Violator's Parcel. [e.g., without limitation, only a Landlord-Party can terminate a Lease with a Tenant Violator for breach of a Use Covenant or Exclusive Use.]

4.9 Name of Center. The Shopping Center shall be named "Bridgepointe." The name of the Shopping Center shall not be changed without the approval of the Parties. The names "Target" and the name of the Toys Parcel Owner shall not be used to identify the Shopping Center or any business or trade conducted in the Shopping Center, other than on the Target Parcel and the Toys Parcel, respectively.

4.10 Fences or Other Obstruction. No fence, structure or other obstruction of any kind (except for decorative features, customer conveniences and traffic control signs or similar

improvements) shall be placed, kept, permitted or maintained upon the Common Area without the prior written consent of the Parties.

4.11 No Charge for Use. Except to the extent required by law, no Permittee shall be charged for the right to use the Common Area. For the purpose of this provision, a tax assessment or other form of charge applicable to parking spaces or parking lots may be deemed by the Parties an imposition required by law.

4.12 No Continuous Operation. This REA is not intended to, and does not, create or impose any obligation on a Party to operate, continuously operate, or cause to be operated a business or any particular business at the Shopping Center or on any Parcel.

ARTICLE 5
OPERATION AND MAINTENANCE OF THE COMMON AREA

5.1 Designation of Operator. The Parties appoint Developer as Operator, and Developer hereby accepts such appointment. Developer, at its sole discretion at any time after the first anniversary of the Opening Date, may resign as Operator by written notice to the other Parties. Such resignation shall be effective as of the date specified in such notice which shall be at the end of a calendar quarter and not sooner than sixty (60) days following the effective date of such notice. In the event of such resignation, a new Operator shall be selected by all of the Parties. If all of the Parties cannot agree upon a new Operator, within sixty (60) days after the date of Developer's resignation, then from and after such date, Target shall operate and maintain the Target Common Area in accordance with Section 5.10, and Developer shall continue to perform the functions of the Operator with respect to the Developer Common Area Parcels only In such event, the Toys Parcel Owner shall continue to pay to Developer its proportionate share of the Common Area Maintenance Costs applicable to the Developer Common Area Parcels.

5.2 Common Area - Standards. Operator shall operate and maintain or cause to be operated and maintained the Common Area in good order, condition and repair in accordance with the standards applicable to similar shopping centers in the San Francisco Bay Area, and Operator shall have the right to select, from time to time, a person or persons, other than Operator (herein called "Operator's Nominee"), to operate and maintain the Common Area, provided that such nomination shall not diminish Operator's responsibility for operating the Common Area. At Operator's option, such person may be affiliated with Operator. The Common Area shall be operated and maintained in compliance with all applicable governmental laws, rules, regulations, orders and ordinances, and the provisions of this REA. All improvements in the Common Area ("Common Area Improvements") shall be repaired or replaced with materials at least equal to the quality of the materials being repaired or replaced so as to maintain the Center Architectural Theme. The maintenance and repair obligations shall include but not be limited to the following:

(a) Drive and Parking Areas. Maintaining all paved surfaces and curbs in a smooth and evenly covered condition, including, without limitation, replacement of base, skin patch, resealing and resurfacing. For the purpose of this Section 5.2, an overlay of the drives and parking areas shall be considered a maintenance item.

(b) Debris and Refuse. Periodic removal of all papers, debris, filth, and refuse, including vacuuming and broom sweeping to the extent necessary to keep the Common Area in a first-class, clean and orderly condition; provided, however, that Operator shall not be required to remove Occupant's trash and garbage (which shall be the responsibility of the individual Occupants). All

sweeping shall be at appropriate intervals during such times as shall not interfere with the conduct of business or use of the Common Area by Permittees.

(c) Non-Occupant Signs and Markers. Maintaining, cleaning and replacing any appropriate traffic control, directional, stop or handicapped parking signs, restriping parking lots and drive lanes as necessary to maintain parking space designation and traffic direction; and keeping clearly marked fire lanes, loading zones, no parking areas and pedestrian cross-walks.

(d) Lighting. Maintaining, cleaning and replacing Common Area lighting facilities, including light standards, wires, conduits, lamps, ballasts and lenses, time clocks and circuit breakers, and maintaining the lighting system.

(e) Landscaping. Maintaining and replacing all landscape plantings, trees and shrubs in an attractive and thriving condition, trimmed and weed free. Maintaining and replacing landscape planters, including those adjacent to exterior walls of Buildings. Modifying the irrigation system to satisfy governmental water allocation or emergency requirements. If any Occupant requires "special" landscaping (i.e. beyond the standard landscaping requirements for the remainder of the Shopping Center), or if landscaping additions/modifications are required as a result of a Building addition, expansion or remodel, the increased costs of installation, replacement and maintenance of such special or required landscaping shall be borne solely by such Occupant or the Party owning such Parcel and shall not be included in Common Area Maintenance Costs.

(f) Common Utility Lines. Maintaining, cleaning, replacing, and repairing any and all Common Utility Lines.

(g) Obstruction. Keeping the Common Area free from any obstructions including those caused by the sale or display of merchandise, unless such obstruction is permitted under the provisions of this REA.

(h) Sidewalks. Maintaining, cleaning and replacing all sidewalks, including those adjacent and contiguous to Buildings located within the Shopping Center. Sidewalks shall be steam cleaned regularly and shall be swept at appropriate intervals during such time as shall not interfere with the conduct of business or use of the Common Area.

(i) Supervisory Personnel. Providing of professional supervisory personnel for the Common Area, if reasonably required.

(j) Traffic. Supervision of traffic at entrances and exits to the Shopping Center and within the Shopping Center as conditions reasonably require in order to maintain an orderly and proper traffic flow.

(k) Security. Providing security services and equipment to the extent required by any governmental authority and not paid or provided, as applicable, directly by a Party. Developer agrees to consult with Target and the Toys Parcel Owner prior to entering into or materially modifying any agreement with any governmental authority which requires payment for or provision of security services or equipment.

(l) Traffic Mitigation Requirements. Implementation and administration of traffic mitigation or trip reduction programs and requirements to the extent required by any governmental authority and not paid or provided, as applicable, directly by a Party. Developer agrees to consult with Target and the Toys Parcel Owner prior to entering into or materially modifying any agreement with

any governmental authority which requires traffic mitigation or trip reduction programs or requirements.

Notwithstanding anything to the contrary, each Party shall maintain and repair, at its sole cost, any exterior shipping/receiving dock area, any truck ramp or truck parking area, any transformer pad, and any refuse compactor or dumpster area located on its Parcel.

5.3 Late Lighting. During any period when any Party's Building is open for business and for not less than one-half hour after the Buildings shall close, Operator shall keep appropriate portions of the Common Area lighted and opened to the public. Any Party whose Building is open for business after 10:30 p.m. shall reimburse Operator for the "excess cost of lighting" the Common Area after 10:30 p.m. in the ratio that its open Floor Area bears to the open Floor Area of all Parties whose Buildings are open for business after 10:30 p.m. The "excess cost of lighting" means the cost of providing lighting in excess of the lighting provided for in the next ensuing sentence together with an administrative charge of ten percent (10%) of the cost of such excess lighting. Operator shall keep the Common Area lighting on the main access drives and entries operating for security purposes seven (7) days each week during the hours that full lighting is not required. Each Party agrees to keep any exterior building security lights illuminated from dusk until dawn. The Common Area lighting system shall be designed to produce the minimum maintained lighting intensity specified in Section 3.13(a). During the term of this REA, each Party grants an irrevocable license to each other Party for the purpose of permitting the lighting from one Parcel to incidentally shine on the adjoining Parcel. Target may elect to control the lighting system located on the Target Common Area so long as Target maintains such lighting in accordance with this Section 5.3.

5.4 Parking Regulations. Except as provided in Section 5.6, unless all Parties otherwise consent and agree in writing, no charge of any type shall be made to or collected from any Occupant, Permittee or Party for parking or the right to park vehicles in the Common Area, except such Common Area Maintenance charges as may be provided for in any lease agreement with any Occupant or charges for parking that may be required to be imposed by any applicable governmental agency, in which case such government-mandated charges shall, to the extent customary for similar shopping centers in the San Francisco Bay Area, be included within Common Area Maintenance Costs. The Permittees of any Party or Occupant shall not be prohibited or prevented from so parking so long as space is available in the parking area, and so long as they do not violate the reasonable rules and regulations covering the use of the automobile parking areas promulgated from time to time by the Parties. Such regulations may prescribe certain sections within the Common Area for use as parking space by the Occupants of the Shopping Center, and the employees, tenants, agents, contractors, licensees and concessionaires of such Occupants. Each Party shall require its employees and Occupants and their agents, contractors, licensees and concessionaires to use only such sections as are so prescribed for parking. Each Party agrees to use reasonable efforts to enforce the provisions hereof.

5.5 Parking Ratios. Developer shall maintain on the Developer Common Area Parcels a parking ratio that will allow not less than four and five/tenths (4.5) spaces for each one thousand (1,000) square feet of Floor Area located on the Developer's Parcels and the Toys Parcel if such parking spaces were striped according to the standards of the City of San Mateo. Target shall maintain on the Target Common Area a parking ratio that will allow not less than four and five/tenths (4.5) spaces for each one thousand (1,000) square feet of Floor Area on the Target Parcel if such parking spaces were striped according to the standards of the City of San Mateo. No Party shall depend on the parking available on another Party's Parcel to satisfy any parking requirements applicable to its Parcel. Developer shall maintain sufficient parking spaces on the Developer Common Area Parcels to satisfy all parking ratios imposed by applicable laws, ordinances, rules and regulations with respect to the Floor Area on the Developer's Parcels and the Toys Parcel and Target shall maintain sufficient parking

spaces on the Target Common Area to satisfy all parking ratios imposed by applicable laws, ordinances, rules and regulations with respect to the Floor Area on the Target Parcel. Notwithstanding the foregoing, there shall be no reduction in the number of parking spaces on that portion of the Developer Common Area Parcels shown on the Site Plan as the "Perpetual Toys Parking Easement" without the prior written approval of the Toys Parcel Owner. The number of compact spaces shall not exceed thirty percent (30%) of the parking spaces on either the Developer Common Area Parcels or the Target Common Area. The parking on the Developer Common Area Parcels and Target Common Area shall be initially constructed as shown on the Site Plan.

5.6 Common Area Maintenance Cost.

(a) Definition. Common Area Maintenance Cost means the total of all costs paid out by Operator for the maintenance, repair, replacement, operation and management of the Common Area and an allowance to the Operator for Operator's supervision of the foregoing in an amount equal to ten percent (10%) of Common Area Maintenance Costs (exclusive of insurance premiums, insurance deductibles, real property taxes and assessments, and fees paid to third parties who perform Common Area management, operation and maintenance on Operator's behalf) ("Administration Fee"). Capital costs included with Common Area Maintenance Costs shall be amortized over their useful life and the amortized portion thereof attributable to each calendar year shall be included within the Common Area Maintenance Costs for such calendar year. Capital costs as used herein means those Common Area Maintenance Costs, which in accordance with generally accepted accounting principles, are not fully chargeable to the current account in the year the expenditure is incurred. Operator may elect to employ a management company (which may be affiliated with Operator) to assist in such supervision but the cost of employing such management company shall not be a Common Area Maintenance Cost. Costs for the repair, maintenance, replacement and operation of the Common Area shall include, without limitation, repaving, resurfacing, resealing, repainting and restriping, exterior painting, sweeping and other janitorial and security services, maintenance of any public restrooms, walkways, repairs and replacements, policing, purchase, construction and maintenance of refuse receptacles, planting and landscaping, directories, signs and other markers, lighting and other utilities, machinery and equipment used in connection with maintenance of the Common Area, premiums on public liability and property damage insurance, real property taxes imposed upon the Developer Common Area Parcels (except Target shall pay no portion of the real property taxes imposed upon the Developer Common Area Parcels) and personal property taxes imposed upon personal property used in connection with the Common Area, all costs for the maintenance and repair obligations set forth in Section 5.2, and all other costs necessary in the Operator's reasonable judgment for the maintenance, repair, replacement and operation of the Common Area. There shall be excluded from Common Area Maintenance Costs (i) late charges or fees, (ii) any charge for electricity for Common Area lighting to a Party that separately pays the electrical cost for lighting the Common Area on its Parcel, (iii) any costs to clean or repair the Common Area resulting from promotional activities or construction, (iv) entertainment, transportation, meals and lodging of anyone, (v) Operator's profit, administrative and overhead costs (including but not limited to office space, equipment and utilities, legal, accounting or administrative services, and the cost of Operator's personnel who are not permanently located at the Shopping Center), and (vi) during the first five (5) years of the term of this REA and provided Developer constructs the Common Area, costs of repairing damage caused by material and extraordinary settlement (as opposed to normal wear, tear and settlement) of the Common Area. (As used in the preceding clause (vi), the term "material and extraordinary settlement" shall mean any settlement that occurs after normal settlement described in any geotechnical report or similar report delivered to Target and the Toys Parcel Owner prior to the date of this REA, and Target and the Toys Parcel Owner hereby acknowledge that the normal settlement described in such reports may occur.) In addition to the foregoing, there shall be excluded from Common Area Maintenance Costs payable by Target and Toys any personnel, administrative or overhead cost incurred by Developer in providing a

coordinator for traffic mitigation or trip reduction programs imposed on the Shopping Center by applicable governmental authority. Each Party shall pay, with respect to such Party's Parcel, all cost of implementation, administration and compliance with any traffic mitigation or trip reduction program imposed on the Shopping Center by a governmental authority to the extent such costs are applicable to such Party's Parcel. Notwithstanding the foregoing, Target shall pay all real property taxes levied against the Target Common Area in accordance with the standards set forth in this REA. Target shall not pay any portion of the real property taxes levied against the Developer Common Area Parcels. The Developer and the other Parties shall not pay any portion of the real property taxes levied against the Target Common Area.

The salvage value of any capital item which is included in Common Area Maintenance Costs disposed by Operator shall be credited against Common Area Maintenance Costs. Depreciation and any investment tax credit applicable to all capital expenditures shall be prorated to all Parties on the same basis as Allocable Shares are computed.

(b) Budget. Operator shall submit to each Party an estimated budget ("Budget") for the Common Area Maintenance Costs for operating and maintaining the Common Area of the Shopping Center for each calendar year. The Budget shall include line items for each category of operation and maintenance of the Common Area. If an item of maintenance or replacement is to be accomplished in phases over a period of calendar years, such as resurfacing of the drive and/or parking areas, then the Budget shall separately identify the cost attributable to such year (including the area of the Common Area affected), and shall note the anticipated cost and timing (indicating the area of the Common Area affected) of such phased work during succeeding calendar years.

Within thirty (30) days after submission of the Budget to the Parties, each of the Parties may give Operator written notice of objection to the Budget or any item contained therein. If a Party objects to the Budget or any item contained therein, then the Parties shall promptly negotiate in good faith to remove the objecting Party's objection and reach agreement on the disapproved item or items in question. Notwithstanding the foregoing, if the Parties are not able to approve the Budget within sixty (60) days after the date of submission thereof to the Parties, then Target shall be deemed to have elected to operate and maintain the Target Common Area in accordance with Section 5.10 hereof. During the period that Target operates and maintains the Target Common Area, Target shall have no right to approve the Budget. The consent of the Parties to a Budget shall not be unreasonably withheld.

Operator shall use its diligent, good faith efforts to operate and maintain the Common Area of the Shopping Center in accordance with the Budget. Notwithstanding the foregoing, Operator shall have the right to make emergency repairs to the Common Area to prevent injury or damage to person or property, it being understood that Operator shall nevertheless advise each Party of such emergency condition as soon as reasonably possible, including the corrective measures taken and the cost thereof. If the cost of the emergency action exceeds Ten Thousand Dollars ($10,000.00) in Constant Dollars then Operator may submit a supplemental billing to each Party, together with evidence supporting such payment, and each Party shall pay its share thereof within thirty (30) days; if the cost limitation set forth above is not exceeded then such costs shall be included as part of the Common Area Maintenance Costs at the year end.

(c) Payment. Each Party shall pay to the Operator in equal monthly payments, in advance, its Allocable Share of Common Area Maintenance Costs as set forth in the Budget. If the Operator does not deliver and the Parties do not approve the Budget prior to the commencement of any calendar year, each Party shall continue to pay to the Operator in equal monthly payments its Allocable Share of Common Area Maintenance Costs as set forth in the Budget for the previous

calendar year until the Budget for the current calendar year is approved. The Operator shall reasonably estimate the Common Area Maintenance Costs for any partial calendar year during which its maintenance obligations commence and each Party shall make its first payment of its Allocable Share of Common Area Maintenance Costs in the month following the Opening Date. If Operator performs any services separately for any Party, such Party shall pay the cost of such services directly to the Operator, and such cost shall not be included within Common Area Maintenance Costs.

Within one hundred twenty (120) days after the close of each accounting period (which shall end December 31st annually), the Operator shall deliver to each Party a complete and itemized statement, certified by Operator, of the Common Area Maintenance Costs together with supporting data in sufficient detail. In the event any Party shall have paid more than its Allocable Share of Common Area Maintenance Costs, Operator's refund shall accompany such statement. Should any Party have paid less than its Allocable Share during said period, then the Party so paying less than its Allocable Share shall pay the deficiency to Operator within thirty (30) days following receipt of said statement. Operator shall maintain in accordance with generally acceptable accounting principles consistently applied, complete books and records in such a manner as to accurately cover and reflect separately all items affecting or entering into determination of the respective Allocable Share of Common Area Maintenance Costs of each Party for each accounting period and shall keep such books and records at a location designated by Operator for a period of four (4) years after the end of such accounting period; provided, however, in the event of a dispute regarding the Allocable Share of any Party, all such books and records shall be maintained until resolution of such dispute.

5.7 Accounting. Each Party shall have the right, exercisable upon fifteen (15) days' written notice to Operator, to make one audit as to each accounting period of such books and records as are relevant to any such statement or statements of Common Area Maintenance Costs. In the event that any audit shall disclose any error in the determination of the Allocable Share of any Party, appropriate adjustment and reimbursement shall promptly be made between the Parties to correct such error. The cost of any audit shall be assumed by the auditing Party unless the results of such audit indicate that such Party is entitled to a refund in excess of five percent (5%) of the amount calculated by Operator as its Allocable Share for the calendar year, in which case Operator shall pay the cost of such audit.

5.8 Liens. The Operator shall have all of the remedies set forth in Article 21 to enforce payment of Common Area Maintenance Costs including a lien upon each Parcel.

5.9 Indemnity. Operator shall indemnify, defend, and hold harmless all Parties and their respective Parcels from and against any mechanics', materialmen's and/or laborers' liens, and all costs, expenses and liabilities in connection therewith, including attorneys' fees, arising out of the maintenance performed by Operator in respect to such Common Area, pursuant to the provisions of this Article 5. In the event that the Parcel of any Party shall become subject to any such lien, Operator shall at the request of an affected Party promptly cause such lien to be released and discharged of record, either by paying the indebtedness which gave rise to such lien or posting such bond or other security as shall be required by law to obtain such release and discharge. The indemnitee shall give Operator notice of any suit or proceeding entitling the indemnitee to indemnification pursuant to this Section 5.9 and Operator shall defend the indemnitee in said suit or proceeding.

5.10 Takeover of Target Common Area Maintenance. Target shall have the right to elect to perform the operation and maintenance of the Target Common Area by giving written notice of such election to Operator and each of the other Parties by December 1st of any calendar year. If Target gives written notice of such election, then Target shall maintain and operate the Target Common Area in accordance with this Article 5 at its sole cost and expense commencing the following January 1, without contribution from the other Parties; provided, however, Operator shall continue to (i) maintain

the Common Utility Lines of the Shopping Center regardless of location, (ii) maintain the security program for the Common Area, if any, and (iii) at Target's election, continue to maintain the public liability insurance for the Target Common Area pursuant to Section 6.1 hereof and Target shall continue to pay its Allocable Share of Common Area Maintenance Costs attributable to the Common Utility Lines, security program and Common Area public liability insurance. Operator shall thereafter maintain and operate the balance of the Common Area, commencing on the following January 1st, but Target shall not pay any portion of the Common Area Maintenance Cost allocable to the remainder of the Common Area, except as provided in the foregoing sentence. If Target fails to give notice of its election to perform the operation and maintenance of the Target Common Area by December 1st, then Operator shall continue to maintain and operate the Target Common Area for the next calendar year.

5.11 Subsequent Alteration of Common Area.

(a) Requirements for Alteration. Neither Developer nor Target shall make any changes to the Common Area on its Parcel without the approval of the other Parties. Notwithstanding the foregoing, each of Developer and Target hereby reserves the right, from time to time without obtaining the consent or approval of the other Parties (except that Developer shall obtain the consent or approval of the Toys Parcel Owner and Target with respect to any change to the entrances or exits to the Shopping Center or any change within the area designated on the Site Plan as the "Perpetual Toys Parking Easement") to make at its own expense any minor change, modification or alteration of the Common Area on its Parcel, including the installation of convenience facilities such as mailboxes, public telephones and benches, provided that:

(i) the accessibility of such portion of the Common Area for pedestrian and vehicular traffic (as it relates to the remainder of the Shopping Center) is not unreasonably restricted or hindered, and all parking stalls and rows and vehicular traffic lanes shall remain generally as shown on the Site Plan;

(ii) each of the Developer Common Area Parcels and the Target Common Area shall maintain at all times, a sufficient number of vehicular parking spaces to meet the parking requirements applicable to such Parcels set forth in Section 5.5, as well as all governmental rules, regulations, and/or ordinances relating to parking requirements, but without reliance on parking spaces that may be available on other Parcels;

(iii) no governmental rule, ordinance or regulation shall be violated as a result of such action; any and all governmental conditions applicable to such modifications shall be satisfied by the Party performing the same; and such action shall not result in any other Party being in violation of any governmental rule, ordinance or regulation;

(iv) no change shall be made in the access points between the Common Area and the public streets; provided, however, that additional access points may be created with the approval of the Parties, such approval not to be unreasonably withheld; and

(v) at least thirty (30) days prior to making any such change, modification or alteration, the Party desiring to do such work shall deliver to each of the other Parties copies of the plans therefor, and provided further that such work shall not occur during the months of October, November or December.

The provisions of this Section 5.11(a) shall not apply to any changes, modifications or alterations of Common Area located within Permissible Building Areas which result from or arise out of the construction, expansion or maintenance of Buildings or Target Outdoor Sales Area.

(b) Outlying Building Areas. Notwithstanding the foregoing, Developer shall have the right, at any time, during the term of this REA, but subject to compliance with the terms of Section 3.2 hereof, to construct Buildings in the Outlying Building Areas. From and after the date of commencement of construction on any of the Outlying Building Areas, the applicable Outlying Building Area shall no longer be deemed a part of the Common Area.

5.12 City Code Violation. During any period (i) that the Parties have been unable to agree on the selection of a new Operator following the resignation of the Operator such that each of Target and Developer are operating and maintaining the Common Area on their respective Parcels or (ii) Target is operating and maintaining the Target Common Area pursuant to Section 5.10 hereof, the City of San Mateo may deliver to Developer any notice of violation by a Party of any City ordinance, code or the conditions of approval with respect to the operation and maintenance of the Common Area of the Shopping Center. If such notice of violation pertains to the Target Common Area, Developer shall promptly forward the notice to Target. If Target fails to remedy the situation causing the violation as set forth in the City's notice within thirty (30) days after receipt of such notice from Developer (or with respect to such situations that cannot reasonably be remedied within such thirty (30) day period, if Target fails to commence to remedy the situation within said thirty (30) day period or after so commencing, fails to diligently prosecute such remedy to completion), or with respect to notices alleging violations involving life-safety issues, within fifteen (15) days after receipt of such notice from Developer, then Developer shall have the right to cure such violation as if such violation were a default under Section 21.1(b) hereof in accordance with the procedures set forth in Sections 21.2 and 21.3 hereof. This Section 5.12 cannot be amended without the concurrence of the City Attorney of the City of San Mateo.

ARTICLE 6
INDEMNIFICATION AND INSURANCE

6.1 Operator's Insurance. During the period the Operator is maintaining the Common Area (or any portion thereof), Operator shall maintain or cause to be maintained in full force and effect Commercial General Liability Insurance covering the Common Area of the Shopping Center (or portion thereof maintained by Operator) with a combined single limit of liability of not less than Five Million Dollars ($5,000,000.00) in Constant Dollars for bodily injury, personal injury and property damage, arising out of any one occurrence on the Common Area. If Target maintains the Target Common Area pursuant to Section 5.10 hereof, then unless Target elects to have the Operator continue to maintain the insurance coverage specified above with respect to the Target Common Area, Target shall maintain such insurance coverage with respect to the Target Common Area and the Operator shall have no obligation to maintain such insurance coverage with respect to the Target Common Area. If Target maintains such insurance coverage, there shall be excluded from Target's Allocable Share of Common Area Maintenance Costs any cost associated with the liability insurance premiums on the Developer Common Area Parcels and the other Parties shall have no obligation to pay the cost of any liability insurance required to be maintained by Target on the Target Common Area. Each Party shall be named as an "additional insured" under the policies maintained by Operator or Target pursuant to this Section 6.1. The Parties agree that the insurance maintained by the Operator or Target, as applicable, shall be primary insurance and not contributory with the insurance maintained by the Parties pursuant to Section 6.3 below, or any other insurance maintained by the Parties.

6.2 Indemnity - Common Area. Operator covenants and agrees to defend, protect, indemnify and hold harmless each Party from and against all claims, including any action or proceeding

brought thereon, and all costs, losses, expenses and liabilities (including reasonable attorneys' fees and costs of suit, but excluding loss of profits and consequential damages) asserted or incurred in connection with or arising as a result of the death of, or any injury, loss or damage whatsoever to any Person, or to the property of any Person, as shall occur due to the performance or failure to perform by Operator of its duties or obligations under this Agreement with respect to the maintenance and operation of the Common Area (or portions thereof maintained and operated by Operator), except to the extent caused by the negligence or by the willful act or omission of the indemnified Party or its directors, officers, partners, contractors, licensees, concessionaires, agents, representatives or employees. Each indemnified Party agrees to look first to the insurance coverage provided for in Section 6.1 above, and to exhaust all limits thereof before making any claim, other than to preserve rights if coverage under Section 6.1 is inadequate, under the insurance carried by the Operator hereunder.

If Target is operating and maintaining the Target Common Area pursuant to Section 5.10, Target shall defend, protect, indemnify and hold harmless each Party from and against all claims, including actions or proceedings brought thereon, and all costs, losses, expenses and liabilities (including reasonable attorneys' fees and costs of suit, but excluding loss of profits and consequential damages) asserted or incurred in connection with or arising as a result of the death of, or any injury, loss or damage whatsoever to any Person, or to the property of any Person, as shall occur due to the performance or failure to perform by Target of its duties or obligations under this Agreement with respect to the maintenance and operation of the Target Common Area, except to the extent caused by the negligence or by the willful act or omission of the indemnified Party or its directors, officers, partners, contractors, licensees, concessionaires, agents, representatives or employees. Each indemnified Party agrees to look first to the insurance coverage provided for by Target in Section 6.1 hereof, and to exhaust all limits thereof, before making any claim, other than to preserve rights if coverage under Section 6.1 is inadequate, under the insurance carried by Target thereunder.

6.3 Parties' Liability Insurance - Buildings. Except to the extent coverage is provided by the insurance required to be maintained under Section 6.1 above, each Party (as to its Parcel only) shall maintain or cause to be maintained in full force and effect Commercial General Liability Insurance with a combined single limit of liability of not less than Five Million Dollars ($5,000,000.00) in Constant Dollars for bodily injury, personal injury and property damage, arising out of any one occurrence on its Parcel Operator and each of the other Parties shall be named as "additional insureds" under such policy as it applies to the insuring Party's Parcel.

6.4 Indemnity - Parties' Parcels. Each Party ("Indemnitor") covenants and agrees to defend, protect, indemnify and hold harmless the Operator and each other Party ("Indemnitee") from and against all claims, including any action or proceedings brought thereon, and all costs, losses, expenses and liabilities (including reasonable attorney's fees and costs of suit, but excluding loss of profits and consequential damages) asserted or incurred in connection with or arising from or as a result of the death of, or any injury, loss or damage whatsoever to any Person, or to the property of any Person located on the Parcel owned by such Indemnitor, except to the extent caused by the negligence or willful act or omission of such Indemnitees, its licensees, concessionaires, agents, servants, or employees, or the agents, servants, or employees of any licensee or concessionaire thereof. Each Indemnitee agrees to look first to the insurance coverage provided for in Section 6.3 above, and to exhaust all limits thereof before making any claim, other than to preserve rights if coverage under Section 6.3 is inadequate, under the insurance carried by a Party hereunder.

6.5 Construction Insurance. Prior to commencing any construction activities within the Shopping Center, each Party and Operator shall obtain or require its contractor to obtain and thereafter

maintain so long as such construction activity is occurring at least the minimum insurance coverages in Constant Dollars set forth below:

(a) Worker's compensation and employer's liability insurance:

(i) Worker's compensation insurance as required by any applicable law or regulation.

(ii) Employer's liability insurance in the amount of $1,000,000 each accident for bodily injury, $1,000,000 limit for bodily injury by disease and $1,000,000 each employee for bodily injury by disease.

(b) General liability insurance: comprehensive general liability or commercial general liability insurance covering all operations by or on behalf of the contractor, which shall include the following minimum limits of liability and coverages:

(i) Required coverages:

(A) Premises and Operations,

(B) Products and Completed Operations;

(C) Contractual Liability, insuring the indemnity obligations assumed by the contractor under the contract documents,

(D) Broad Form Property Damage (including Completed Operations),

(E) Explosion, Collapse and Underground Hazards, and

(F) Personal Injury Liability.

(ii) Minimum limits of liability:

(A) If the contractor carries Comprehensive General Liability, the limits of liability shall not be less than a combined single limit for bodily injury, property damage and personal injury liability of:

(1) $1,000,000 each occurrence,

(2) $2,000,000 aggregate for Products and Completed Operations (which shall be maintained for a three (3) year period following final completion of the work)

(B) If the contractor carries Commercial General Liability, the limits of liability shall not be less than:

(1) $1,000,000 each occurrence (for bodily injury and property damage)

(2) $1,000,000 for Personal Injury Liability,

(3) $2,000,000 aggregate for Products and Completed Operations (which shall be maintained for a three (3) year period following final completion of the work),

(4) $2,000,000 general aggregate applying separately to the project.

(C) Automobile Liability Insurance: Any automobile liability insurance (bodily injury and property damage liability) including coverage for owned, hired, and non-owned automobiles. The limits of liability shall not be less than $1,000,000 combined single limit each accident for bodily injury and property damage combined. If the contractor's general liability insurance is provided by the Commercial General Liability policy, then the contractor shall require each of his subcontractors to include in their liability insurance policies coverage for Automobile Contractual Liability.

(D) Umbrella/Excess Liability Insurance: For all construction projects in excess of One Hundred Thousand Dollars ($100,000) in cost, the contractor shall also carry umbrella/excess liability insurance in the amount of $5,000,000. If there is no per project aggregate under the Commercial General Liability policy, the limit shall be $10,000,000.

If the construction activity involves the use of another Party's Parcel, then the owner of such Parcel shall be an additional insured and such insurance shall provide that the same shall not be canceled, or reduced in amount or coverage below the requirements of this REA, without at least thirty (30) days prior written notice to each insured. The constructing Party shall deliver evidence of the foregoing insurance to the Operator prior to commencement of any construction. If such insurance is canceled or expires then the constructing Party shall immediately stop all work on or use of the other Party's Parcel until either the required insurance is reinstated or replacement insurance obtained.

6.6 Casualty Insurance. Effective upon the commencement of construction of its Building(s) and thereafter during the term of this REA, each Party as respects its Buildings and other improvements located upon its Parcel will carry or cause to be carried "all risk" insurance in the amount of one hundred percent (100%) of the replacement cost without deduction for physical depreciation (exclusive of cost of excavation, foundations and footings) of such Buildings and improvements insuring against all risks (except loss or damage by war or nuclear incident) including but not limited to loss or damage by fire, differences in condition, windstorm, hail, explosion, riot, riot attending a strike, civil commotion, malicious mischief, vandalism, aircraft, vehicle, smoke damage and sprinkler leakage. A Party may elect to self-insure or utilize blanket coverage as to any of the aforesaid risks provided such Party meets the criteria set forth in Section 6.9.

6.7 Common Area Improvements. The Operator shall obtain and maintain a policy or policies of "all risk" insurance in the amount of one hundred percent (100%) of the replacement cost of the Common Area Improvements on the Common Area, exclusive of the cost of excavation of foundations and footings insuring against all risks (except loss or damage by war or nuclear incident) recited in Section 6.6. If Target operates and maintains the Target Common Area in accordance with Section 5.10 hereof, Target shall maintain the insurance specified in the immediately foregoing sentence for the Target Common Area and the Operator shall have no obligation to maintain such insurance coverage with respect to the Target Common Area. In such event, there shall be excluded from Target's Allocable Share of Common Area Maintenance Costs any cost associated with the insurance premiums for casualty insurance on the Developer Common Area Parcels and the other Parties shall

have no obligation to pay the cost of any casualty insurance required to be maintained by Target on the Target Common Area. The provisions of this Article 6 shall apply to all such insurance.

6.8 Waiver of Subrogation. Each Party (the "Releasing Party") hereby waives for itself, and each Person claiming by, through or under it, each other Party and its officers, employees, agents and representatives (the "Released Party"), any and all rights of recovery against the Released Party on account of loss or damage occasioned to such Releasing Party or its property or the properties of others under its control to the extent that such loss or damage is insured or required to be insured under any fire and extended coverage insurance policy required to be maintained pursuant to Section 6.6 hereof at the time of such loss or damage. Each Party shall, upon obtaining the policies of insurance required under this REA, give notice to the insurance carrier or carriers that the foregoing waiver of subrogation is contained in this REA and shall obtain from such insurance carrier or carriers a waiver of any right of recovery by way of subrogation against each of the Released Parties. Each Party covenants and agrees to indemnify, defend and hold harmless each other Party from and against all claims asserted by or through any Permittees of the indemnifying Party's Parcel for any loss or damage to the property of such Permittee located upon the Indemnifying Party's Parcel, which loss or damage is covered by the insurance required to be maintained under Section 6.6, irrespective of any negligence on the part of the Indemnitee which may have contributed to or caused such loss.

6.9 Insurance Requirements. All insurance required by this Article 6 shall be procured from companies authorized to do business in California and shall be rated by Best's Insurance Reports not less than A-/X. Exclusive of the insurance referenced in Section 6.5 above, all insurance may be provided under (a) an individual policy covering this location, (b) a blanket policy or policies which includes other liabilities, properties and locations of such Party; provided, however, that if such blanket commercial general liability insurance policy or policies contain a general policy aggregate of less than $20,000,000 in Constant Dollars, then such insuring Party shall also maintain excess liability coverage necessary to establish a total liability insurance limit of $20,000,000 in Constant Dollars, (c) a plan of self-insurance, provided that any Party so self-insuring notifies the other Parties of its intent to self-insure and agrees that upon request it shall deliver to such other Parties each calendar year a copy of its annual report that is audited by an independent certified public accountant which discloses that such Party has $100,000,000 in Constant Dollars or more of net current assets, or (d) a combination of any of the foregoing insurance programs. To the extent any deductible is permitted or allowed as a part of any insurance policy carried by a Party in compliance with this Article 6, such Party shall be deemed to be covering the amount thereof under an informal plan of self-insurance; provided, however, that in no event shall any deductible exceed $50,000.00 in Constant Dollars unless such Party complies with the requirements regarding self-insurance pursuant to subsection (c) above. Each Party and Operator agree to furnish to any Party requesting the same, a certificate(s) of insurance, or statement of self-insurance, as the case may be, evidencing that the insurance required to be carried by such Person is in full force and effect.

The insurance required pursuant to Sections 6.1, 6.3 and 6.7 above:

(a) shall provide that the policy may not be canceled or reduced in amount or coverage below the requirements of this REA, without at least thirty (30) days prior written notice by the insurer to each insured and to each additional insured;

(b) shall provide for severability of interests;

(c) shall provide that an act or omission of one of the insureds or additional insureds which would void or otherwise reduce coverage, shall not reduce or void the coverage as to the other insureds; and

(d) shall provide for contractual liability coverage with respect to the indemnity obligation of the applicable Parties in Sections 6.2 and 6.4.

6.10 Occupants Insurance. In lieu of carrying the insurance required by Sections 6.3 and 6.6, the Occupant (or Occupants) of a Building may carry the insurance otherwise required of a Party; provided, however, that such insurance shall meet the requirements specified in this Article 6 and the rights of the Parties under this Article 6, such as notice and waiver of subrogation shall not be diminished.

ARTICLE 7
COVENANTS AS TO REPAIR, MAINTENANCE, ALTERATIONS AND RESTORATION

7.1 Maintenance. Each Party shall at all times during the term of this REA from and after the Opening Date, keep and maintain, or cause to be kept and maintained all completed portions of its Buildings (and Target shall keep and maintain, or cause to be kept and maintained the Target Outdoor Sales Area) in good, clean and attractive order, condition and repair and in compliance with all governmental laws, regulations, orders, and ordinances exercising jurisdiction thereover, and in compliance with provisions of this REA.

7.2 Restoration of Common Area. In the event of any casualty (which shall include acts of God, fire, earthquake, explosion or similar occurrences) which results in damage or destruction to the Common Area during the term of this REA, whether insured or uninsured, subject to reimbursement as hereinafter provided, the Operator shall restore, repair or rebuild such Common Area with all due diligence to the same condition as existed prior to such casualty. To the extent that insurance proceeds are insufficient or unavailable to pay for the cost of such work after the Operator has used good faith efforts to settle the loss with the insurer, then each Party shall bear their Allocable Share of the deficiency (including the amount of any commercially reasonable deductible). Once the Operator ascertains the amount of deficiency, the Operator shall give written notice to the Parties of such amount accompanied by a cost breakdown specifying the cost of the reconstruction and the amount of insurance proceeds which are available for reconstruction. Within ten (10) days following receipt of such notices the Parties shall pay their Allocable Share of such deficiency to the Operator. If the cost breakdown underestimates the reconstruction cost, the Parties from time to time as requested by the Operator within ten (10) days of billing shall pay the Operator their Allocable Share of the amount underestimated. In the event payments by the Parties exceed the cost of such reconstruction, then following the completion of such reconstruction, the Parties shall be reimbursed the excess according to their Allocable Shares. If Target maintains the Target Common Area in accordance with Section 5.10 hereof, then Target shall restore, rebuild or repair the Common Area Improvements on the Target Common Area after the occurrence of a casualty to the same condition as existed prior to the occurrence of such casualty in accordance with all the terms and conditions of this Section 7.2 at its sole cost and expense. In such event, Target shall have no obligation to pay any portion of the cost of restoration of the Common Area Improvements on the Developer Common Area Parcels and the other Parties shall have no obligation to pay any portion of the cost of restoration of the Common Area Improvements on the Target Common Area.

7.3 Restoration of Buildings. In the event any of the Buildings on a Party's Parcel are damaged by fire or other casualty (whether insured or not), such Party shall, subject to governmental regulations and/or insurance adjustment delays, immediately remove the debris resulting from such event and provide a sightly barrier, and within a reasonable time thereafter shall either (i) repair or restore the Building so damaged to a complete unit, such repair or restoration to be performed in

accordance with all provisions of this REA, (ii) erect another Building in such location, such construction to be performed in accordance with all provisions of this REA, or (iii) demolish the damaged portion and/or the balance of such Building and restore the cleared area to either a hard surface condition or a landscaped condition in which event the area shall be Common Area and shall be maintained by such Party at its sole cost and expense in accordance with the standards set forth in Section 5.2 until a replacement Building is erected. Such Party shall have the option to choose which of the foregoing alternatives to perform, but such Party shall be obligated to perform one of such alternatives. Such Party shall give notice to each other Party within ninety (90) days from the date of such casualty of which alternative it elects.

7.4 Alterations and Reconstruction Standards. All restoration and reconstruction performed on a Party's Parcel shall be performed in strict compliance with the requirements imposed by Article 3 and this Article 7.

ARTICLE 8
CONDEMNATION

8.1 Taking Defined. A "taking" means any condemnation proceeding, moratorium, initiative, referendum or any regulation which impairs parking or any other action in the nature of eminent domain, or any transfer in lieu thereof.

8.2 Taking of Party's Parcels. In the event a Party's Parcel or any portion thereof is taken, such Party shall prosecute its claim in condemnation severally or, at such Party's option, with any other Party or Parties and such Party shall be entitled to the entire award relating to the taking of its Parcel. Subject to any Mortgagee's rights as recited in Section 8.8, such award shall be paid to the Party whose Parcel or portion thereof is taken, to be used in accordance with the provisions of this Article 8.

8.3 Taking of Developer Common Area Parcels or Target Common Area. If the Developer Common Area Parcels or any portion thereof are taken, Developer shall prosecute the claim in the condemnation proceedings. Any award resulting from such claim and attributable to the fee interest in the Developer Common Area Parcels shall be paid to Developer. Any portion of such award attributable to the Common Area Improvements on the Developer Common Area Parcels shall be used in accordance with the provisions of this Article 8. If the Target Common Area or any portion thereof is taken, Target shall prosecute the claim in the condemnation proceedings. Any award resulting from such claim and attributable to the fee interest in the Target Common Area shall be paid to Target. Any portion of such award attributable to the Common Area Improvements on the Target Common Area shall be used in accordance with the provisions of this Article 8.

8.4 Reconstruction of Buildings. Following a taking, each Party shall either (i) restore the remaining portion of the Building owned by such Party as nearly as possible to the condition existing just prior to such condemnation, without contribution from any other Party, or (ii) demolish the remaining portion and/or balance of such Building and restore the cleared area to either a hard surface condition or a landscaped condition in which event the area shall be Common Area and shall be maintained by such Party at its sole cost and expense in accordance with the standards set forth in Section 5.2 until a replacement Building is constructed. A party shall elect either of the foregoing options within ninety (90) days from the date of such taking by giving written notice of such election to each of the other Parties. The provisions of Article 3 shall apply to any restoration inclusive of the references contained therein to the requirements imposed by other articles of this REA.

8.5 Reconstruction of Common Area. Following a taking of the Developer Common Area Parcels or a portion thereof, Developer shall, to the extent practical, reconfigure the Common Area and

reconstruct the Common Area Improvements on the remaining Developer Common Area Parcels to the extent necessary to recoup any parking spaces lost by such taking in order to maintain the parking ratio set forth in Section 5.5. Any such reconfiguration of the Common Area and/or reconstruction of the Common Area Improvements shall be subject to the prior written approval of the other Parties, which approval shall not be unreasonably withheld. To the extent the condemnation proceeds paid to Developer for the taking of such Common Area Improvements (as opposed to compensation paid for the fee interest in the property taken), after Developer's good faith efforts to obtain the highest award from the condemning authority, are insufficient to pay for the cost of such reconfiguration and reconstruction, then each Party, other than Target, shall bear their Allocable Share of the deficiency. Once Developer ascertains the amount of such deficiency, Developer shall give written notice to the other Parties (other than Target) of such amount accompanied by a cost break-down specifying the cost of such reconfiguration and reconstruction and the amount of condemnation proceeds which are available therefor. Within ten (10) days following the receipt of such notices, the other Parties (other than Target) shall pay their Allocable Share of such deficiency to Developer. If the cost break-down underestimates the reconfiguration and reconstruction cost, the Parties (other than Target) shall from time to time within ten (10) days after request by Developer, pay Developer their Allocable Share of the amount underestimated. In the event payments by the Parties exceed the cost of such reconfiguration and reconstruction, then following completion of such reconstruction, Developer shall reimburse to the other Parties the excess according to their Allocable Shares. Any portions of the award for the taking of the Common Area Improvements on the Developer Common Area Parcels remaining after completion of such reconfiguration or reconstruction shall be paid to Developer. Target shall not be required to pay any portion of the cost of restoration or reconfiguration of Common Area Improvements on the Developer Common Area Parcels and Developer and the other Parties shall have no obligation to pay any portion of the cost of restoration or reconfiguration of the Common Area Improvements on the Target Common Area.

Following a taking of the Target Common Area or portion thereof, Target shall at its own cost and expense, to the extent practical, reconfigure the Target Common Area and reconstruct the Common Area Improvements on the Target Common Area to the extent necessary to recoup any parking spaces lost by such taking in order to maintain the parking ratio set forth in Section 5.5. Any such reconfiguration of the Target Common Area or reconstruction of the Common Area Improvements on the Target Common Area shall be subject to the approval of the other Parties, which approval shall not be unreasonably withheld. Notwithstanding anything contained in this Section 8.5, neither Developer nor Target shall be required to construct a parking structure on the portion of the Common Area remaining on their respective portions of the Common Area after a taking to maintain the parking ratio set forth in Section 5.5.

8.6 Amendment to Site Plan. If there is a taking of any Floor Area in the Shopping Center, the Party whose Floor Area is taken shall, within sixty (60) days after the date of such taking, deliver to each of the other Parties a determination from its architect as to the actual Floor Area remaining on such Party's Parcel following such taking. In addition, the Parties shall amend the Site Plan to reflect any reconfigured Common Area or Permissible Building Areas and to delete therefrom the portions of the Shopping Center that have been taken. From and after the date of such taking, the Allocable Share of each Party shall be based on the revised actual Floor Area of each Parcel.

8.7 Distribution of Common Area Parcel Award. The award received in respect of a taking of the fee interest in the Developer Common Area Parcels or any portion thereof shall be distributed to Developer. The award received in respect of a taking of the fee interest in the Target Common Area or any portion thereof shall be distributed to Target. Any award received in respect to the taking of the Common Area Improvements on the Developer Common Area Parcels or Target Common Area shall be paid to Developer or Target as specified in Section 8.5 hereof.

Notwithstanding the foregoing, if a separate claim can be filed for the taking of any other property interest in the Developer Common Area Parcels or Target Common Area existing pursuant to this REA which does not reduce or diminish the amounts paid to Developer or Target, as applicable, then the owner of such other property interest shall have the right to seek an award for the taking of such property interest.

8.8 Mortgagee Protection. Nothing herein contained shall be deemed to prohibit any Mortgagee from participating in any proceedings related to a taking on behalf of or in connection with any Party provided the same does not reduce the award to any such Party or the distribution thereof. Any award, however, shall first be used in satisfaction of the Party's obligations under this Article 8 notwithstanding anything in any Mortgage to the contrary.

ARTICLE 9
MULTIPLE OWNERSHIP

9.1 Multiple Ownership.

(a) There may be circumstances wherein several persons jointly may be considered a Party such as where the Party is a joint tenancy, partnership, trust or other entity which involves concurrent ownership of a Parcel by more than one person (hereinafter the "Venture" and the "Venturers"). In such circumstances, as to the Parcel owned by the Venture, the Venturers are to be jointly considered as a single Party. In order that the other Parties shall not be required with respect to said Venture to obtain the action or agreement of or proceed against more than one person in carrying out or enforcing the terms, covenants, provisions and conditions of this REA, the Venturers shall appoint one of their number as the agent of such Party (the "Venture Agent") to act on behalf of all Venturers and such Venture Agent shall continue to serve as such until the Venture appoints a new agent. The Parties agree that the term Venture as used herein means any form of undivided ownership whether voluntary or involuntary and whether in contemplation of the Parties or not including those previously enumerated as well as future interests (whether contingent or vested), interests arising as the result of involuntary transfers (such as trustees in bankruptcy or court appointed receiver) or otherwise, it being agreed that the interests of all Parties are best served when in the case of divided ownership there is a Venture Agent.

(b) The Venture Agent shall be appointed by written notice to each other Party executed by those persons or entities holding a fifty-one percent (51%) interest in the Venture. As to any Parcel owned by a Venture with respect to which there is no Venture Agent, Developer shall appoint a person (which person at the appointing person's sole discretion may or may not own or claim to own an interest in the affected Venture) to act as temporary Venture Agent with all the powers of the Venture Agent until the Venture Agent is appointed as aforesaid.

(c) The exercise of any powers and rights of a Party under this REA by such Party's Venture Agent or temporary Venture Agent shall be binding upon all Venturers and the Venture. Such Party's Venture Agent or temporary Venture Agent so long as such designation remains in effect shall be a Party hereunder and the remaining Venturers shall not be deemed to be Parties. The other Parties shall have the right to deal with and rely upon the acts or omissions of such Venture Agent or temporary Venture Agent in the performance of this REA but such designation shall not relieve any person from the obligations created by this REA. Any person designated as a Venture Agent or a temporary Venture Agent pursuant to the provisions of this Article 9 shall be and by these presents is appointed the agent of each Venturer and the Venture upon whom service of any process, writ, summons or other mandate of any nature of any court in any action, suit or proceeding arising out

of this REA or any demand for arbitration may be made and service upon such Venture Agent or temporary Venture Agent shall constitute due and proper service of any such matter upon each Venturer and the Venture. The Venturers jointly and severally and by these presents agree to indemnify, defend and hold any person appointing a temporary Venture Agent hereunder harmless from all claims, losses, damages, liabilities, costs and expenses of whatever nature however arising from the appointment of a temporary Venture Agent or the acts of the temporary Venture Agent thereafter (excepting claims arising out of the gross negligence or intentional misconduct of the appointing person) such Venturers agreeing that had they appointed a Venture Agent in the first instance, the appointment of a temporary Venture Agent would have been unnecessary, that their failure to appoint a Venture Agent constituted a breach of this REA, and that if they are damaged by reason of their breach of this REA, in equity and fairness their right to assert claims for damages should be limited. Nothing herein shall prevent a person appointing a temporary Venture Agent from terminating such appointment and appointing another as temporary agent.

(d) Until further written notice to the other Parties, the Venture Agent for NCC-Sand Hill II shall be Nikko Capital Corp.

9.2 Rights of Lessees and Ground Lessees. Any Party whose Parcel is held subject to a lease created in connection with a sale and leaseback transaction or a ground lease for a fixed term of thirty (30) years or more shall have the right to delegate to such lessee or ground lessee any or all of its rights and obligations as a Party under this REA. The delegating Party shall give written notice to each of the other Parties of any rights and obligations that such Party has delegated to its lessee or ground lessee and thereafter, such lessee or ground lessee shall be deemed the "Party" hereunder with respect to the rights and obligations delegated in such notice. The delegating Party shall have the right to revoke such delegation by giving written notice to each of the other Parties. All rights and obligations not delegated by the Party in such notice shall be retained by the Party.

ARTICLE 10
SIGNAGE

10.1 Sign Criteria. Attached hereto and marked as Exhibit "G" are criteria for all signs to be erected within the Shopping Center ("Sign Criteria"). No sign shall be erected or maintained in the Shopping Center which does not conform in all respects to the Sign Criteria and all applicable governmental statutes, ordinances, rules and regulations. All Shopping Center signs shall be subject to the Sign Criteria, whether located upon the exterior of Buildings or located within but visible from outside a Building. Notwithstanding the foregoing, Developer hereby approves Target's signage as shown in the Sign Criteria and signage for the Toys Parcel as shown in the Sign Criteria. All signs shall be in compliance with the City of San Mateo Signing District approvals.

10.2 Approval of Special Signs. If any Occupant shall request a sign not completely in accordance with the Sign Criteria, such sign shall not be erected without the written consent of all Parties. Any change made to any initially approved sign which causes the same not to fall within the scope of the Sign Criteria is hereby prohibited and any such changed sign shall be considered a new installation and any deviation from the Sign Criteria shall similarly require the approval of all Parties. Each Party shall approve or disapprove of any new sign or change in a sign which is not completely in accordance with the Sign Criteria within thirty (30) days after the design for such sign has been submitted to the Parties. Failure to give written notice of disapproval of any such sign within said thirty (30) day period shall be deemed a Party's approval of such sign. If any Party shall disapprove of a sign or a change thereto, it shall give reasons for such disapproval in writing. Any approval required by a

Party with respect to a sign or a change thereto not completely in accordance with the Sign Criteria shall not be unreasonably withheld.

10.3 Main Pylon Signs.

(a) The Pylon Participants (being the Parties and owners of adjacent real property listed on Exhibit "G-1") have approved the plans for the pylon signs. Developer shall obtain the approval of the pylon signs by the City of San Mateo and all other governmental agencies having jurisdiction. After receipt of such governmental approvals, the pylon signs shall be constructed by Developer according to the plans prepared by Developer and approved by the Pylon Participants. Each of the Pylon Participants shall pay to Developer its share (as specified in Section 10.3(b)) of the costs incurred for design, planning and construction of the pylon signs within ten (10) days after receipt of Developer's invoice therefor.

(b) Each Pylon Participant shall have the same responsibilities regarding the repair, maintenance and reconstruction of its sign panel and appurtenant hardware as it has with respect to the Buildings located upon its Parcel. Repair, maintenance and operation of the pylon signs themselves and the Shopping Center identification panels, however, shall be performed by the Operator and each Pylon Participant shall reimburse Operator for its share of such costs within ten (10) days following receipt of Operator's invoice therefor. A Pylon Participant's share shall be that fraction the numerator of which is the size of its sign panel and the denominator of which is the size of all sign panels (inclusive of the Shopping Center identification sign) upon the applicable pylon sign(s).

10.4 Right to Cure. In the event any Party fails to maintain or repair its signage as aforesaid, which failure continues for ten (10) days following written notice from Operator specifying such failure, then Operator may perform the maintenance or repair specified in such notice and bill the noticed Party for the cost therefor. The Operator shall have a lien upon each Parcel to secure the payment by the Parties of such costs of maintenance and repair as provided in Article 21.

10.5 Prohibited Signs. The following signs are prohibited in the Shopping Center:

(a) No sign shall be placed on canopy roofs extending above the Building roof, or placed so as to project above the parapet, canopy, or top of the wall upon which it is mounted;

(b) No sign shall be flashing, moving or audible,

(c) No signs shall employ exposed raceways, exposed neon tubes, exposed ballast boxes, or exposed transformers;

(d) No paper or cardboard signs, temporary signs (exclusive of contractor signs), banners (other than "grand opening" banners), stickers or decals shall be permitted; provided however, the foregoing shall not prohibit the placement at the entrance of each Occupant's space of a small sticker or decal, indicating hours of business, emergency telephone numbers, acceptance of credit cards, and other similar types of information; and

(e) No sign shall be painted on the surface of any Building.

ARTICLE 11
RULES AND REGULATIONS

Developer may, with the prior approval of the other Parties, adopt reasonable rules and regulations relating to the Shopping Center. Each Party severally agrees to observe and comply with and shall cause its respective Occupants and their Permittees to observe and comply with all such reasonable rules and regulations relating to the Shopping Center as may be adopted from time to time by Developer with the approval of the Parties. Except in the event of an emergency, rules and regulations shall not bind a Party or its Occupants until approved by all of the Parties and the expiration of thirty (30) days following receipt thereof.

ARTICLE 12
TO RUN WITH LAND

12.1 Dominant and Servient Estates. As to each and all of the covenants, conditions, restrictions, easements, servitudes and agreements granted or contained in this REA (collectively the "Obligations") on the part of a Party to this REA which affect or bind or are to be performed on portions of any Party's Parcel or the Common Area as the case may be, the Parcel benefited by such Obligations shall during the term of this REA shall be the dominant estate and the Parcel (or if the particular Obligation affects, binds or is to be performed on less than the whole of such Parcel then the affected portion) shall during the term of this REA be the servient estate.

12.2 Obligations Run With Land. The Obligations shall run with the land and shall inure to the benefit of the dominant Parcel and be a burden upon the servient Parcel (or the affected portion thereof) and shall bind the respective heirs, successors and assigns to the Parties and each Parcel. Each Parcel and all or any part thereof shall be held and conveyed, transferred, sold, hypothecated, encumbered, leased, rented and used subject to the Obligations. Any documents executed in connection with any type of transaction described herein or any similar transaction (collectively "Transfer") must include reference to this REA provided, however, that if no such reference is made, the transferee nonetheless shall be bound by this REA as if such reference had been made. Further, the acceptance by any person of a deed, lease or other instrument of Transfer which is in the chain of title, including judicial foreclosures, trustee's sales and tax sales, shall be deemed an acceptance of all of the Obligations. The burden and obligation to perform in accordance with the Obligations shall be part of the consideration for the Transfer of any Parcel pursuant to such deed or other instrument of Transfer and shall be deemed an agreement by such person that Developer and each of the other Parties shall be entitled to enforce all of such Obligations.

12.3 Use Requirements Run With Land. Without limiting Section 12.2, each and all of the Obligations of the Parties herein not to use or permit the use of any part of their respective Parcels as the case may be contrary to the provisions of this REA are intended to and shall bind each and every person having any fee, leasehold or other interest in any part of such Parcel, at any time or from time to time, to the extent such part of their respective Parcel is affected or bound by the covenant in question or that such covenant is to be performed therein and shall inure to the benefit of the other Parties.

12.4 Successors. If any Party sells, transfers or assigns all of its interest in its Parcel and all of its rights under this REA, the transferring Party shall, except as otherwise provided in this REA, be released from future obligations hereunder from and after the effective date of such sale, transfer or assignment, provided that the following conditions are satisfied:

(a) with respect to any accrued obligations hereunder, any and all amounts which shall then be due and payable by the transferring Party to any other Party hereto shall have been paid to such other Party;

(b) the transferring Party shall promptly give notice to the other Parties of any such sale, transfer, conveyance or assignment; and

(c) the transferee shall execute and deliver to the other Parties a written, recordable instrument recorded in the Official Records of San Mateo County, California, in which: (i) the name and address of the transferee shall be disclosed; and (ii) the transferee shall acknowledge the Obligations of the transferring Party hereunder and undertake to be bound by this REA and assume all liabilities and Obligations of the transferring Party hereunder in accordance with the provisions of this REA. Failure to deliver and record any such written instrument shall not affect the running of any covenants herein with the land, nor shall such failure negate, modify or otherwise affect the liability of any transferee pursuant to the provisions of this REA, it being understood that any transferee of the entire interest of a Party in its Parcel shall take such interest subject to all terms, covenants, obligations, restrictions and conditions set forth in this REA; provided, however that failure of a transferee to deliver a written assumption shall constitute a default by the transferee hereunder.

12.5 Future Effect. To the extent that any of the covenants, conditions, restrictions, easements, servitudes and agreements granted and contained in the REA with respect to the Toys Parcel are not presently effective due to the common ownership as of the date hereof of the Toys Parcel and the Developers Parcel, then all such covenants, conditions, restrictions, easements, servitudes and agreements shall become fully effective as of the date the Developer conveys the Toys Parcel to a third party.

ARTICLE 13
[INTENTIONALLY OMITTED]

ARTICLE 14
TAXES AND ASSESSMENTS

14.1 Payment. Subject to Section 14.2, each Party shall pay, or cause to be paid, prior to delinquency, all taxes and assessments upon its Parcel, and the Buildings and improvements and personally owned or leased by such Party in the Shopping Center, provided that if the taxes or assessments or any thereof, may be paid in installments, any Party may pay each such installment as and when the same becomes due and payable. Developer shall pay, prior to delinquency, all taxes and assessments upon the Developer Common Area Parcels and the improvements thereon; provided, however, that all such real property taxes and assessments shall be a Common Area Maintenance Cost. Target shall pay, prior to delinquency, all taxes and assessments upon the Target Common Area and all improvements thereon and the other Parties shall have no obligation to pay any portion of the taxes and assessments upon the Target Common Area. Target shall not be required to pay any portion of the real property taxes and assessments levied upon the Developer Common Area Parcels and there shall be excluded from Target's Allocable Share of Common Area Maintenance Costs any real property taxes and assessments levied on the Developer Common Area Parcels. Each Party shall upon the request of any other Party exhibit to such other Party for examination receipts for all taxes and assessments required to be paid by such Party pursuant to this Article 14.

14.2 Contest. If any Party shall deem the taxes and/or assessments, or any part thereof, to be paid by such Party on its Parcel to be excessive or illegal, each Party shall have the right to contest the same at its own cost and expense, and shall have the further right to defer payment thereof so long as the validity or the amount thereof is contested in good faith; provided, however, that if at any time payment of the whole or any part thereof shall be necessary in order to prevent the sale of the property for the lien for any such unpaid tax or assessment because of the nonpayment thereof, then the contesting Party shall pay or cause to be paid the same in time to prevent such sale. Any such payment may be paid under protest. No Party other than Developer shall have the right to contest taxes and/or assessments on the Developer Common Area Parcels, except Developer shall have the right to delegate to any Occupant of the Developer's Parcels the right to contest taxes and/or assessments on the Developer Common Area Parcels; provided that all such contested taxes and/or assessments shall be paid prior to the date necessary to prevent the sale of the Developer Common Area Parcels for the lien of such unpaid taxes or assessments. No Party other than Target shall have the right to contest taxes and/or assessments on the Target Common Area. All reasonable costs paid to third parties and incurred by Developer in contesting taxes and/or assessments on the Developer Common Area Parcels shall be Common Area Maintenance Costs, except such costs shall be excluded from Target's Allocable Share of Common Area Maintenance Cost. Any refund or rebate of taxes and/or assessments levied on the Developer Common Area Parcels as a result of such contest, less the cost of such contest, shall be applied to real property taxes and/or assessments accruing for subsequent years.

14.3 Non-Payment of Taxes by a Party. In the event any Party shall fail to comply with its covenant as set forth in this Article 14, any other Party may pay such taxes and assessments and penalties and interest thereon, and shall be entitled to all of the remedies set forth in Article 21 if the defaulting Party fails to reimburse the paying Party for the sum so expended within the time period specified in Article 21.

ARTICLE 15
DISPUTE RESOLUTION

If any dispute arises under this REA, the Parties shall first attempt to resolve the dispute through informal negotiation. Any Party may, by written notice to the other Parties to the dispute, request a meeting to be attended by all Parties to the dispute (the "affected Parties") and to be held within thirty (30) days from the date of the requesting Party's notice for the purpose of resolving any such dispute. If the matter is not resolved at such meeting or the meeting is not held, any Party to the dispute may within fifteen (15) days from the date set for such meeting make a written request to resolve such dispute by mediation. If requested by any Party, the mediation shall be administered by the American Arbitration Association under its Commercial Mediation Rules or by a retired judge selected by the Parties to the dispute. Cost of the mediation shall be split equally by the Parties to the dispute. To the extent permitted by law, except as provided in this Article 15, compliance with this Article 15 is a condition precedent to the commencement by any Party of a judicial proceeding arising out of a dispute under this REA. Notwithstanding the foregoing, any Party may seek prohibitory injunctive relief without first submitting a controversy to negotiation or mediation in accordance with this Article 15.

ARTICLE 16
ATTORNEY'S FEES

In the event any Party or Operator shall institute any action or proceeding against any other Party, or Operator relating to the provisions of this REA, or any default thereunder, then, and in that

event, the unsuccessful litigant in such action or proceeding agrees to reimburse the successful litigant therein for the reasonable expense of attorney's fees and disbursements incurred therein by the successful litigant. If any Party files for protection under, or voluntarily or involuntarily becomes subject to, any chapter of the United States Bankruptcy Code or similar state insolvency laws, any other Party shall be entitled to any and all attorneys' fees and costs incurred to protect such Party's interest and other rights under this Agreement, whether or not such action results in a discharge.

ARTICLE 17
NOTICES

17.1 Notices to Parties. Any notice, demand, request, consent, approval, designation, or other communication which any Party hereto is required or desires to give or make or communicate to any other Party or signatory hereto shall be in writing and shall be given or made or communicated by (i) personal delivery, (ii) facsimile transmission followed by transmission of the original by any of the methods in this Section 17.1, (iii) United States registered or certified mail, postage prepaid or (iv) by a reputable air courier service which provides written evidence of delivery, addressed as follows:

To Developer:
Nikko Capital Corp.
3961 MacArthur Blvd., Ste. 105
Newport Beach, CA 92660
Attn: Mr. Toshiaki Ueno
Fax No.: (714) 852-9009

Copy to:
NCC-Sand Hill II
c/o Sand Hill Property Company
30 E. Fourth Ave.
San Mateo, CA 94401
Attn: Mr. Peter Pau
Fax No.: (415) 344-0652

To Target:
Dayton Hudson Corporation
Target Stores - Real Estate
Attn: Property Administration
33 South 6th Street
Minneapolis, MN 55402
Fax No.: (612) 304-6008

17.2 Additional Notice Recipients. Any Party by written notice given as aforesaid may designate up to two (2) additional persons to receive copies of the notices specified in Section 17.1 and by written notice any Party may redesignate notice Parties so that at any time a Party may require that up to three (3) notices be received by persons designated by it.

17.3 Effective Date of Notice. Any notice, demand, request, consent, approval, designation, including any duplicate original, or other communication so sent shall be deemed to have been given, made or communicated, as the case may be, upon receipt, if personally delivered or sent by facsimile transmission, three (3) days following the day the same was delivered to the United States mail as registered or certified mail, with postage thereon fully prepaid, or twenty-four (24) hours after deposit with a reputable overnight air courier service which provides written evidence of delivery. If any such notice requires any action or response by the recipient, such fact shall be clearly stated in the notice in the manner provided for in Section 22.3 of this REA.

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17.4 Mortgagee Notice. The Mortgagee under any Mortgage affecting any Parcel shall be entitled to receive notice of any default by any Party, provided that such Mortgagee shall have been designated as a notice party under Section 17.2. Giving of any notice of default or the failure to deliver a copy to any Mortgagee shall in no event create any liability on the part of the Party so declaring a default. In the event that any notice shall be given of the default of a Party and such defaulting Party has failed to cure or commence to cure such default as provided in this REA, then and in that event any such Mortgagee under any Mortgage affecting the Parcel of the defaulting Party shall be entitled to receive an additional notice given in the manner provided in Section 17.1 hereof, that the defaulting Party has failed to cure such default and such Mortgagee shall have thirty (30) days after said additional notice to cure any such default or, if such default cannot be cured within thirty (30) days, to promptly commence curing within such time and diligently prosecute such cure to completion.

ARTICLE 18
PROTECTION OF MORTGAGEES AND OTHERS

18.1 Mortgagee(s) Protected. Except for the provisions of Sections 8.8, 17.4 and 22.4 which are for the benefit of a Mortgagee, and the provisions which are for the benefit of Operator and/or Developer, the provisions of this REA are for the exclusive benefit of the Parties, their successors and assigns, and not for the benefit of any third person, and this REA shall not be deemed to have conferred any rights, express or implied, upon any third person. It is expressly understood and agreed that no modification or amendment, in whole or in part, shall require any consent or approval on the part of any Occupant or Permittee other than a Party.

18.2 Breach Shall Not Defeat Mortgage. A breach of any of the terms, conditions, covenants, or restrictions of this REA shall not defeat or render invalid the lien of any first Mortgage made in good faith and for value, but such term, condition, covenant or restriction shall be binding upon and effective against any Person who acquires title to said Parcel or any portion thereof by foreclosure, trustee's sale, deed-in-lieu of foreclosure or otherwise.

ARTICLE 19
AMENDMENT AND TERMINATION OF REA

19.1 Termination Date. This REA shall terminate on the Termination Date set forth in Section 1.1(y), except easements granted herein shall terminate as specified in Section 2.7.

19.2 Method of Amendment. The Parties hereto agree that, except for amendments that are permitted by the express terms of this REA, the provisions of this REA may be modified or amended, in whole or in part, only with the consent of all Parties, which consent shall not be unreasonably withheld, conditioned or delayed. All amendments shall be by a declaration in writing, executed and acknowledged by the Parties, and duly recorded in the Office of the San Mateo County Recorder. Nothing contained herein shall preclude any separate agreements between two or more Parties, provided that the other Parties shall not be bound or affected thereby. No amendment shall violate any ordinance or code of the City of San Mateo or violate the conditions of approval imposed on the Shopping Center by the City of San Mateo.

ARTICLE 20
DEDICATION

20.1 Joinder in Necessary Dedications. The Parties shall each, to the extent necessary, join in the execution of such instruments as may be required in order to effectuate widenings of peripheral streets or the installation of public utilities and similar easements under and across portions of their respective Parcels in furtherance of the purposes of this REA.

20.2 Limitations. No Person shall dedicate any portion of its Parcel, except as provided in Section 20.1 above, for public purposes.

ARTICLE 21
ENFORCEMENT AND LIENS

21.1 Default. The occurrence of any one or more of the following events shall constitute a material default and breach of this REA by the non-performing Party (the "Defaulting Party"):

(a) The failure to make any payment required to be made hereunder within ten (10) days of the due date, or

(b) The failure to observe or perform any of the covenants, conditions or obligations of this REA, other than as described in (a) above, within thirty (30) days after the issuance of a notice by another Party or the Operator (the Non-Defaulting Party") specifying the nature of the default claimed; provided, however, if such default cannot be reasonably be cured within said thirty (30) day period, then the defaulting Party shall not be in default unless it fails to commence to cure the default within said thirty (30) day period or after so commencing such cure, fails to diligently prosecute such cure to completion.

21.2 Cure Rights. With respect to any default under Section 21.1(b), any Non-Defaulting Party shall have the right, but not the obligation, to cure such default by the payment of money or the performance of some other action for the account of and at the expense of the Defaulting Party; provided, however, that in the event the default shall constitute an emergency condition, the Non-Defaulting Party, acting in good faith, shall have the right to cure such default upon such advance notice as is reasonably possible under the circumstances or, if necessary, without advance notice, as long as notice is given as soon as reasonably possible thereafter. To effectuate any such cure, the Non-Defaulting Party shall have the right to enter upon the Parcel of the Defaulting Party (but not into any Building) to perform any necessary work or furnish any necessary materials or services to cure the default of the Defaulting Party. In the event any Non-Defaulting Party shall cure a default, the Defaulting Party shall reimburse the Non-Defaulting Party for all costs and expenses incurred in connection with such curative action, plus interest as provided herein, within ten (10) days of receipt of demand, together with reasonable documentation supporting the expenditures made.

21.3 Lien Rights. In the event that a Defaulting Party (i) fails to make any payment required to be made hereunder within the time period specified in Section 21.1(a) hereof, or (ii) fails to pay all costs and expenses incurred by the Non-Defaulting Party in curing the Defaulting Party's default pursuant to Section 21.2 hereof, then such delinquent payments and/or costs and expenses shall constitute a lien against the Defaulting Party's Parcel. The lien shall attach and take effect only upon recordation of a claim of lien in the office of the San Mateo County Recorder by the Party making the claim. The claim of lien shall include the following:

(a) The name of the lien claimant;

(b) A statement concerning the basis for the claim of lien and identifying the lien claimant as the curing or Non-Defaulting Party;

(c) An identification of the owner or reputed owner of the Parcel or interest therein against which the lien is claimed;

(d) A description of the Parcel against which the lien is claimed,

(e) A description of the work performed which has given rise to the claim of lien and a statement itemizing the amount thereof; and

(f) A statement that the lien is claimed pursuant to the provisions of this REA, reciting the date, book and page of recordation hereof. The notice shall be duly verified, acknowledged and contain a certificate that a copy thereof has been served upon the Party against whom the lien is claimed, by personal service or by mailing pursuant to Section 17.1. The lien so claimed shall attach from the date of recordation in the amount claimed thereby together with interest thereon as specified in Section 22.10.

The lien may be foreclosed in the manner provided by law for judicial foreclosure of a mortgage on real property or may be foreclosed in the manner provided by law for foreclosure of a mortgage or deed of trust under power of sale. Any action in court brought to foreclose such a lien shall be commenced no sooner than thirty (30) days following recordation of the notice specified above. In the event the foreclosure is under a power of sale as in the case of a mortgage or deed of trust, the lienor or the person designated by it in writing acting as the agent of lienor shall be entitled to actual expenses and such fees as may be allowed by law or as may be prevailing at the time the sale is conducted. Such sale shall be conducted in accordance with the provisions of Sections 2924, 2924b and 2924c of the California Civil Code (or any statutes which are successors to the above statutes) applicable to the exercise of powers of sale and mortgages and deeds of trust or in any other manner permitted by law. The certificate of such sale shall be executed by lienor or by the person conducting the sale for lienor. A deed upon foreclosure shall be executed in like manner after the lapse of period of redemption then required by statute.

The lien or liens created by this Article 21 are declared to be subject and subordinate to the lien of any Mortgage now or hereafter existing made in good faith and for value and shall in no way restrict, impair, or defeat any right of sale contained in any such Mortgage or the foreclosure of the same; provided, however, that title to any property subject to such lien obtained by sale under foreclosure of any such Mortgage or any sale in lieu thereof shall be thereafter held subject to such lien.

21.4 Other Remedies. Each Non-Defaulting Party shall have the right to prosecute any proceedings at law or in equity against any Defaulting Party hereto, or any other Person, violating or attempting to violate or defaulting upon any of the provisions contained in this REA, and to recover damages for any such violation or default. Such proceeding shall include the right to restrain by injunction any violation or threatened violation by another Party of any of the terms, covenants, or conditions or this REA, or to obtain a decree to compel performance of any such terms, covenants, or conditions, it being agreed that the remedy at law for a breach of any such term, covenant, or conditions (except those, if any, requiring the payment of a liquidated sum) is not adequate. All of the remedies permitted or available to a Party under this REA or at law or in equity shall be cumulative and not alternative, and invocation of any such right or remedy shall not constitute a waiver or election of remedies with respect to any other permitted or available right or remedy.

ARTICLE 22
MISCELLANEOUS

22.1 Breach Shall Not Permit Termination. It is expressly agreed that no breach of this REA shall entitle any Party to cancel, or rescind or otherwise terminate this REA, but such limitation shall not affect, in any manner, any other right or remedies which the Parties may have hereunder by reason of any breach of this REA.

22.2 Captions. The captions of the paragraphs and Articles of this REA are for convenience only and shall not be considered nor referred to in resolving questions of interpretation and construction.

22.3 Consent.

(a) In any instance in which any Party to this REA shall be requested to consent to or approve (which words are used interchangeably in this REA) of any matter with respect to which such Party's consent or approval is required by any of the provisions of this REA, such consent or approval shall be given in writing, and shall not be unreasonably withheld, unless the provisions of this REA with respect to a particular consent or approval shall expressly provide that the same may be arbitrarily given or refused or given or refused at the sole discretion of such Party.

(b) Wherever in this REA approval of any Party is required, and unless a different time limit is provided in any Article of this REA, such approval or disapproval shall be given within thirty (30) days following the receipt of the item to be so approved or disapproved. Any disapproval shall specify with particularity the reasons therefor; provided, however, that wherever in this REA any Party is given the right to approve or disapprove arbitrarily or in its sole discretion it may disapprove without specifying a reason therefor.

(c) Wherever in this REA a lesser period of time is provided for than the thirty (30) day period hereinabove specified, such time limit shall not be applicable unless the notice to the Party whose approval or disapproval is required contains a correct statement of the period of time within which such Party shall act. Failure to specify such time shall not invalidate the notice but simply shall require the action of such Party within said thirty (30) days.

(d) Any document submitted for the consent or approval of any Party shall contain a cover page prominently reciting the applicable REA Article involved, listing the date mailed, and if applicable, containing a statement to the effect that the document or the facts contained within such document must be approved or disapproved by the recipient within thirty (30) days unless this REA shall specify a different period. If the time specified in the notice is incorrectly or not set forth, the time limit shall be thirty (30) days unless a longer period of time shall control.

22.4 Estoppel Certificate. Each Party hereto hereby severally covenants that within fifteen (15) days after written request of any other Party, but not more than three (3) times in any calendar year, it will issue to such other Party, or to any Mortgagee, or any other person specified by such requesting Party, an estoppel certificate stating to the best of its knowledge: (i) whether the Party to whom the request has been directed knows of any default under the REA, and if there are known defaults, specifying the nature thereof; (ii) whether the REA has been modified or amended in any way (and if it has, then stating the nature thereof); and (iii) that the REA as of that date is in full force and effect.

7-0467028

22.5 No Waiver. No waiver of any default by any Party to this REA shall be implied from any omission by any other Party to take any action in respect of such default if such default continues or is repeated. No express waiver of any default shall affect any default or cover any period of time other than the default and period of time specified in the express waiver. One or more waivers of any default in the performance of any term, provision or covenant contained in this REA shall not be deemed to be a waiver of any subsequent default in the performance of the same term, provision or covenant or of any other term, provision or covenant contained in this REA. The consent or approval by any Party to or of any act or request by any other Party requiring consent or approval shall not be deemed to waive or render unnecessary the consent to or approval of any subsequent similar acts or requests.

22.6 Governing Law. This REA shall be construed in accordance with the laws of the State of California.

22.7 Injunctive Relief. In the event of any violation or threatened violation by any person subject to this REA of any of the terms, restrictions, covenants and conditions of this REA, any of the Parties shall have the right to enjoin such violation or threatened violation in a court of competent jurisdiction.

22.8 No Partnership. Neither anything in this REA contained nor any acts of the Parties shall be deemed or construed by any person to create the relationship of principal and agent, or of partnership, or of joint venture, or of any association between any of the Parties.

22.9 Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Shopping Center to the general public or for the general public or for any public purpose whatsoever, it being the intention of the Parties hereto that this REA shall be strictly limited to and for the purposes herein expressed.

22.10 Interest. Any sums payable by any person to any other person pursuant to the terms and provisions of this REA that are not paid when due shall bear simple interest at the rate of one percent (1%) per annum over the then existing prime rate of interest per annum charged by the Bank of America, N.A., (but in no event exceeding the maximum rate permitted by law) from the due date until the date paid. Where this REA does not set a time for payment, payments shall be due and payable fifteen (15) days following billing

22.11 Severability. If any term, provision or condition contained in this REA shall, to any extent, be invalid or unenforceable, the remainder of this REA (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable), except those terms, provisions or conditions which are made subject to or conditioned upon such invalid or unenforceable terms, provisions or conditions, shall not be affected thereby, and each term, provision and condition of this REA shall be valid and enforceable to the fullest extent permitted by law.

22.12 Successors. This REA shall, except as otherwise provided herein, run with the land, both as respects benefits and burdens created herein, and shall be binding upon and inure to the benefit of the successors and assigns of the respective Parties.

22.13 Time of Essence. Time is of the essence with respect to the performance of each of the covenants and agreements contained in this REA.

22.14 Remedies Cumulative. The rights and remedies given to any Party by this REA shall be deemed to be cumulative and no one of such rights and remedies shall be exclusive of any of the others, or of any other right or remedy at law or in equity which any such Party might otherwise have by virtue of a default under this REA, and the exercise of one such right or remedy by any such Party shall not impair such Party's standing to exercise any other right or remedy.

22.15 Plural and Singular. Whenever the singular number is used in this REA and when required by the context, the same shall include the plural and the plural shall include the singular and the masculine gender shall include the feminine and neuter genders.

22.16 Entire Agreement Except for separate agreements that may be entered into between two or more Parties, this instrument contains all of the agreements, conditions and representations made between the Parties to this REA and may not be modified orally or in any other manner than by a document in writing in accordance with Section 19.2.

22.17 Force Majeure. Each Party shall be excused from performing any obligation or undertaking provided in this REA, except any obligation to pay any sums of money under the applicable provisions hereof (unless such payment is conditional upon performance of an obligation or undertaking excused by the provisions of this Section 22.17), in the event and so long as the performance of any such obligation is prevented or delayed, retarded or hindered by act of God, fire, earthquake, floods, explosion, actions of the elements, war, invasion, insurrection, riot, mob violence, sabotage, inability to procure or general shortage of labor, equipment, facilities, materials or supplies in the open market, failure of transportation, strikes. lockouts, action of labor unions, condemnation, requisition, laws, orders of governmental or civil or military or naval authorities, failure of governmental authorities to issue a building permit for construction of a building suitable for the applying Party's permitted use despite the applying Party's best efforts to obtain such building permit, or any other cause, whether similar or dissimilar to the foregoing, not within the respective control of such persons (collectively "Force Majeure").

22.18 Execution in Counterparts. This REA may be executed in one or more counterparts, each of which when executed and delivered shall be an original and all of which shall together constitute one and the same instrument.

22.19 Limitation of Liability. Except as specifically provided below, there shall be absolutely no corporate or personal liability of persons, firms, corporations or entities who constitute a Party hereto, including, but not limited to, officers, directors, partners, employees or agents of a Party hereto with respect to any of the terms, covenants, conditions, and provisions of this REA. In the event of default by a Defaulting Party hereunder (as defined in Section 21.1), any Non-Defaulting Party (as defined in Section 21.1 hereof) who seeks recovery from a Defaulting Party hereto shall look solely to the interest of such Defaulting Party, its successors and assigns, in the Shopping Center for the satisfaction of each and every remedy of the Non-Defaulting Party; provided, however, the foregoing shall not in any way impair, limit or prejudice the right of any Party:

(a) to pursue equitable relief in connection with any term, covenant or condition of this REA, including a proceeding for temporary restraining order, preliminary injunction, permanent injunction or specific performance;

(b) to recover from another Party all losses suffered, liabilities incurred or costs imposed arising out of or in connection with, or on account of, such Party's breach of its obligation to carry liability insurance, or fund its self-insurance obligation pursuant to Article 6;

(c) to recover from a Party all damages and costs arising out of or in connection with, or on account of, a breach by such Party of its obligations under Section 4.5.

This Operation and Reciprocal Easement Agreement has been executed by the Parties as of the day and year first above written and shall be effective upon recording in Official Records of San Mateo County, California.

DEVELOPER:

NCC-SAND HILL II,
a California general partnership

By: NIKKO CAPITAL CORP.,
a California corporation,
a General Partner

By: _____
Toshiaki Ueno, President

By: _____
PETER S. PAU, General Partner

TARGET:

DAYTON HUDSON CORPORATION,
a Minnesota corporation

By: _____
Bob McMahon

Its: Sr. Vice President
Target Stores

STATE OF CALIFORNIA } ss.

COUNTY OF ORANGE

On 4-16-97, before me, Anna Liza Noel, personally appeared *Toshiaki Ueno*,

☐ personally known to me -OR- ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ANNA LIZA NOEL
Commission # 1094711
Notary Public — California
Orange County
My Comm. Expires Apr 15, 2000

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL
☐ CORPORATE OFFICERS(S)
Title(s)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
Name of Person(s) or Entity(ies)

STATE OF ~~CALIFORNIA~~ MINNESOTA } ss.

COUNTY OF HENNEPIN

On 4/17/97, before me, LINDA E. JOHNSON, personally appeared BOB McMAHON,

☒ personally known to me -OR- ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL
☐ CORPORATE OFFICERS(S)
Title(s)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
Name of Person(s) or Entity(ies)

LINDA E. JOHNSON
NOTARY PUBLIC-MINNESOTA
HENNEPIN COUNTY
My Commission Expires Jan. 31, 2000

\SC\196688.14
72-031208509001

97-0467228

STATE OF CALIFORNIA }
COUNTY OF SAN MATEO } ss.

On 4/22/97, before me, KAREN MATSUNAGA, personally appeared PETER S. PAU,

☐ personally known to me -OR- ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

KAREN MATSUNAGA
Comm. # 1049518
NOTARY PUBLIC - CALIFORNIA
Monterey County
My Comm. Expires Jan. 30, 1999

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL
☐ CORPORATE OFFICERS(S)
Title(s)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
Name of Person(s) or Entity(ies)

EXHIBIT "A" PART 1

DEVELOPER'S PARCELS

THAT CERTAIN REAL PROPERTY IN THE CITY OF SAN MATEO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA DESCRIBED AS LOTS 5, 6, 7, 8, 9, 11, AND 13 AS SHOWN ON THAT CERTAIN MAP ENTITLED "BRIDGEPOINTE-SAN MATEO", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON MARCH 17, 1997 IN BOOK 127, OF MAPS AT PAGE(S) 81 THROUGH 85.

EXHIBIT A

EXHIBIT "A" PART 2

DEVELOPERS COMMON AREA PARCELS

THAT CERTAIN REAL PROPERTY IN THE CITY OF SAN MATEO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA DESCRIBED AS LOTS 14 AND 15 AS SHOWN ON THAT CERTAIN MAP ENTITLED "BRIDGEPOINTE-SAN MATEO", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON MARCH 17, 1997 IN BOOK 127, OF MAPS AT PAGE(S) 81 THROUGH 85.

EXHIBIT "A" PART 3

TARGET PARCEL

THAT CERTAIN REAL PROPERTY IN THE CITY OF SAN MATEO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA DESCRIBED AS LOT 10 AS SHOWN ON THAT CERTAIN MAP ENTITLED "BRIDGEPOINTE-SAN MATEO", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON MARCH 17, 1997 IN BOOK 127, OF MAPS AT PAGE(S) 81 THROUGH 85.

97-046728

EXHIBIT "A" PART 4

TOYS PARCEL

THAT CERTAIN REAL PROPERTY IN THE CITY OF SAN MATEO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA DESCRIBED AS LOT 12 AS SHOWN ON THAT CERTAIN MAP ENTITLED "BRIDGEPOINTE-SAN MATEO", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON MARCH 17, 1997 IN BOOK 127, OF MAPS AT PAGE(S) 81 THROUGH 85.

97-046728

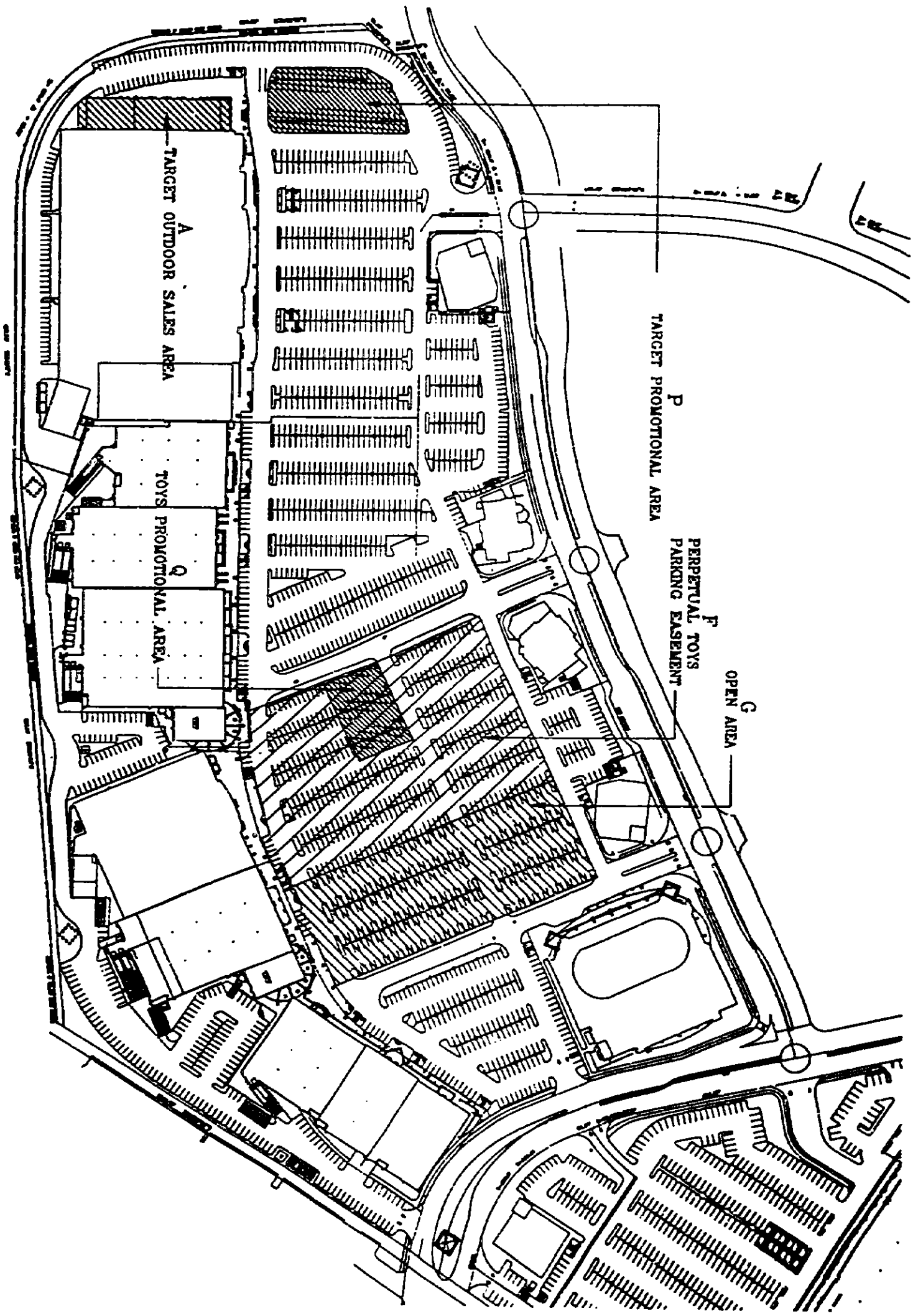
OPERATION AND RECIPROCAL EASEMENT AGREEMENT
BRIDGEPOINTE, SAN MATEO

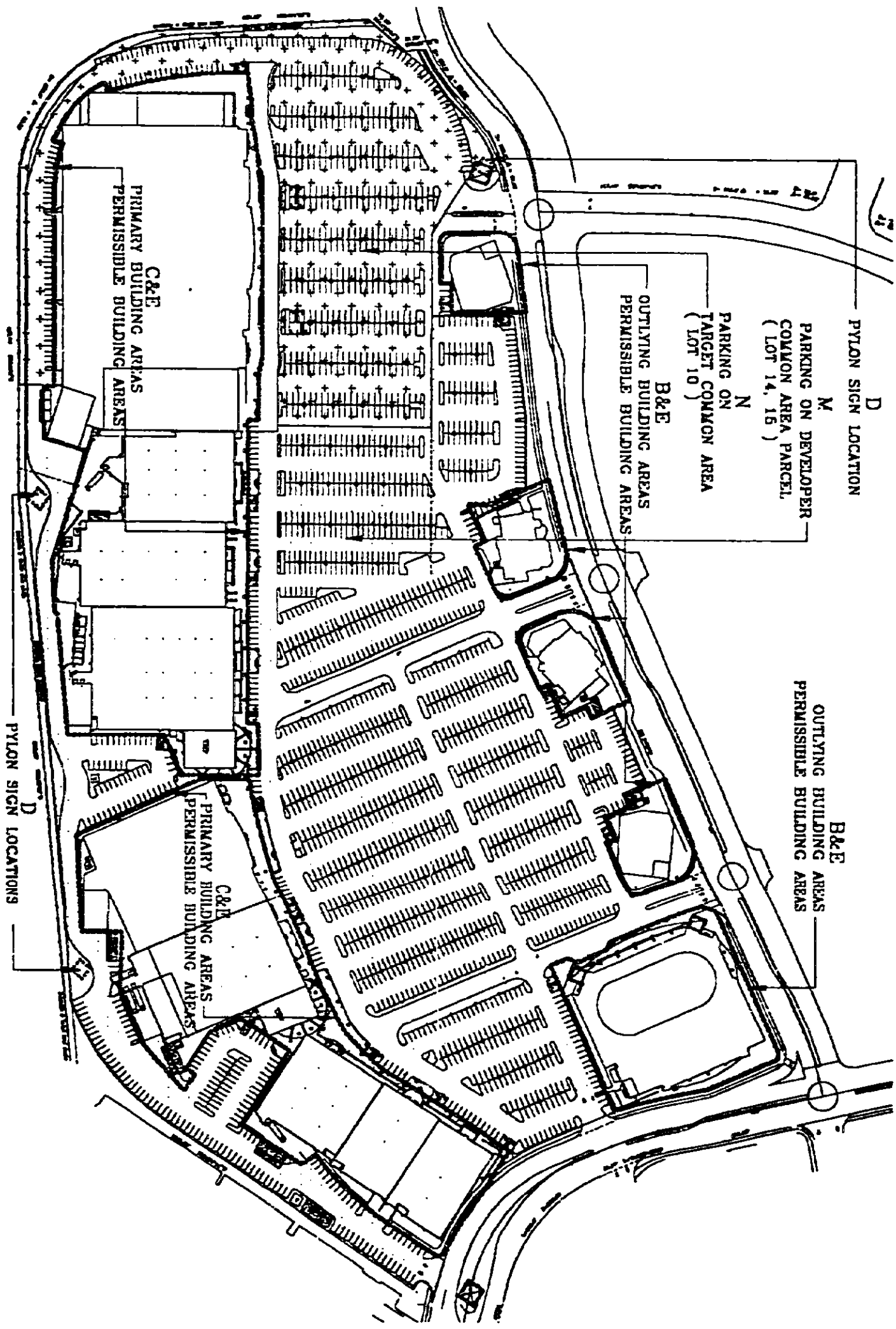
EXHIBIT B
SITE PLAN

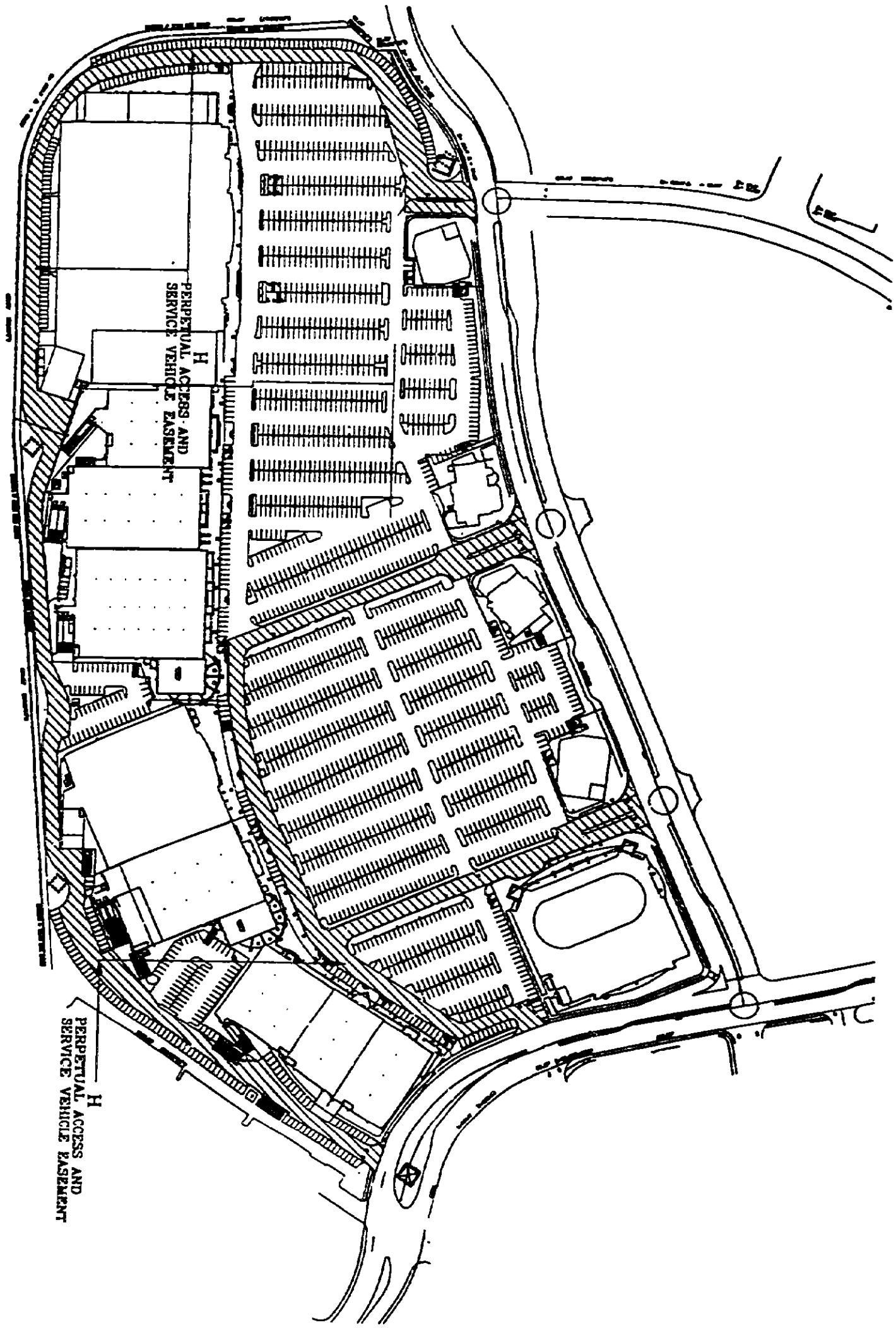
The attached Bridgepointe Retail Center Overall Site Plan, originally submitted December 12, 1996, and revised February 13, 1997, was part of the approved SPAR application by the City of San Mateo.

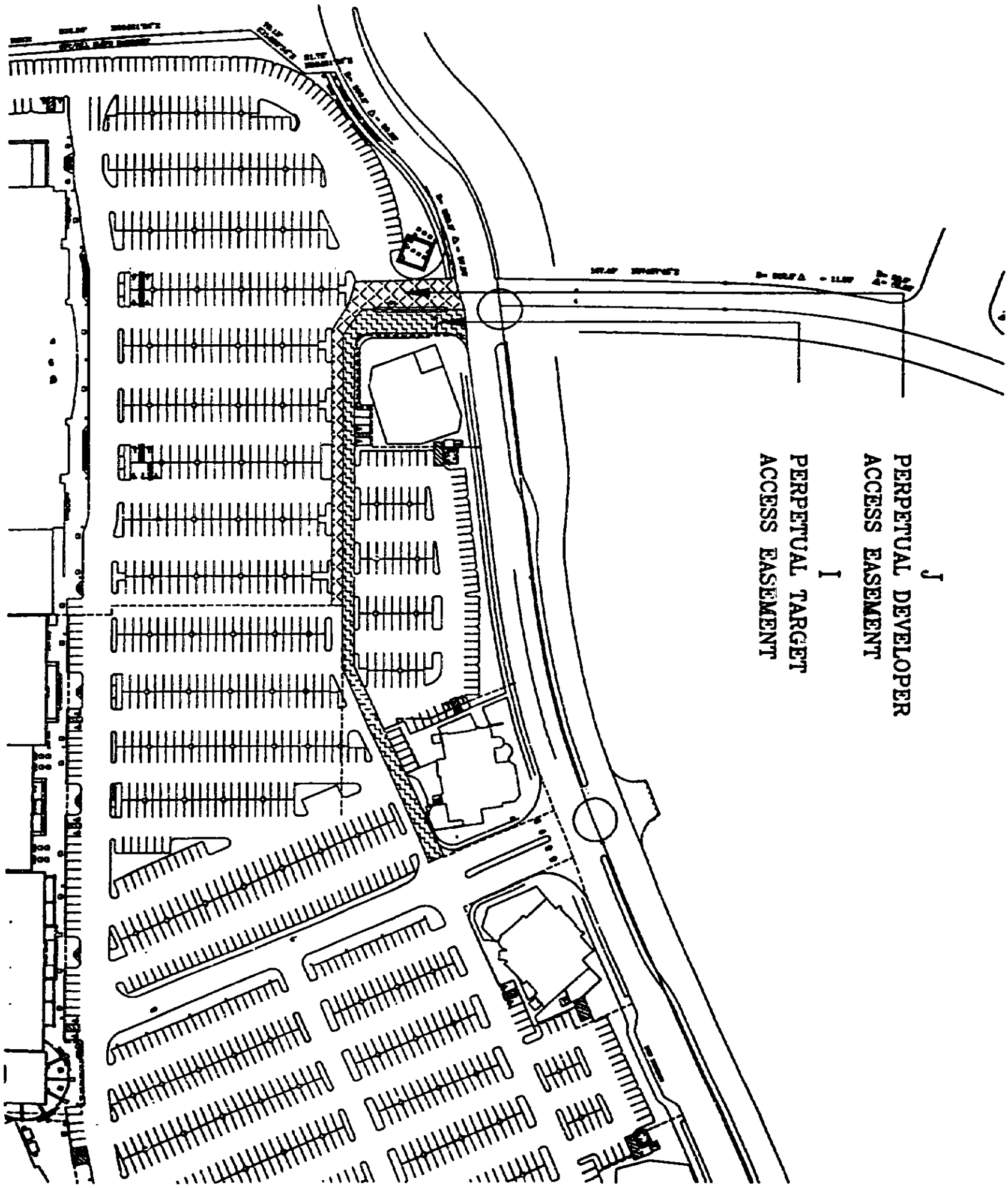
The following are shown on Pages B-1 through B-5 comprising Exhibit B, and are identified by the alphabetical codes and REA Section reference listed.

Page B-1		
A	Target Outdoor Sales Area	Section 1.1(w)
F	Perpetual Toys Parking Easement	Section 2.7
G	Open Area	Section 2.7
P	Target Promotional Area	Section 4.7
Q	Toys Promotional Area	Section 4.7
Page B-2		
B	Outlying Building Areas	Sections 1.1(m), 4.4(u)
C	Primary Building Areas	Section 1.1(s)
D	Pylon Sign Locations	Section 2.4
E	Permissible Building Areas	Section 1.1(p)
M	Parking on Developer Common Area Parcels	Section 5.5
N	Parking on Target Common Area	Section 5.5
Page B-3		
H	Perpetual Access and Service Vehicle Easement	Section 2.7
L	Curbing and Traffic Control Items	Section 3.13
O	Parking stalls and rows and vehicular traffic lanes	Section 5.5
Page B-4		
I	Perpetual Target Access Easement	Section 2.7(a)
J	Perpetual Developer Access Easement	Section 2.7(a)
Page B-5		
K	Common Area	Section 3.13

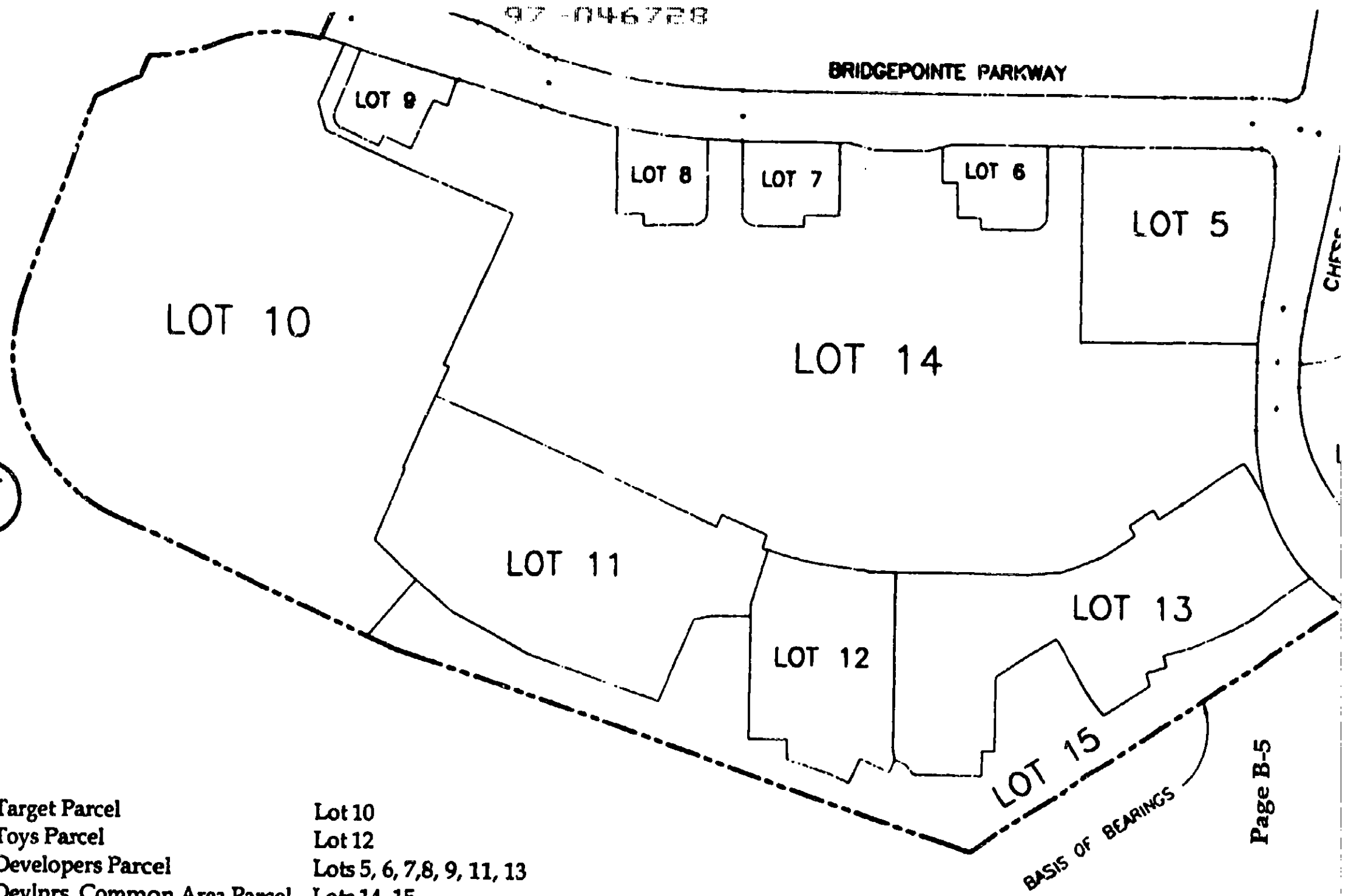

A
TARGET OUTDOOR SALES AREA
Q
TOYS PROMOTIONAL AREA
P
TARGET PROMOTIONAL AREA
F
PERPETUAL TOYS PARKING EASEMENT
G
OPEN AREA


D
PYLON SIGN LOCATION
M
PARKING ON DEVELOPER
COMMON AREA PARCEL
(LOT 14, 15)
N
PARKING ON
TARGET COMMON AREA
(LOT 10)
B&E
OUTLYING BUILDING AREAS
PERMISSIBLE BUILDING AREAS
C&E
PRIMARY BUILDING AREAS
PERMISSIBLE BUILDING AREAS
B&E
OUTLYING BUILDING AREAS
PERMISSIBLE BUILDING AREAS
C&E
PRIMARY BUILDING AREAS
PERMISSIBLE BUILDING AREAS
D
PYLON SIGN LOCATIONS


PERPETUAL ACCESS AND
SERVICE VEHICLE EASEMENT
H
PERPETUAL ACCESS AND
SERVICE VEHICLE EASEMENT
H


J
PERPETUAL DEVELOPER
ACCESS EASEMENT
I
PERPETUAL TARGET
ACCESS EASEMENT

97-046728



5

Target Parcel	Lot 10
Toys Parcel	Lot 12
Developers Parcel	Lots 5, 6, 7,8, 9, 11, 13
Devlprs. Common Area Parcel	Lots 14, 15

K

COMMON AREA is equal to all of lots 14 and 15, plus those portions of lots 5 through 13 which are not occupied by Buildings, the Target Outdoor Sales Area, or any outdoor seating areas associated with a Restaurant and located within a Permissible Building Area or defined as Tenant Maintenance Areas.

KEY MAP

1" = 200'

OPERATION AND RECIPROCAL EASEMENT AGREEMENT
BRIDGEPOINTE, SA

EXHIBIT C
ALLOCABLE SHARE

ALL BUILDING AREAS APPROXIMATE AS OF 2/13/97

MAP LOT NO.	BUILDING REFERENCE	GROSS SQ FT (1)	EXCLUDED AREA (2)	PRORATA BASE (3)	MINIMUM AREA	PRORATA PERCENT (4)	PRORATA PERCENT (5)
10	MAJOR 1	128,447		128,447		30.2%	NIC
10	MAJOR 1 - OUTDOOR	10,191	10,191	-		0.0%	NIC
11	MAJOR 2	24,143		24,143		5.7%	8.1%
11	MAJOR 3	30,720		30,720		7.2%	10.4%
11	MAJOR 4	42,400		42,400		10.0%	14.3%
11	SHOPS 1	5,016		5,016		1.2%	1.7%
12	MAJOR 5	46,998		46,998		11.1%	15.8%
13	MAJOR 6	35,550		35,550		8.4%	12.0%
13	MAJOR 7	20,212		20,212		4.8%	6.8%
13	MAJOR 8	15,000		15,000		3.5%	5.1%
13	MAJOR 9	15,000		15,000		3.5%	5.1%
13	SHOPS 2	4,466		4,466		1.1%	1.5%
9	PAD A	7,500		7,500		1.8%	2.5%
8	PAD B	6,455		6,455		1.5%	2.2%
7	PAD C	6,000		6,000		1.4%	2.0%
6	PAD D	7,500		7,500		1.8%	2.5%
5	ICE RINK BUILDING	25,076	7,511	17,565		4.1%	5.9%
5	ICE RINK TENANT SPACE	12,000	-	12,000		2.8%	4.0%
5	INTERIOR COMMON AREA	9,442	9,442	-		0.0%	0.0%
14	COMMON AREA	-	-	-		0.0%	0.0%
15	COMMON AREA	-	-	-		0.0%	0.0%
	TOTAL	452,116	27,144	424,972		100.0%	100.0%

10	TARGET PARCEL	128,447	30.2%	0.0%
12	TOYS PARCEL	46,998	11.1%	15.8%
5-9,11,13	DEVELOPER PARCELS	249,527	58.7%	84.2%
14,15	COMMON AREA PARCELS	-	0.0%	0.0%
	TOTAL	424,972	100%	100%

(1) AS SHOWN ON APPROVED SPAR SITE PLAN DATED 12/12/96, UPDATED AS OF 2/13/97
(2) TARGET OUTDOOR SALES AREA, 50% OF ICE SURFACE IN RINK, AND INTERIOR COMMON AREAS
(3) BASED ON LEASEABLE SQUARE FEET OF BUILDING AREAS
(4) INCLUDES TARGET PARCEL — APPLIES TO CAM
(5) EXCLUDES TARGET PARCEL — APPLIES TO CAM IF TARGET MAINTAINS OWN PARCEL

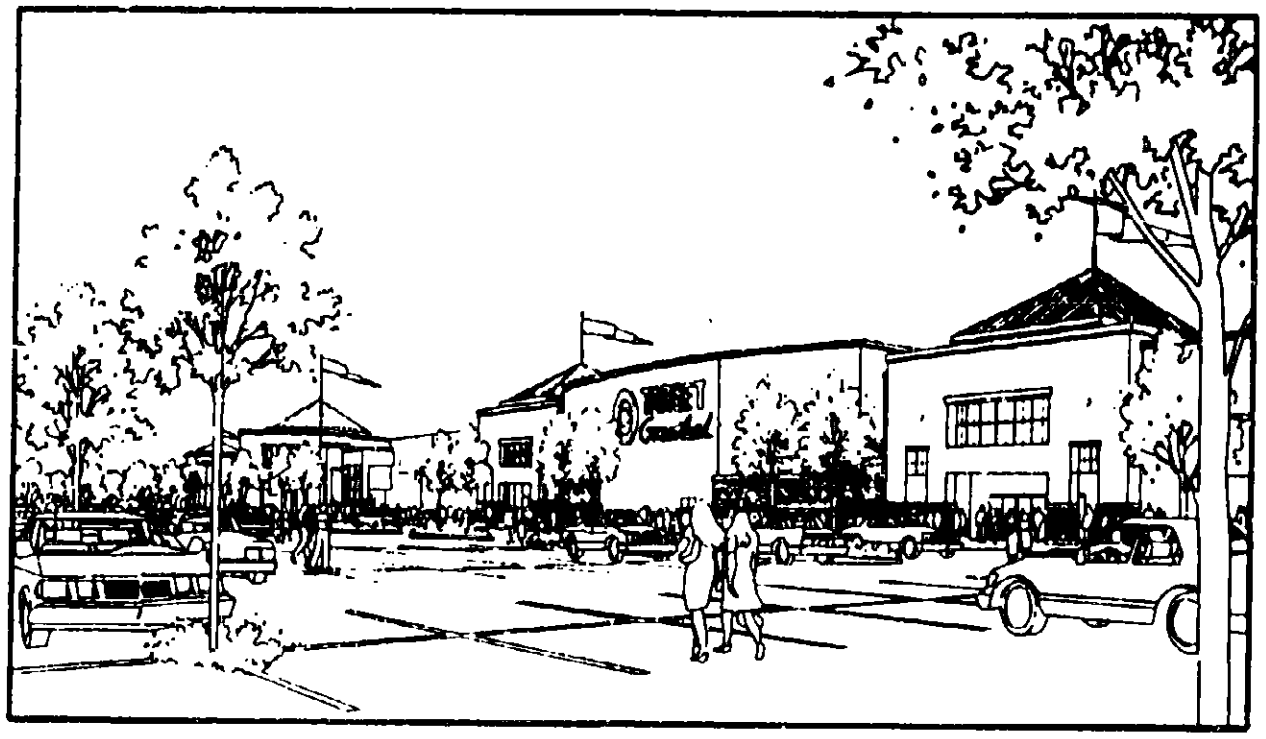
OPERATION AND RECIPROCAL EASEMENT AGREEMENT
BRIDGEPOINTE, SAN MATEO

EXHIBIT D
CENTER ARCHITECTURAL THEME

The attached Bridgepointe Retail Center Plan revised as of December 12, 1996, was part of the approved SPAR application by the City of San Mateo. The following Sheets depicts the approved exterior elevations of all building improvements and shall compromise the drawings referenced in Section 3.2 of the REA. All Buildings, including any subsequent modifications thereto, shall be generally consistent with the Center Architectural Theme in additional to being subject to City approvals.

Sheet 1	Cover Sheet
Sheet 2	Master Site Plan
Sheet 10	Exterior Elevations - Major 1
Sheet 11	Exterior Elevations - Major 2
Sheet 12	Exterior Elevations - Major 3
Sheet 13	Exterior Elevations - Major 4
Sheet 14	Exterior Elevations - Shops 1 & 2
Sheet 15	Exterior Elevations - Major 5
Sheet 16	Exterior Elevations - Major 6
Sheet 17	Exterior Elevations - Major 7
Sheet 18	Exterior Elevations - Major 8
Sheet 19	Exterior Elevations - Major 9
Sheet 21	Exterior Elevations - Pad A & D
Sheet 22	Exterior Elevations - Pad B
Sheet 23	Exterior Elevations - Pad C
Sheet 25	Exterior Elevations - Ice Rink Building

97-046728

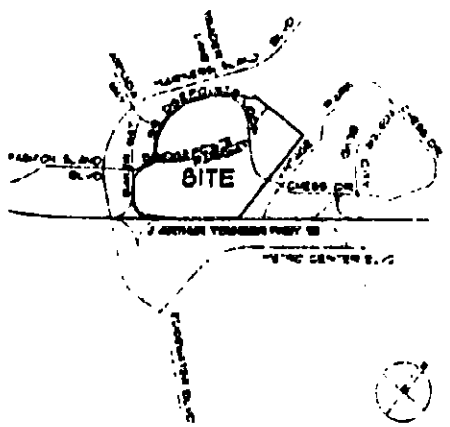


BRIDGEPOINTE RETAIL CENTER

SAN MATEO . CALIFORNIA

NCC - SAND HILL II

VICINITY MAP



SHEET INDEX

1 COVER SHEET
2 MASTER SITE PLAN
3 SITE PLAN - SITE 1
4 SITE PLAN - SITE 3
5 FLOOR PLAN - MAJOR 1
6 FLOOR PLAN - MAJOR 2, 3, 4 & SHOPS 1
7 FLOOR PLAN - MAJOR 5
8 FLOOR PLAN - MAJOR 6 & SHOPS 2
9 FLOOR PLAN - MAJOR 7, 8 & 9
10 EXTERIOR ELEVATIONS - MAJOR 1
11 EXTERIOR ELEVATIONS - MAJOR 2
12 EXTERIOR ELEVATIONS - MAJOR 3
13 EXTERIOR ELEVATIONS - MAJOR 4
14 EXTERIOR ELEVATIONS - SHOPS 1 & 2
15 EXTERIOR ELEVATIONS - MAJOR 5
16 EXTERIOR ELEVATIONS - MAJOR 6
17 EXTERIOR ELEVATIONS - MAJOR 7
18 EXTERIOR ELEVATIONS - MAJOR 8
19 EXTERIOR ELEVATIONS - MAJOR 9
20 PROJECT SIGN PLAN & ELEVATION, FLOOR PLAN, BUILDING SECTION - PAD A & D
21 EXTERIOR ELEVATIONS - PAD A & D
22 PROJECT DATA, FLOOR PLAN, ELEVATIONS & BUILDING SECTION - PAD B
23 PROJECT DATA, FLOOR PLAN, ELEVATIONS & BUILDING SECTION - PAD C
24 ICE RINK / TENANT SPACE FLOOR PLAN
25 EXTERIOR ELEVATIONS - ICE RINK
26 FLOOR PLAN - SITE 3 MAJOR 1
27 EXTERIOR ELEVATIONS - SITE 3 MAJOR 1
28 FLOOR PLAN / EXTERIOR ELEVATIONS - SITE 3 PAD E
29 SITE / BUILDING DEMOLITION PLAN
30 DEMOLITION FLOOR PLAN - ICE RINK
31 TILT DEMO AND TENANT SPACE FLOOR PLAN

L-1 CONCEPTUAL LANDSCAPE PLAN
L-2 CONCEPTUAL LANDSCAPE PLAN
L-3 CONCEPTUAL LANDSCAPE PLAN

GRADING & DRAINAGE PLAN - REFER TO SITE DEVELOPMENT PLANNING APPLICATION/ VESTING TENATIVE MAP

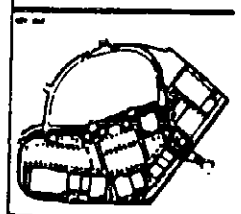
PROJECT TEAM

[illegible]

BRIDGEPOINTE
SAN MATEO

RETAIL CENTER

NCC - SHE
SAN MATEO . CALIFORNIA



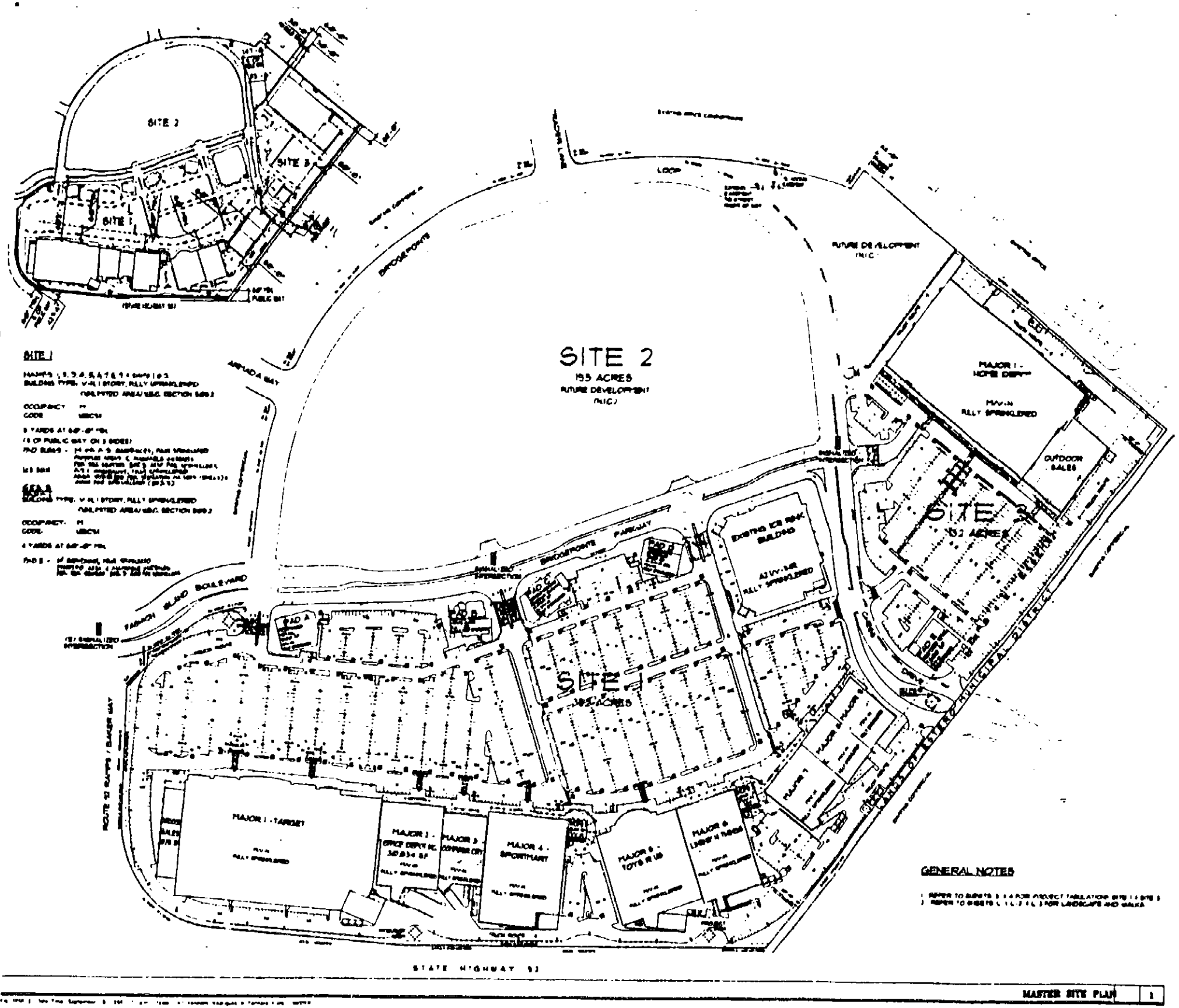
COVER SHEET

1

BRIDGEPOINTE
SAN MATEO

RETAIL CENTER

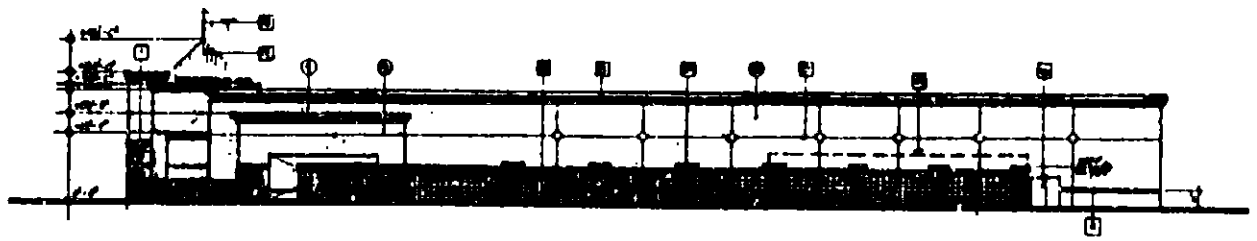
NCC-SBH
SAN MATEO, CALIFORNIA



MASTER SITE PLAN

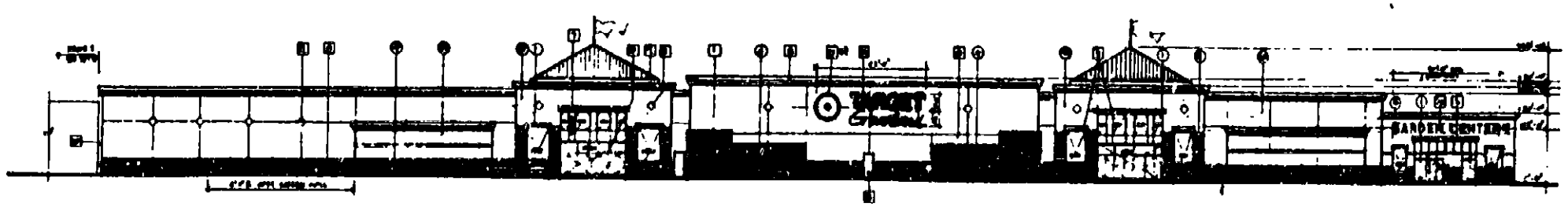
2

97-046728

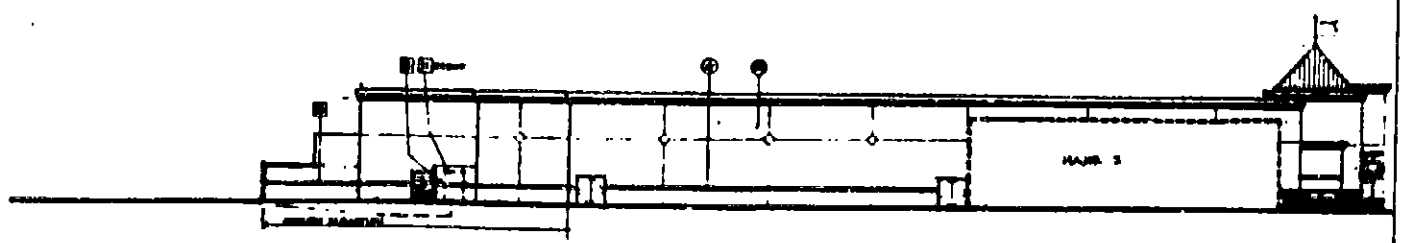


WEST ELEVATION | 1/16" | 2

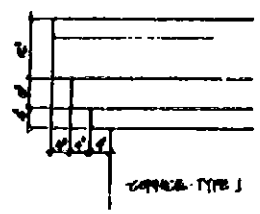
KEY LEGEND | 1



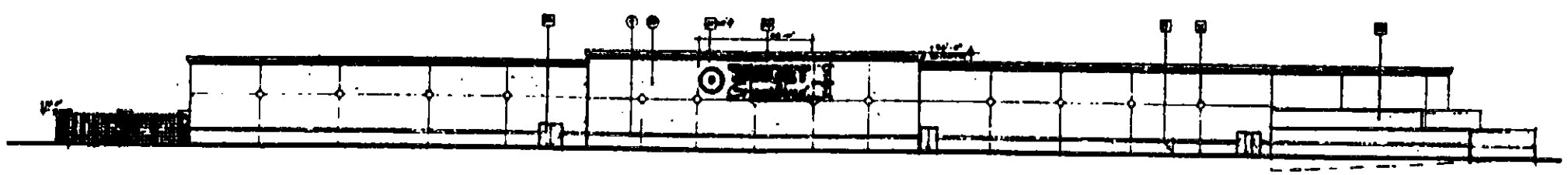
NORTH ELEVATION | 1/16" | 3



EAST ELEVATION | 1/16" | 5



CORNICE DETAIL | 1" | 4

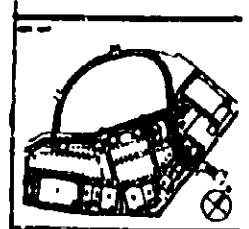


SOUTH ELEVATION | 1/16" | 6

BRIDGEPOINTE
SAN MATEO

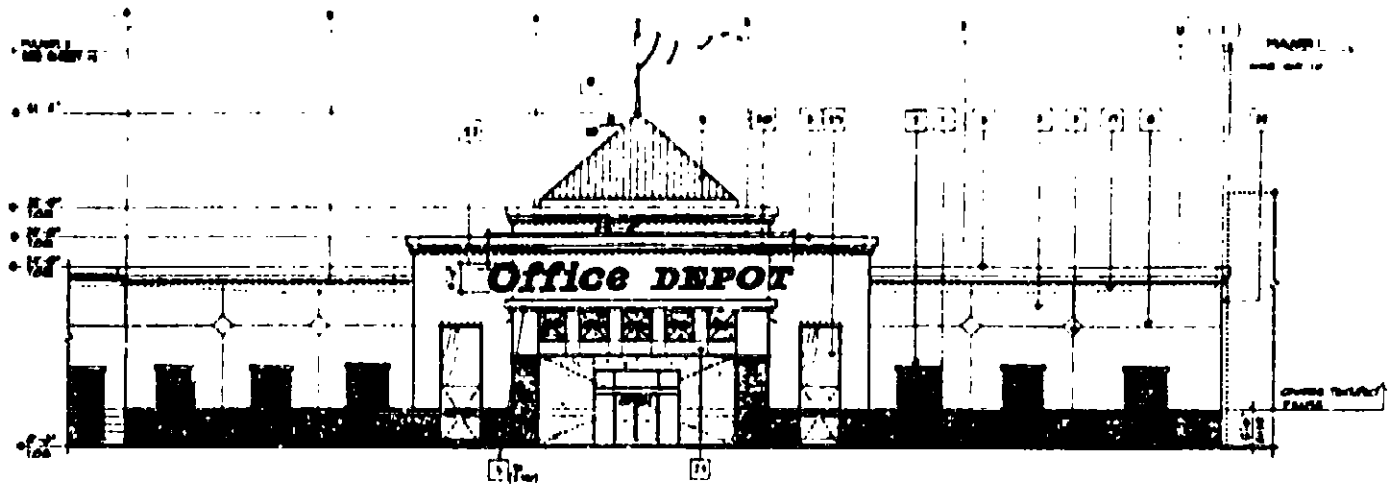
RETAIL
CENTER

NCC-88-8
SAN MATEO, CALIFORNIA



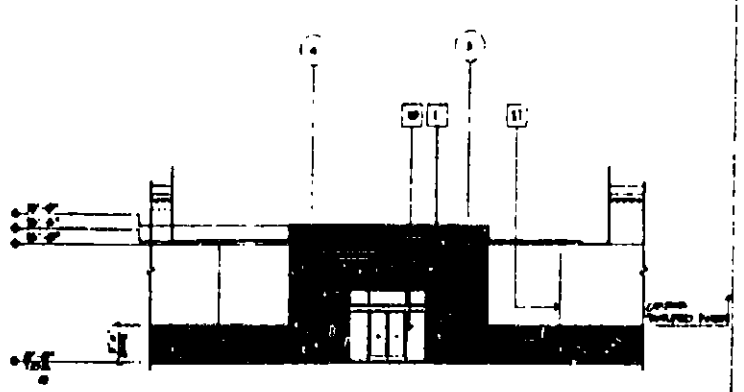
EXTERIOR ELEVATIONS - MAJOR 1

10

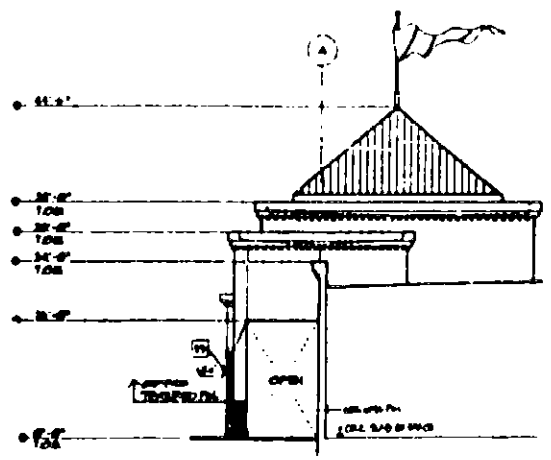


MAJOR 2 NORTH ELEVATION | 1/8" | 2

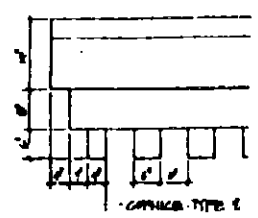
GENERAL NOTES | 1



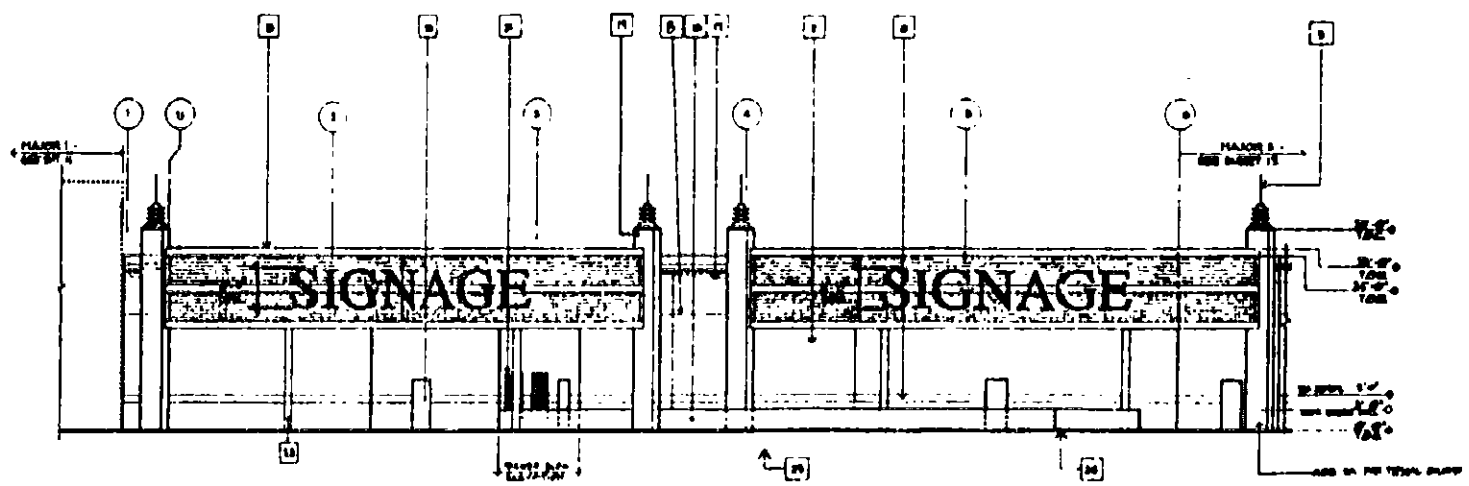
MAJOR 2 - ARCADE NORTH ELEVATION | 1/8" | 4



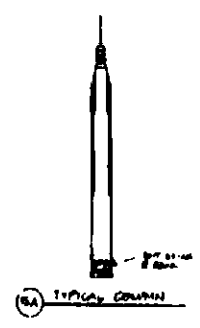
MAJOR 2 - WEST ELEVATION | 1/8" | 3



CORNICE DETAIL | 1" | 6



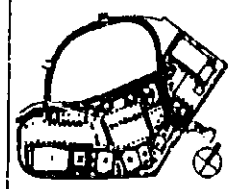
MAJOR 2 - SOUTH ELEVATION | 1/8" | 5



BRIDGEPOINTE
SAN MATEO

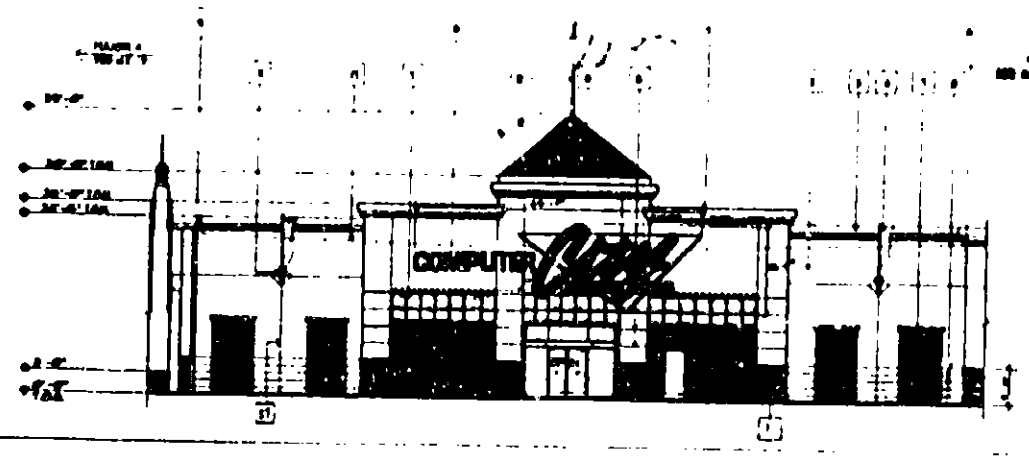
RETAIL
CENTER

SAN MATEO, CALIFORNIA



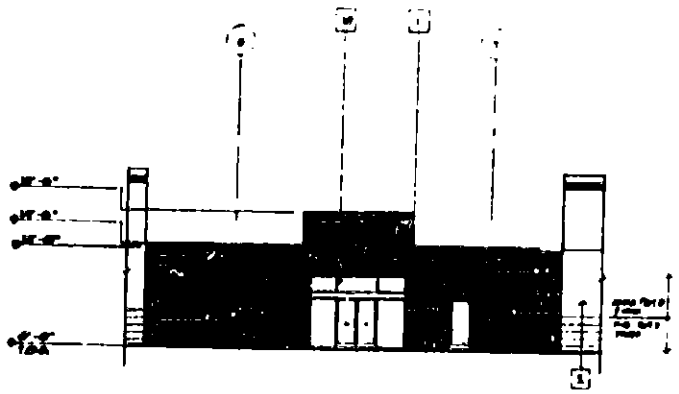
EXTERIOR ELEVATIONS
MAJOR 2

11

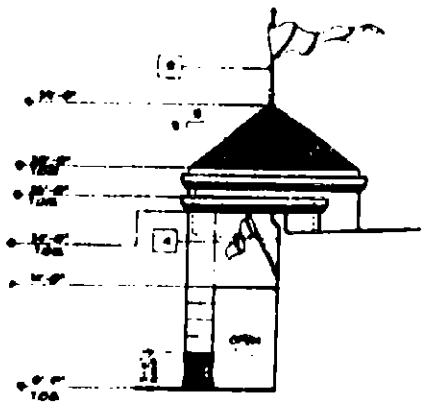


MAJOR 3 NORTH ELEVATION | 1/8" | 3

GENERAL NOTES 1

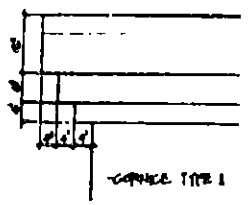


MAJOR 3 ARCADE NORTH ELEVATION | 1/8" | 4

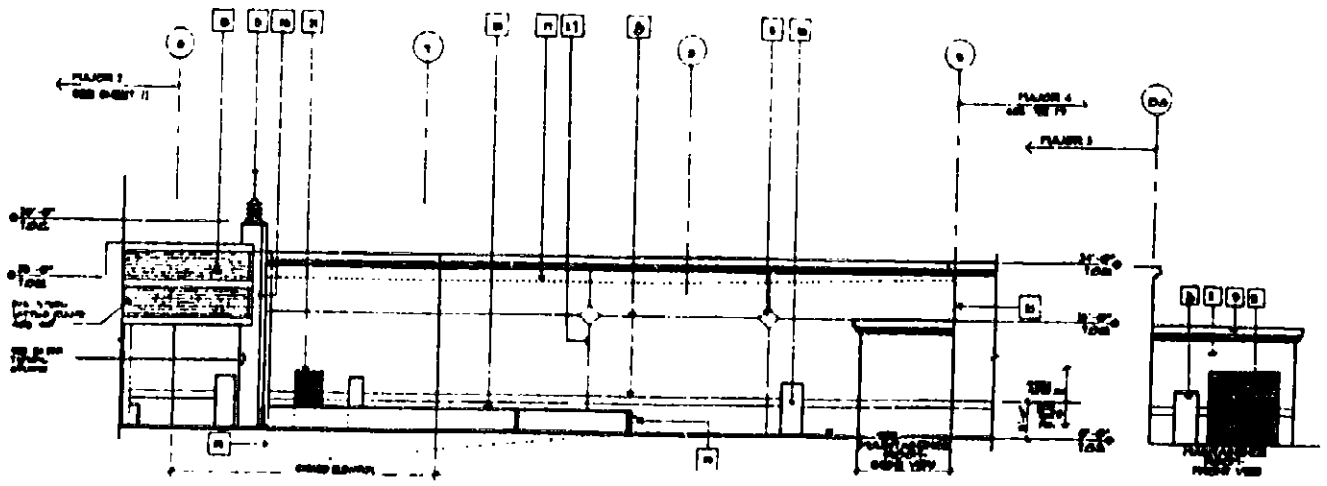


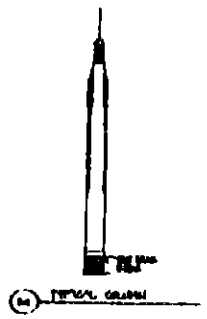
EAST (REVERSE)

MAJOR 3 - WEST ELEVATION | 1/8" | 4



CORNICE DETAIL | 1" | 1=



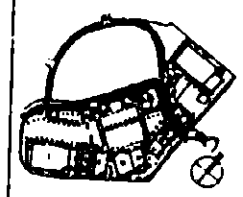


MAJOR 3 - SOUTH ELEVATION | 1/8" | 2

BRIDGEPOINTE
SAN MATEO

RETAIL
CENTER

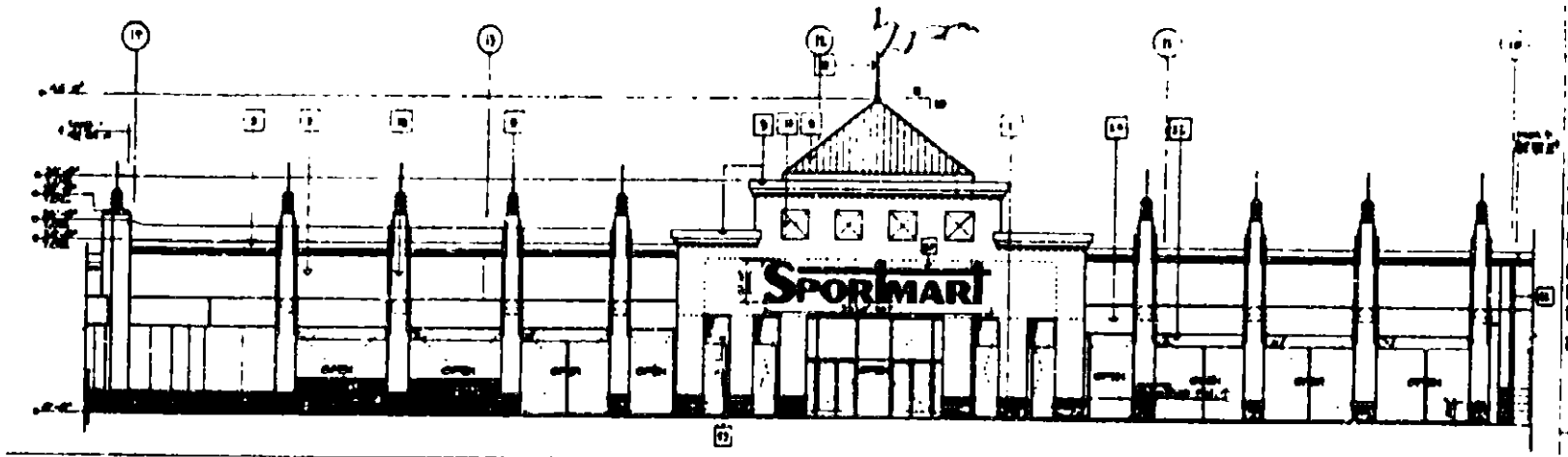
NCC-88 B
SAN MATEO, CALIFORNIA



EXTERIOR ELEVATIONS
MAJOR 3

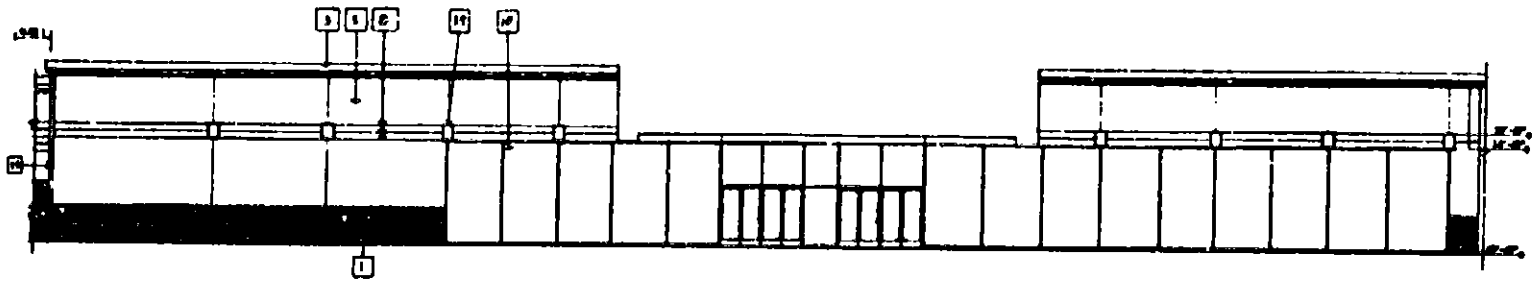
12

97-046728

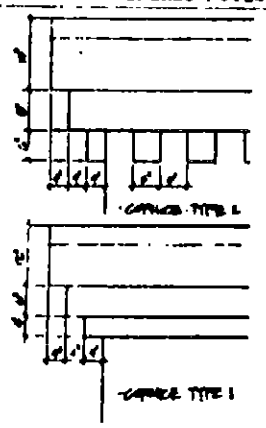


MAJOR 4 - NORTH ELEVATION | 1/8" | 2

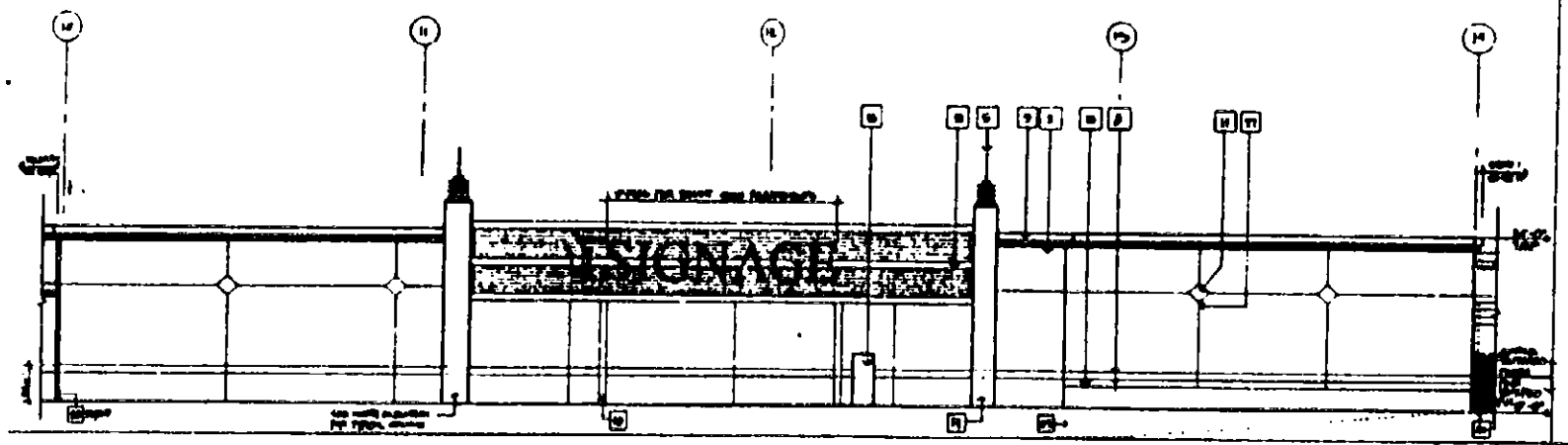
GENERAL NOTES | 1



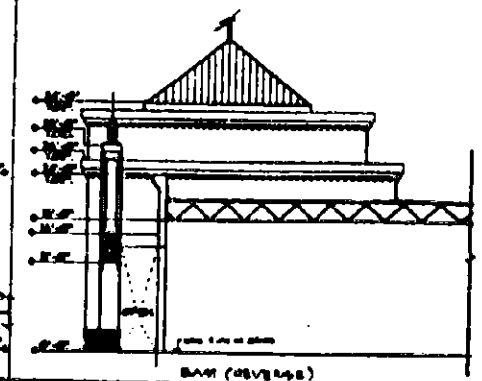
MAJOR 4 - ARCADE NORTH ELEVATION | 1/8" | 3



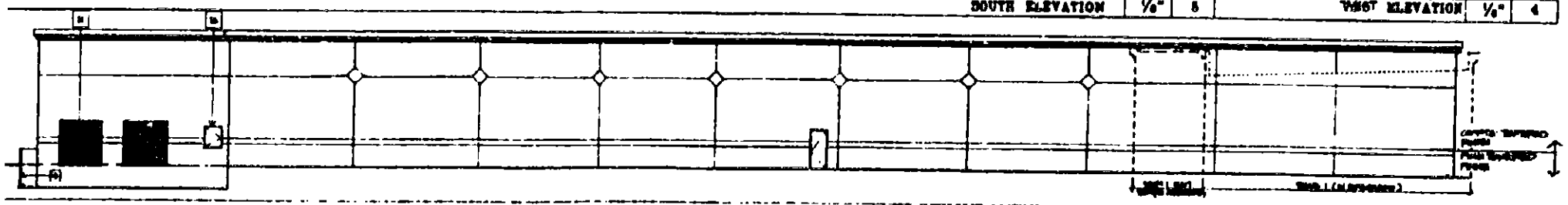
CORNICE DETAILS | 1" | 1/4



SOUTH ELEVATION | 1/8" | 5



WEST ELEVATION | 1/8" | 4

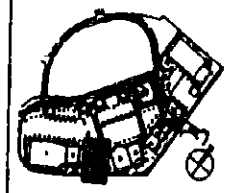


WEST ELEVATION | 1/8" | 6

BRIDGEPOINTE
SAN MATEO

RETAIL
CENTER

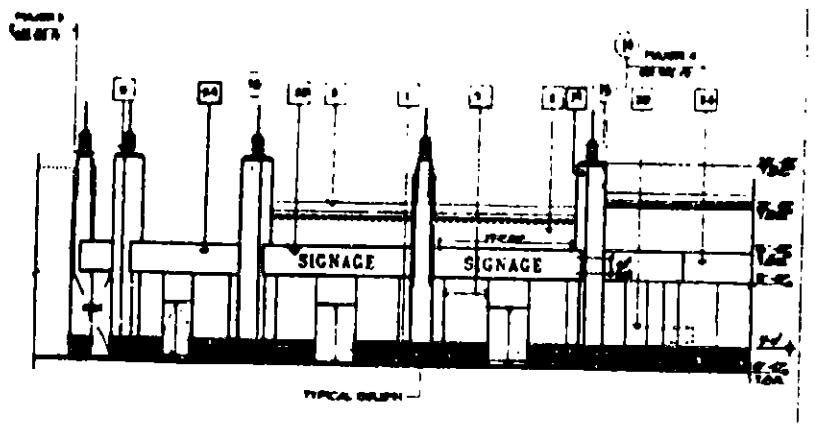
RCC-88 B
SAN MATEO, CALIFORNIA



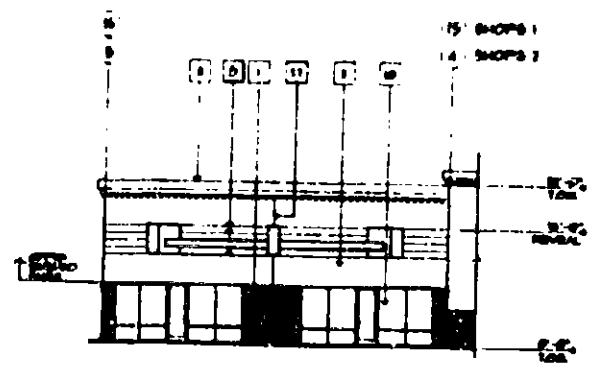
MAJOR 4
EXTERIOR ELEVATIONS

13

97-046728

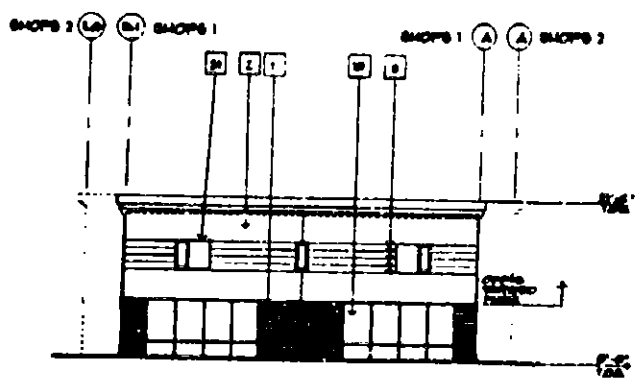


SHOPS 1 | 1/8" | 3

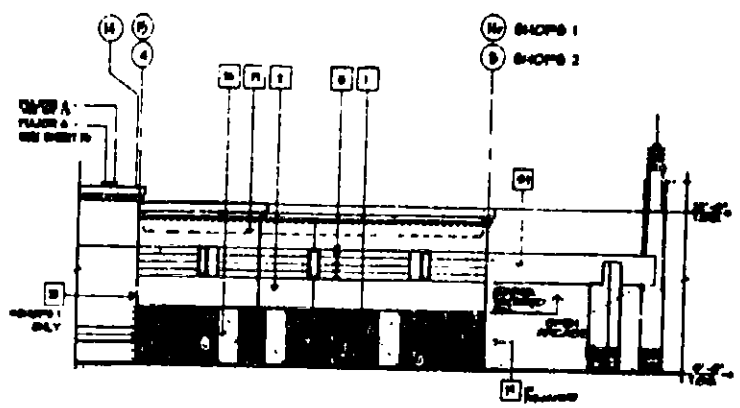


SHOPS 1 & 2 ARCADE NORTH ELEVATION | 1/8" | 2

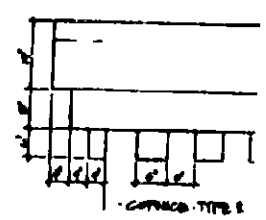
GENERAL NOTES | 1



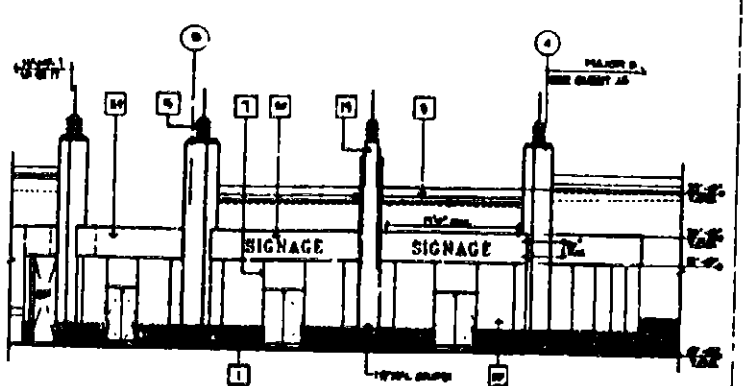
SHOPS 1 EAST ELEVATION | 1/8" | 5



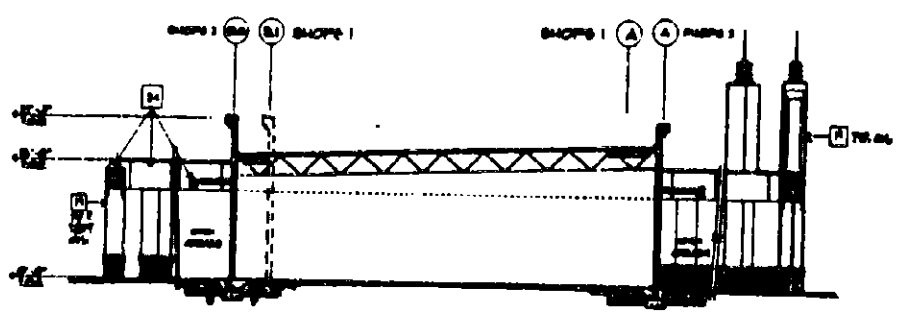
SHOPS 1 & 2 SOUTH ELEVATION | 1/8" | 4



CORNICE DETAIL | 1" | 16



SHOPS 2 | 1/8" | 6

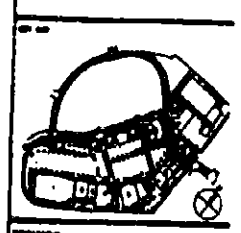


SECTION | 16" | 7

BRIDGEPOINTE
SAN MATEO

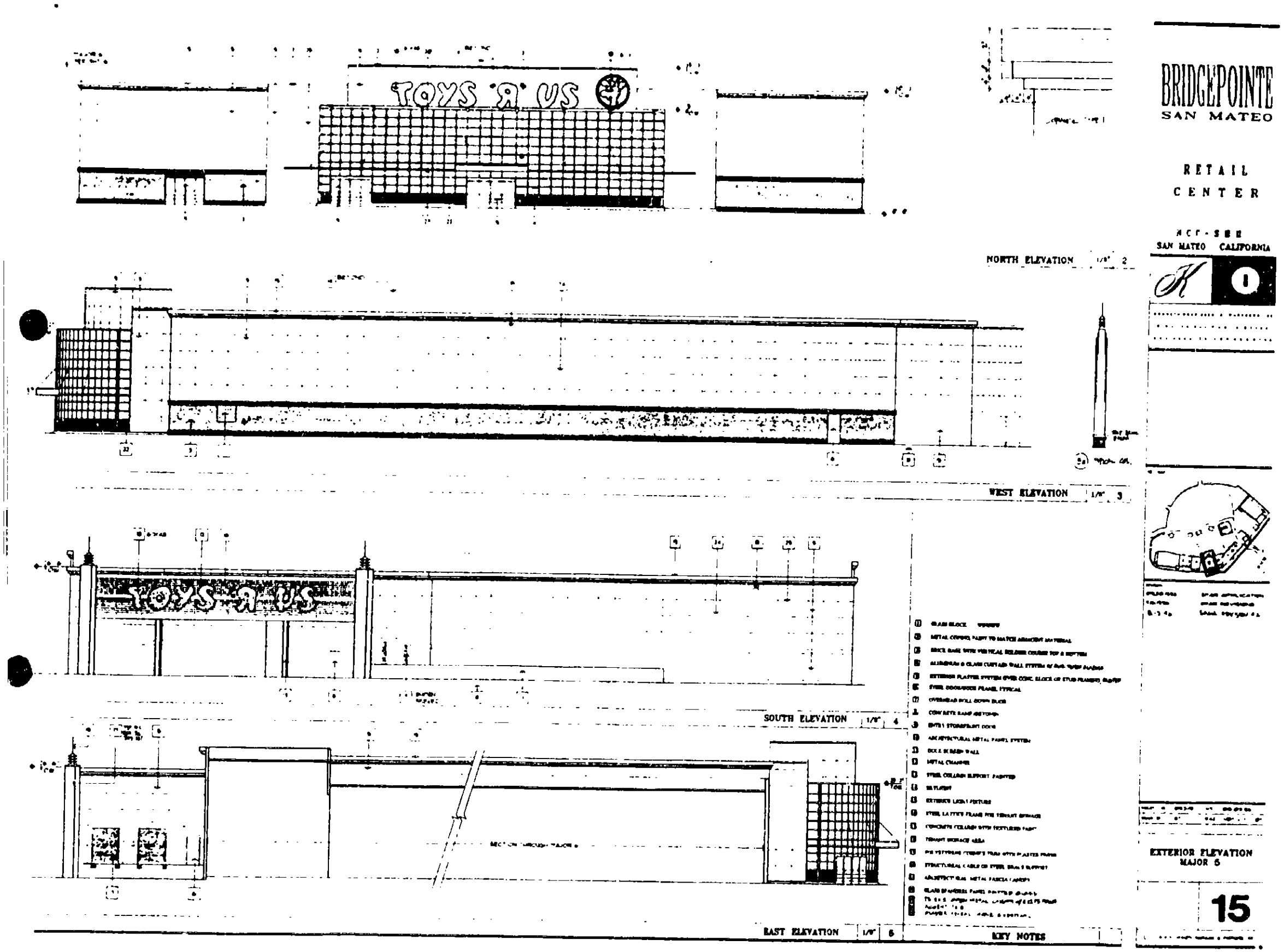
RETAIL
CENTER

HCC-68 II
SAN MATEO, CALIFORNIA



EXTERIOR ELEVATIONS
SHOPS 1 & 2

14



BRIDGEPOINTE
SAN MATEO

RETAIL
CENTER

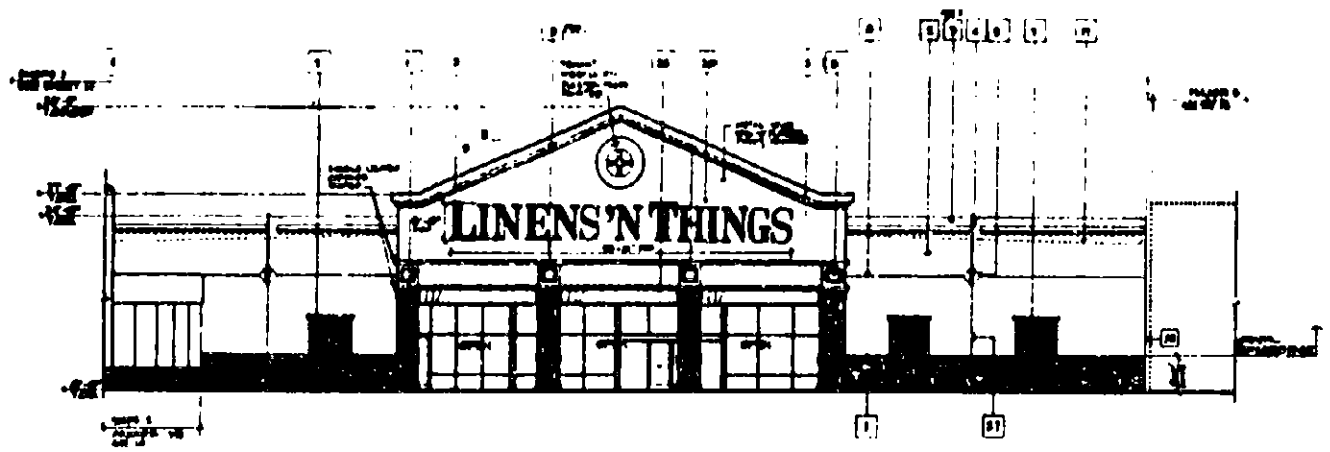
NCP-SBE
SAN MATEO CALIFORNIA

K 1

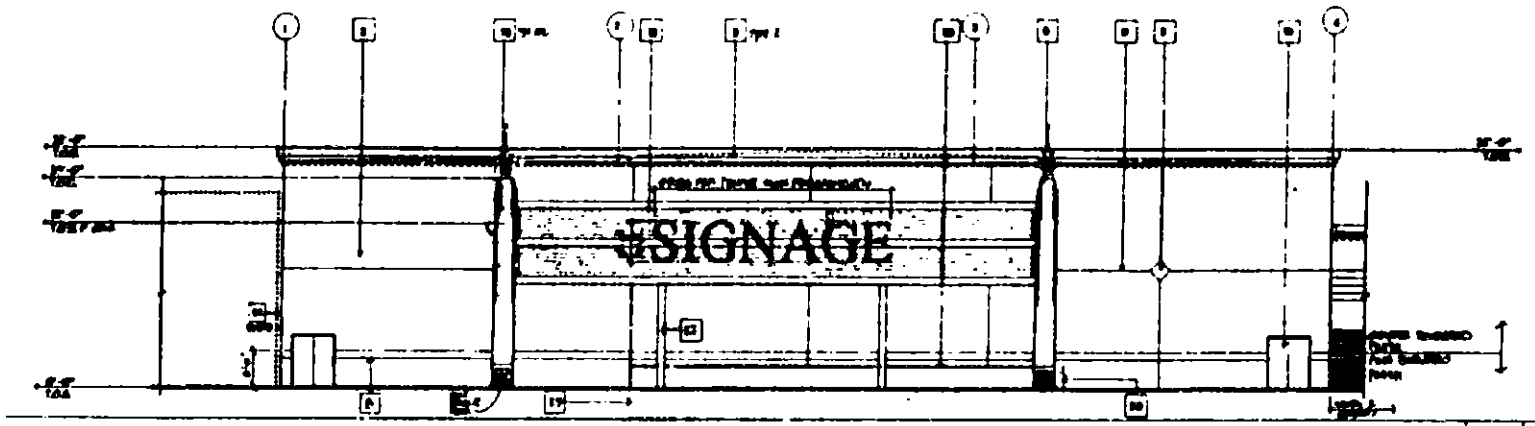
EXTERIOR ELEVATION
MAJOR 5

15

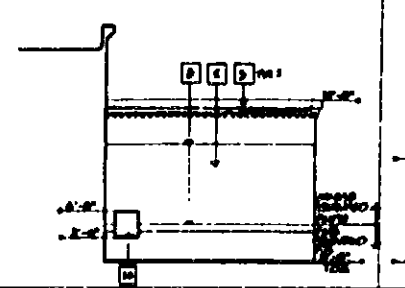
97-046728



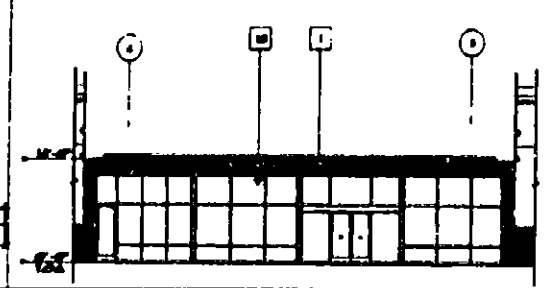
MAJOR 6 · NORTH ELEVATION | 1/8" | 3



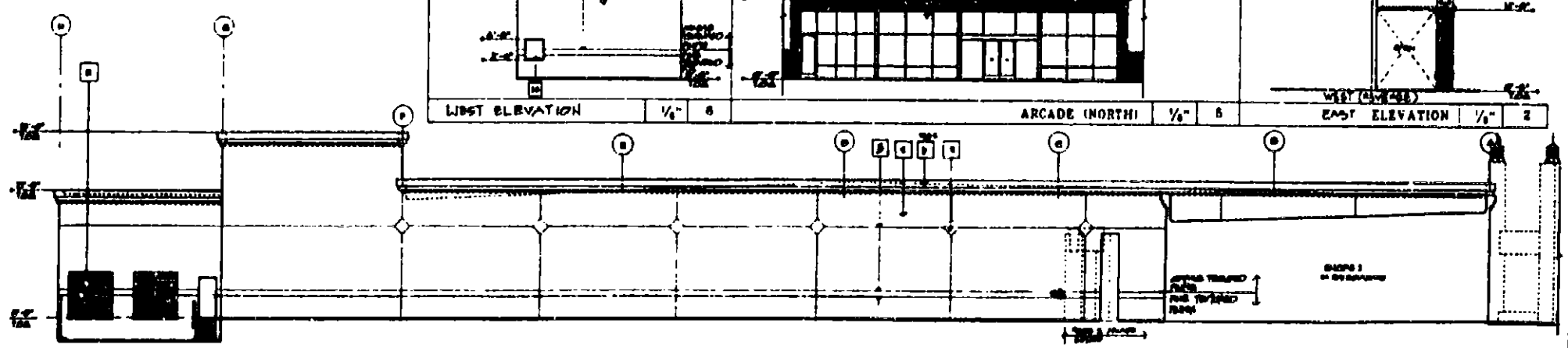
MAJOR 6 · SOUTH ELEVATION | 1/8" | 4



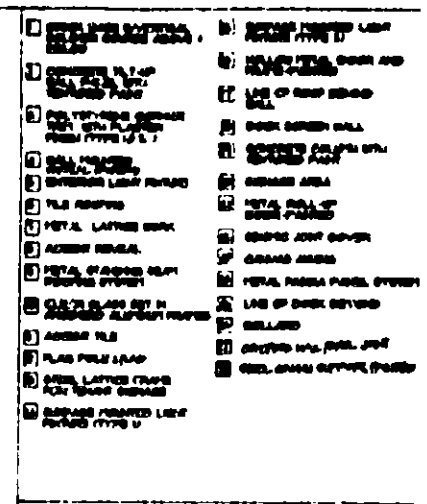
WEST ELEVATION | 1/8" | 6



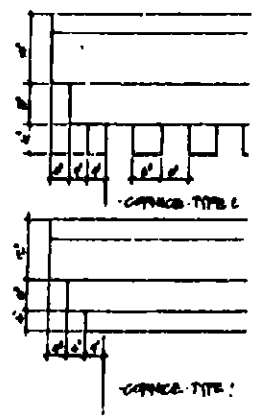
ARCADE (NORTH) | 1/8" | 5



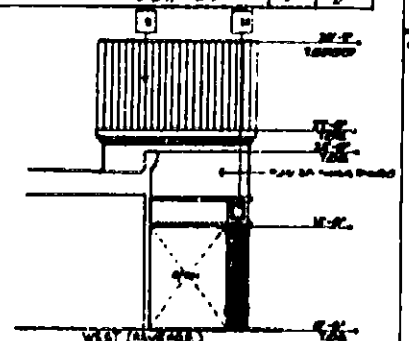
MAJOR 6 · EAST ELEVATION | 1/8" | 7



GENERAL NOTES | 1



CORNICE DETAILS | 1" | 1/2

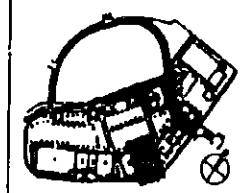


EAST ELEVATION | 1/8" | 2

BRIDGEPOINTE
SAN MATEO

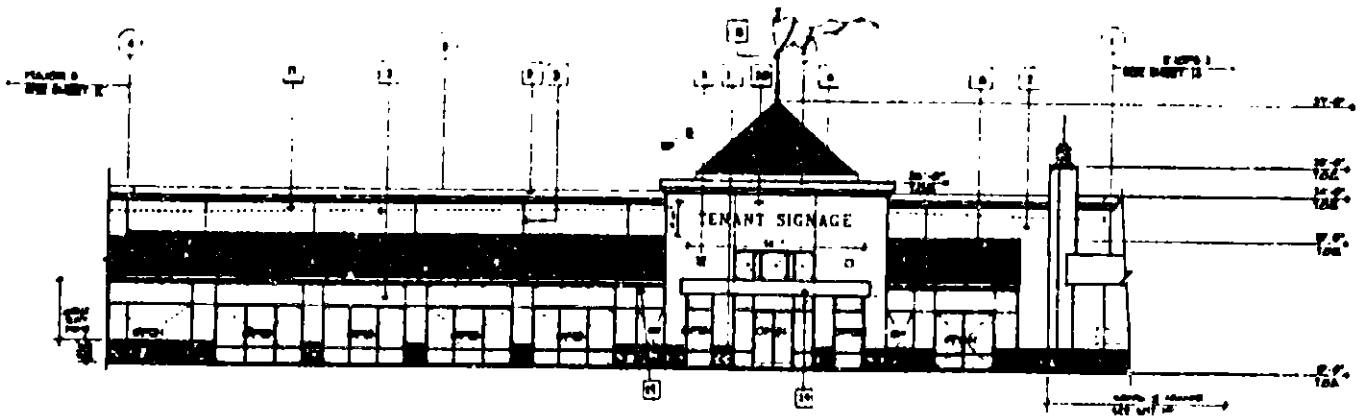
RETAIL
CENTER

NCC-88 B
SAN MATEO, CALIFORNIA



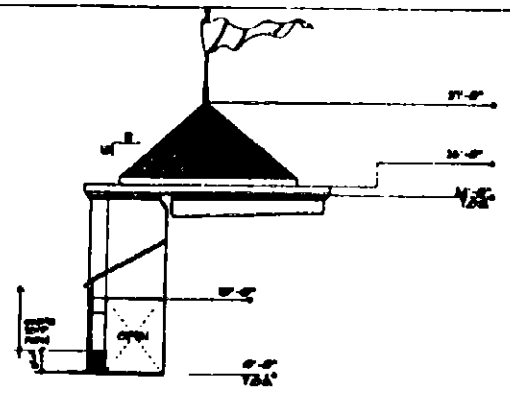
EXTERIOR ELEVATIONS
MAJOR 6

16

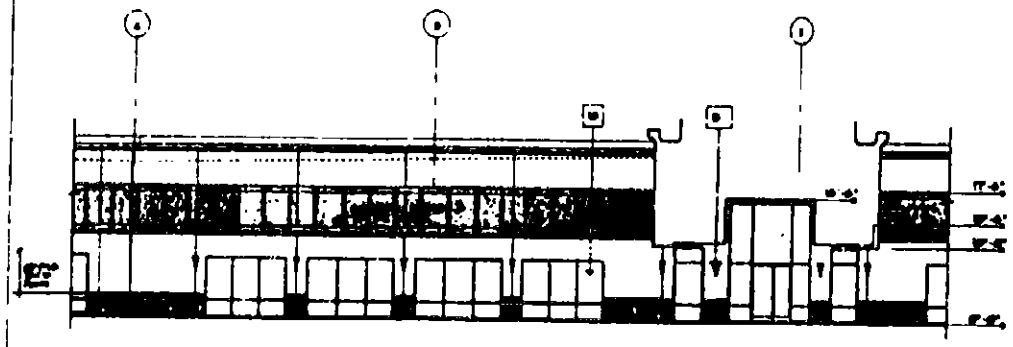


MAJOR 7 - NORTH ELEVATION | 1/8" | 2

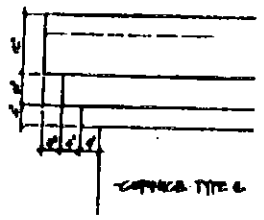
GENERAL NOTES | 1



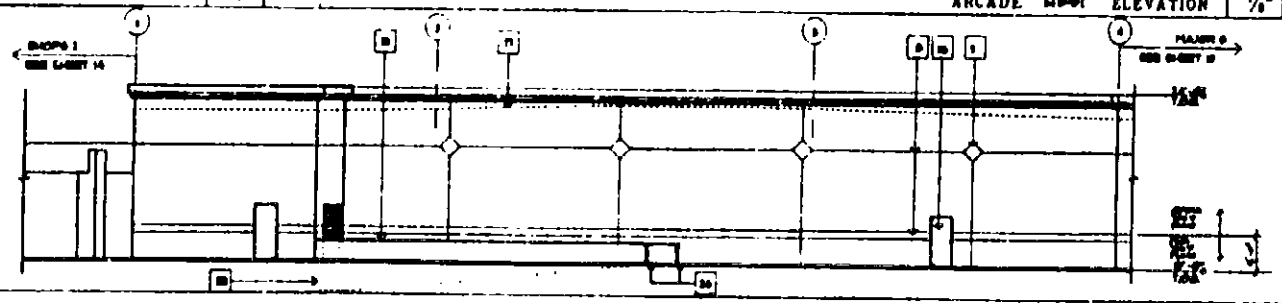
MAJOR 7 - ARCADE NORTH ELEVATION | 1/8" | 4



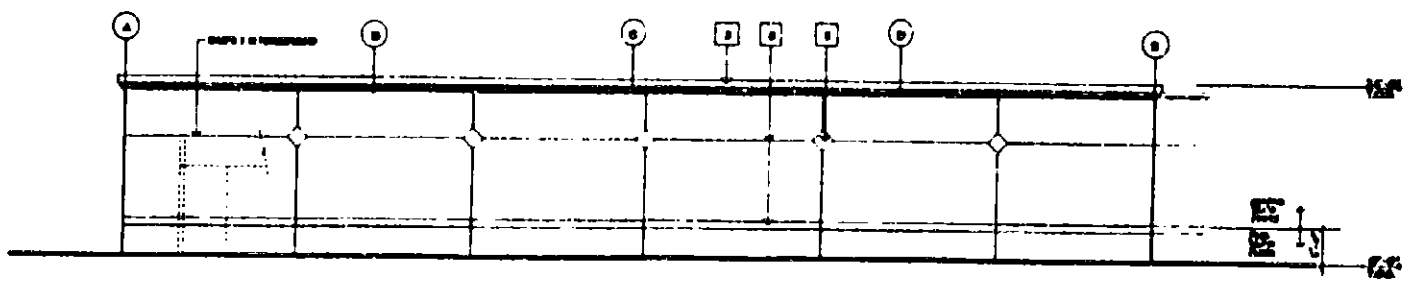
ARCADE WEST ELEVATION | 1/8" | 3



CORNICE DETAIL | 1" | 1a



MAJOR 7 - WEST ELEVATION | 1/8" | 5

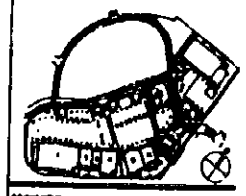


MAJOR 7 - SOUTH ELEVATION | 1/8" | 6

BRIDGEPOINTE
SAN MATEO

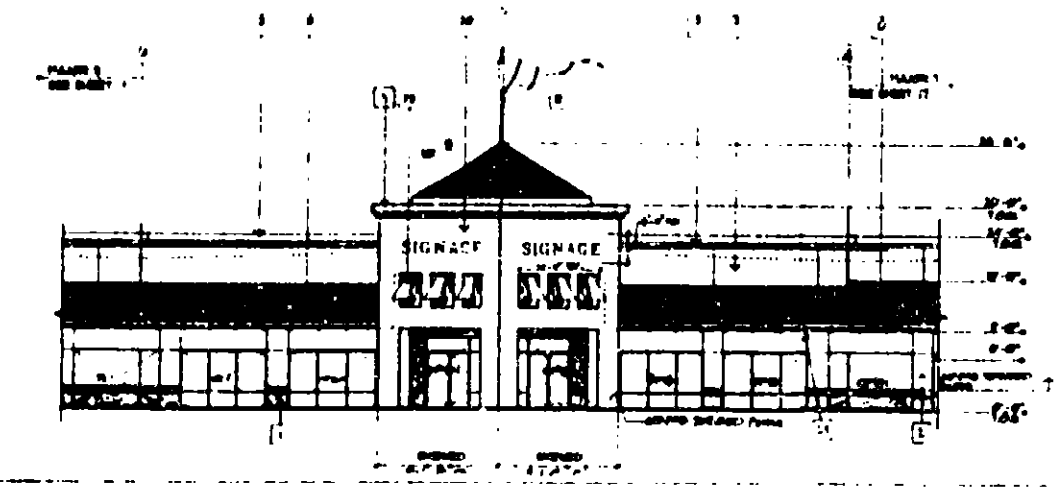
RETAIL
CENTER

NCC-88 B
SAN MATEO, CALIFORNIA



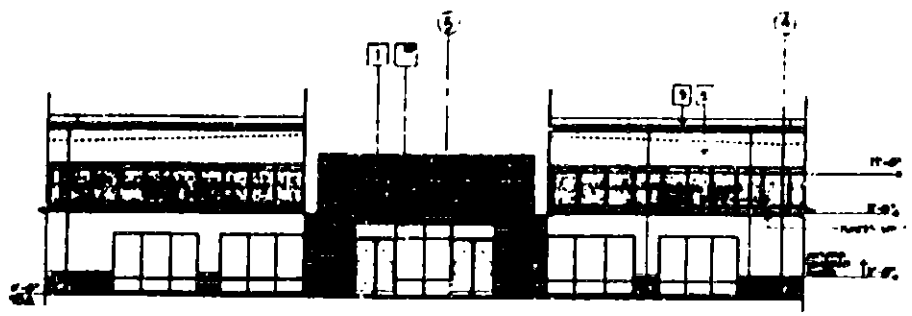
EXTERIOR ELEVATIONS
MAJOR 7

17

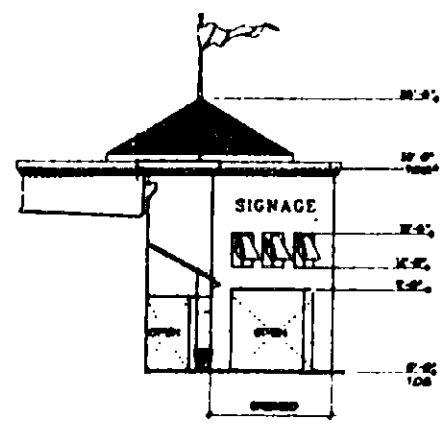


MAJOR 8 WEST ELEVATION | 1/8" | 2

GENERAL NOTES | 1

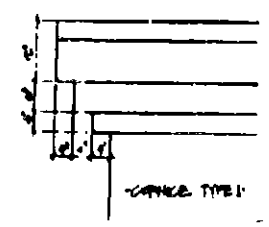


MAJOR 8 - ARCADE WEST ELEVATION | 1/8" | 4



SOUTH (REVERSE SIM)

MAJOR 8 - NORTH ELEVATION | 1/8" | 3

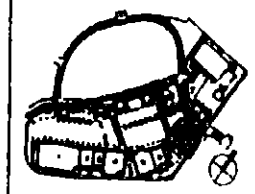


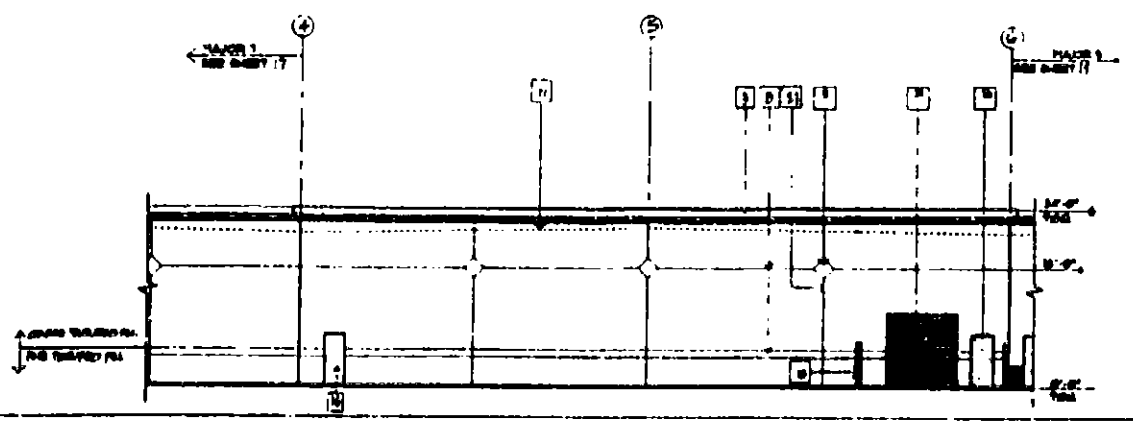
CORNICE DETAIL | 1" | 2

BRIDGEPOINTE
SAN MATEO

RETAIL
CENTER

KCC - 88 8
SAN MATEO . CALIFORNIA





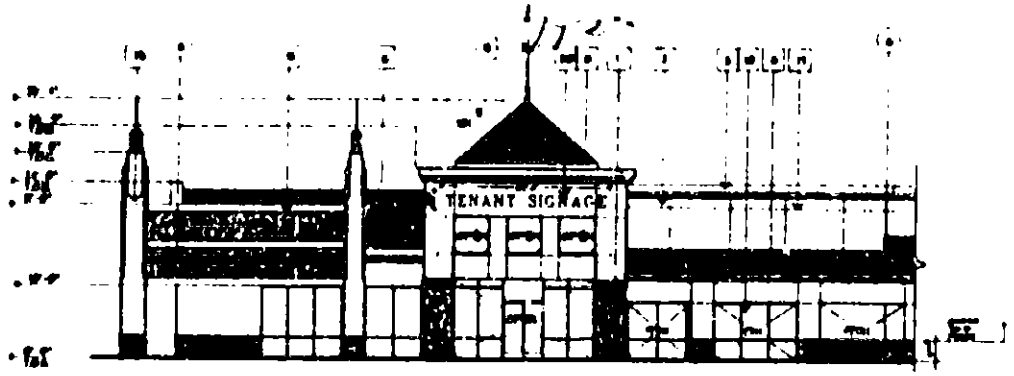
MAJOR 8 - EAST ELEVATION | 1/8" | 6

NORTHWEST ELEVATION | 1/8" | 5

EXTERIOR ELEVATIONS
MAJOR 8

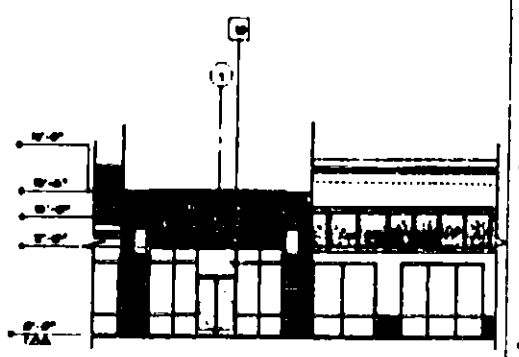
18

97-046728

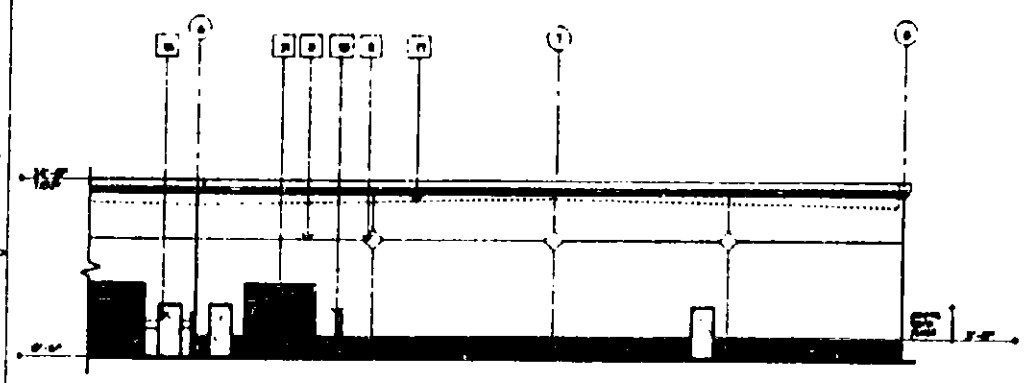


MAJOR 9 - WEST ELEVATION | 1/8" | 2

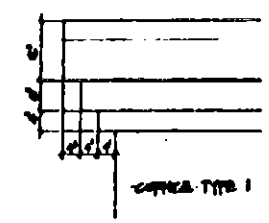
GENERAL NOTES | 1



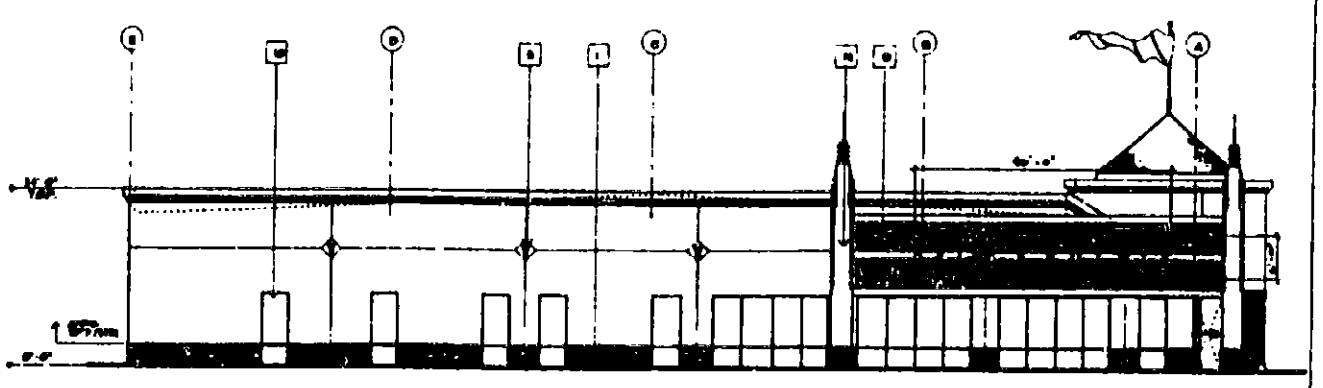
ARCADE (WEST) | 1/8" | 4



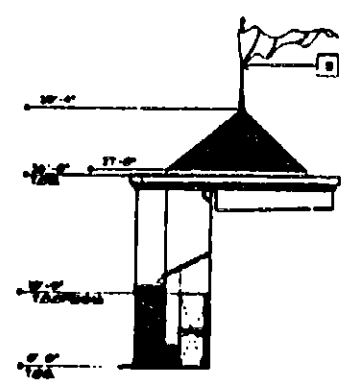
MAJOR 9 - EAST ELEVATION | 1/8" | 3



CORNICE DETAIL | 1" | 1A



MAJOR 9 - NORTH ELEVATION | 1/8" | 6



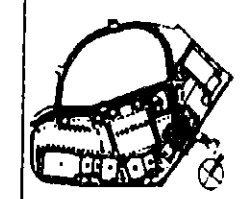
NORTH (SERVICE)

SOUTH ELEVATION | 1/8" | 5

BRIDGEPOINTE
SAN MATEO

RETAIL
CENTER

SCC-SM 8
SAN MATEO, CALIFORNIA



EXTERIOR ELEVATIONS
MAJOR 9

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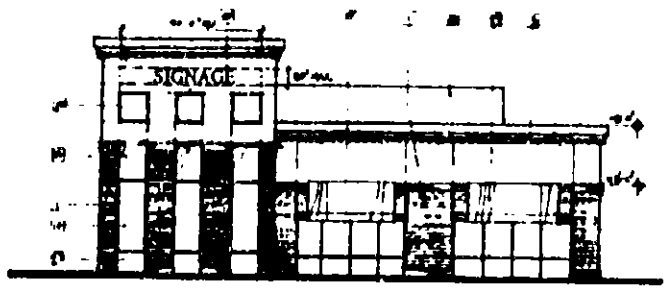
BRIDGEPOINTE
SAN MATEO

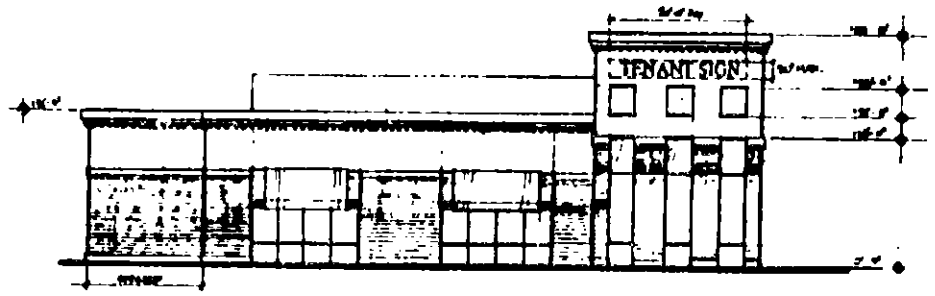
RETAIL CENTER

NCC-88 8
SAN MATEO . CALIFORNIA



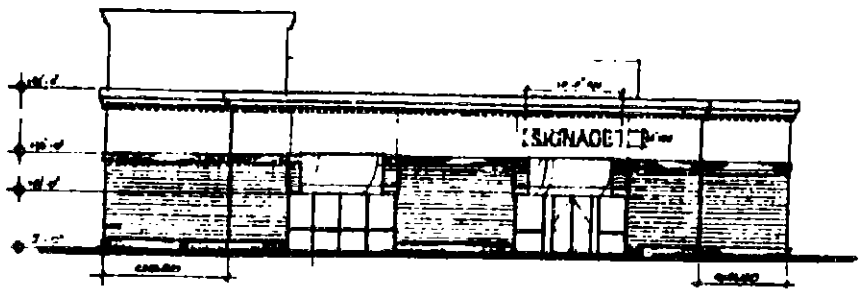
(PAD D MIRROR IMAGE OF SHOWN ELEVATION)

PADS A & D WEST ELEVATION | 1/8" | 2



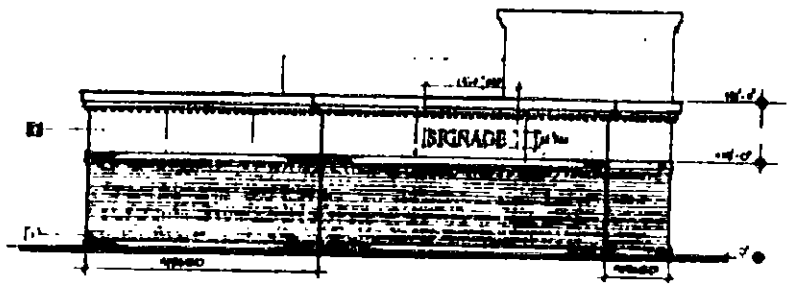
(PAD D - MIRROR IMAGE OF SHOWN ELEVATION)

PADS A & D ELEVATION FROM BRIDGEPOINTE PKWY NORTH ELEVATION | 1/8" | 1



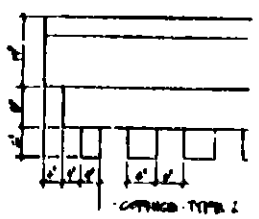
(PAD D MIRROR IMAGE OF SHOWN ELEVATION)

PADS A & D ELEVATION FROM PARKING LOT SOUTH ELEVATION | 1/8" | 4



(PAD D MIRROR IMAGE OF SHOWN ELEVATION)

PADS A & D EAST ELEVATION | 1/8" | 3

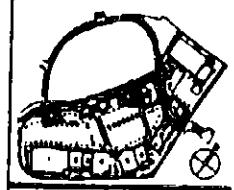


CORNICE - TYPE 2

CORNICE DETAIL | 1" = 6"

1. BRICK BASE W/ RETAIL NICHES, SLIPPER TREATMENT
2. CONCRETE TILT-UP WALL PANEL WITH TEXTURED PAINT
3. POLYSTYRENE CORNICE TRIM WITH PLASTER FINISH
4. WALL MOUNTED VERTICAL AWNING
5. EXTERIOR LIGHT FIXTURE
6. TILE ROOFING
7. WOOD LATTICE WORK
8. ACCENT REVEAL
9. METAL STANDING SEAM ROOFING SYSTEM
10. CLEAR GLASS SET IN ANODIZED ALUMINUM FRAMES
11. ACCENT TILE
12. FLAG POLE
13. STEEL LATTICE FRAME FOR TENANT SIGNAGE
14. SURFACE MOUNTED LIGHT FIXTURE (TYPE 1)
15. SURFACE MOUNTED LIGHT FIXTURE (TYPE 2)
16. HOLLOW METAL DOOR AND FRAME - PAINTED
17. LINE OF ROOF BEYOND WALL
18. DOCK SCREEN WALL
19. CONCRETE COLUMN WITH TEXTURED PAINT
20. SIGNAGE AREA (SIGNS SHOWN LIKE)
21. METAL ROLL UP DOOR-PAINTED
22. SEISMIC JOINT COVER
23. CANVAS AWNING (TYPE 1)
24. CANVAS AWNING (TYPE 2)
25. CANVAS AWNING (TYPE 3)
26. ROOF SCREEN
27. EXTERIOR PLASTER
28. METAL FRAME
29. GLASS BLOCK
30. SOFT-JOINT GLASS
31. METAL FASCIA
32. STRUCTURAL BRACE
33. COLUMN SPECIAL COLUMN COVER

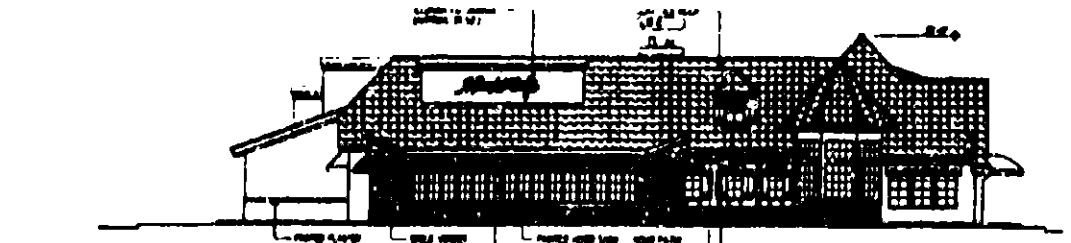
GENERAL NOTES | 5



EXTERIOR ELEVATIONS - PADS A & D

21

97-046728



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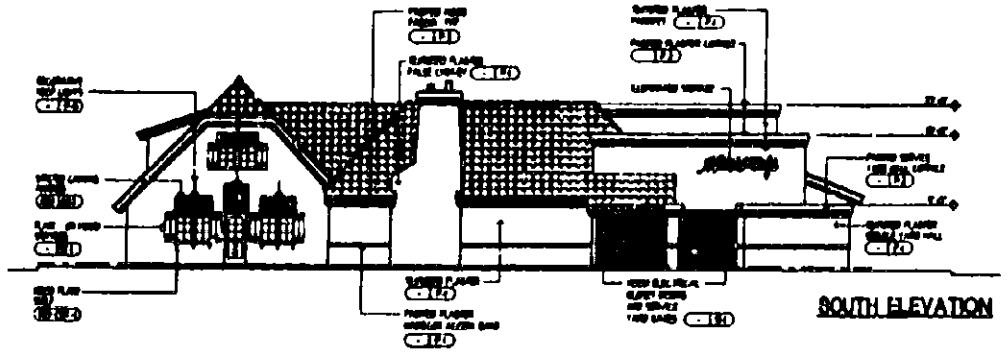
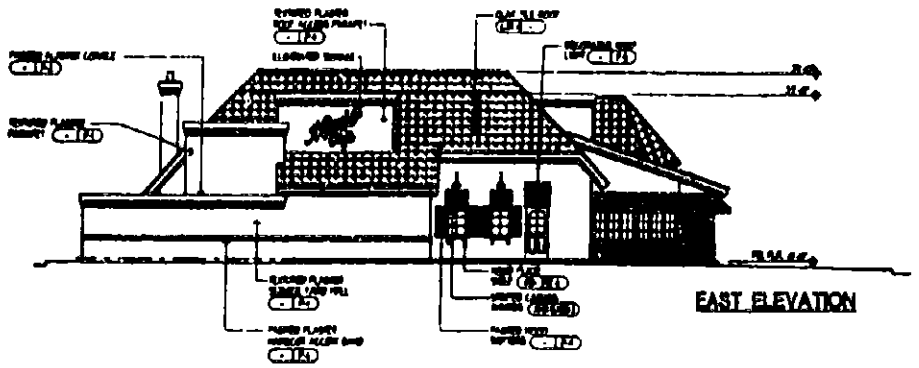
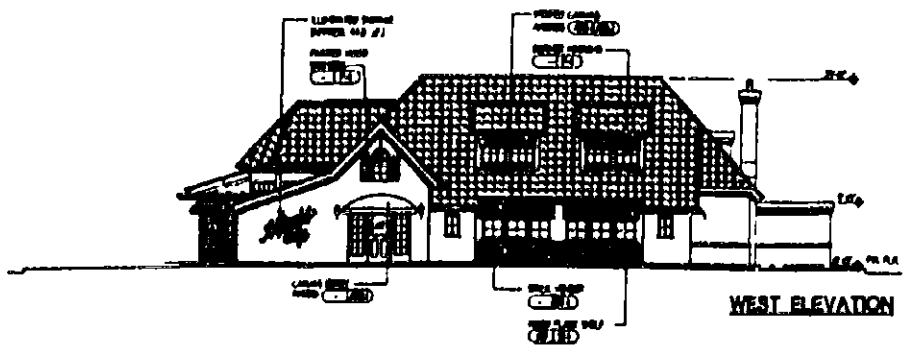


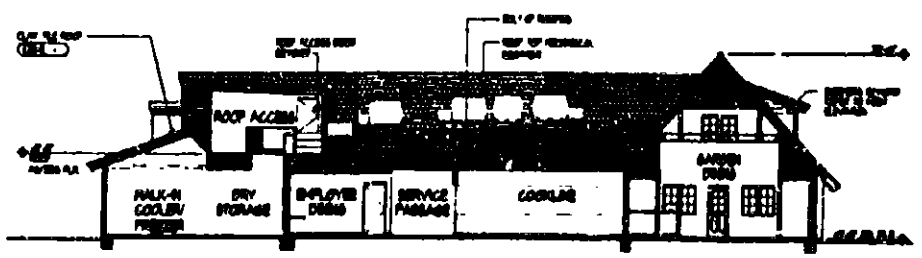
SOUTH ELEVATION



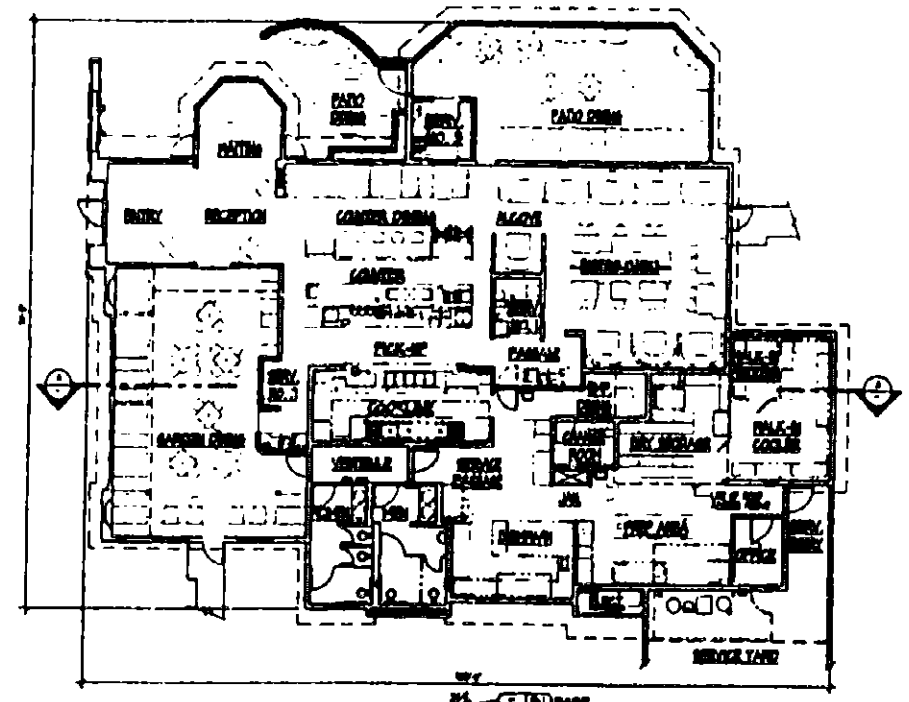
EAST ELEVATION



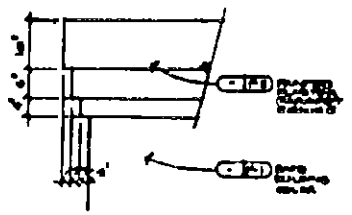
WEST ELEVATION



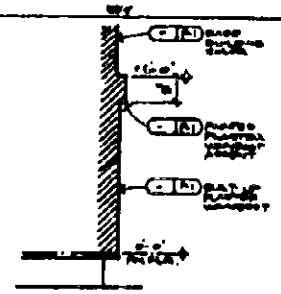
BUILDING SECTION A



FLOOR PLAN



PARAPET CORNICE



WAINSCOT REVEAL

PRIMA LEGEND

PROJECT PARTICIPANTS

PROJECT DATA

STDA

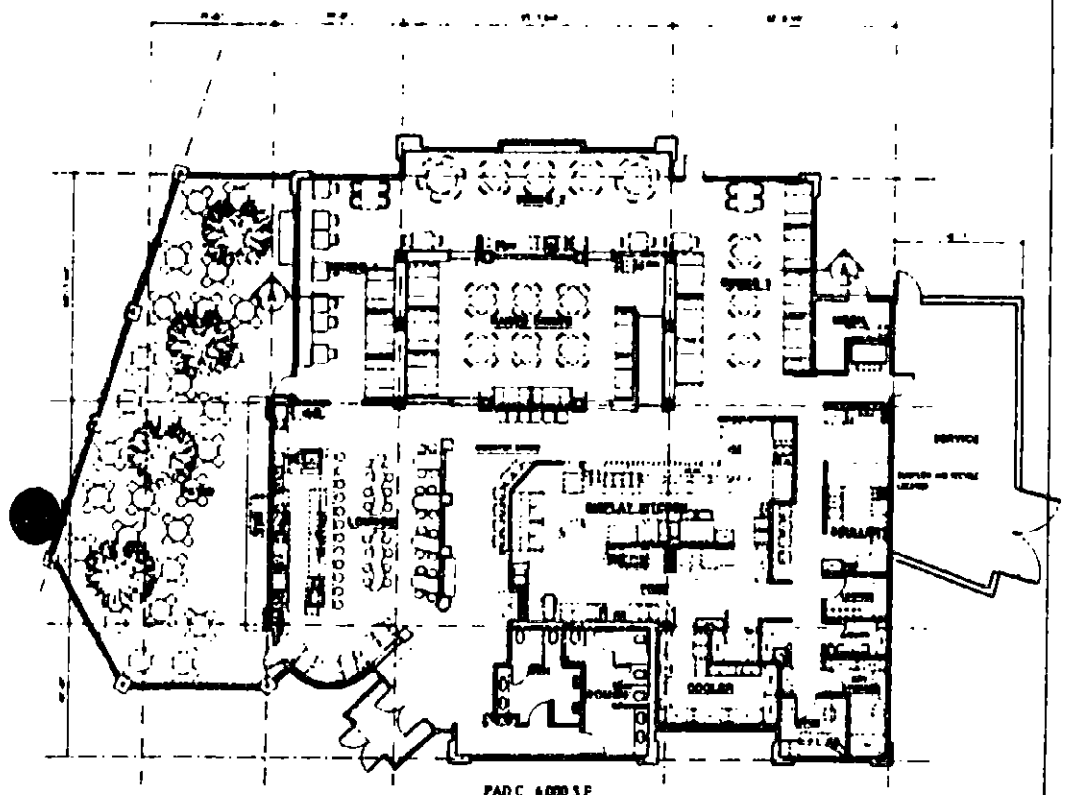
BRIDGEPOINTE
SAN MATEO

RETAIL
CENTER

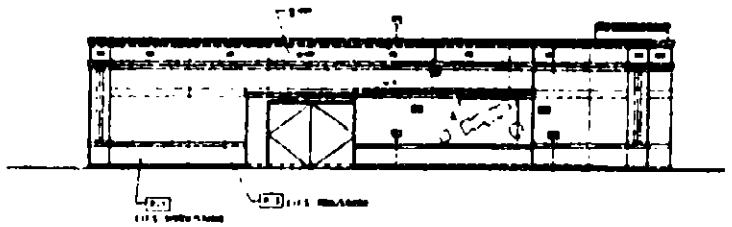
NCC-988
SAN MATEO, CALIFORNIA

PROJECT DATA, FLOOR PLAN, ELEVATIONS & BUILDING SECTION PAD B

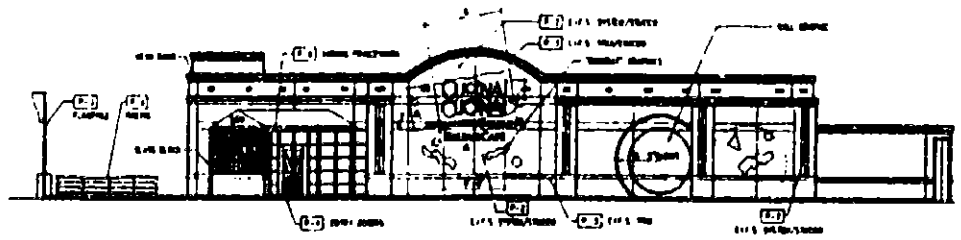
22



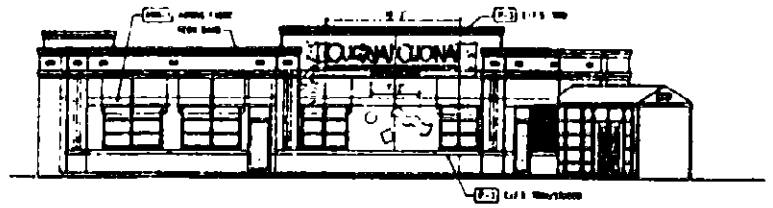
FLOOR PLAN



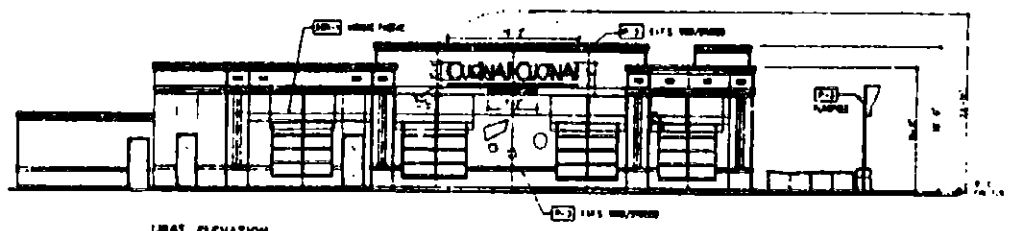
NORTH ELEVATION



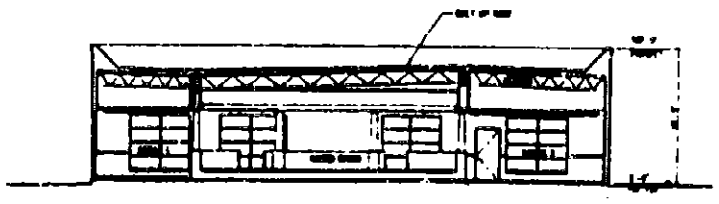
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



BUILDING SECTION A-A

PROJECT PARTICIPANTS

RESTAURANT OWNER — [illegible]

RESTAURANT ARCHITECT — [illegible]

PROJECT DATA

PROJECT DESCRIPTION	CONSTRUCTION OF NEW FREESTANDING SINGLE STORY 97 SEAT FAMILY ORIENTED RESTAURANT INCLUDING SERVICE YARD AND LANDSCAPE WORK
PROJECT LOCATION	BRIDGEPOINTE RETAIL CENTER SAN MATEO, CALIFORNIA
OCCUPANCY	A-3 RESTAURANT
CONSTRUCTION TYPE	V-N FULLY SPRINKLERED
BUILDING AREA	6,000 S.F.
APPLICABLE CODE	1994 UNIFORM BUILDING CODE
PARKING	PROVIDED BY DEVELOPER AS PART OF OVERALL BRIDGEPOINTE RETAIL CENTER DEVELOPMENT

FINISH SCHEDULE

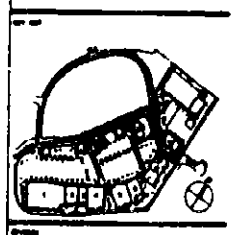
Exterior Paint and Stain Colors

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

BRIDGEPOINTE
SAN MATEO

RETAIL CENTER

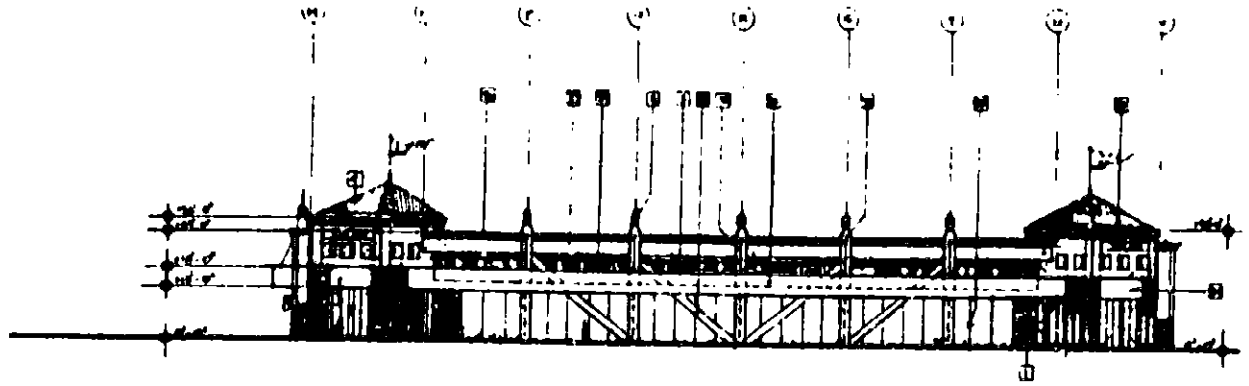
NCC-98 B
SAN MATEO, CALIFORNIA



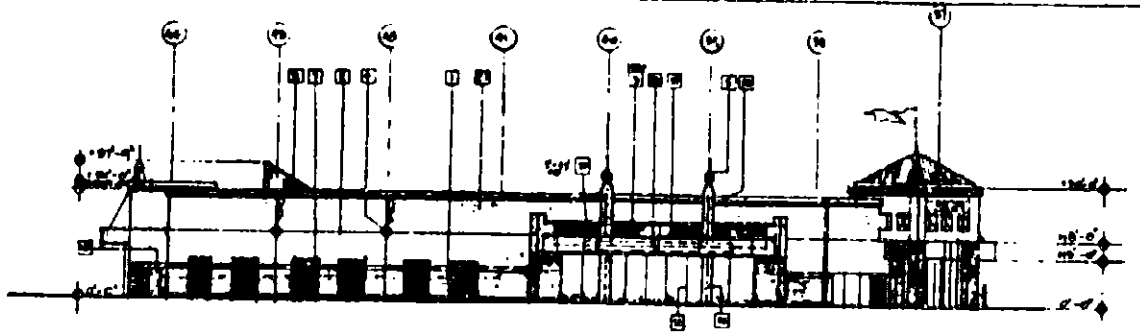
PROJECT DATA, FLOOR PLAN, ELEVATIONS & BUILDING SECTION PAD C

23

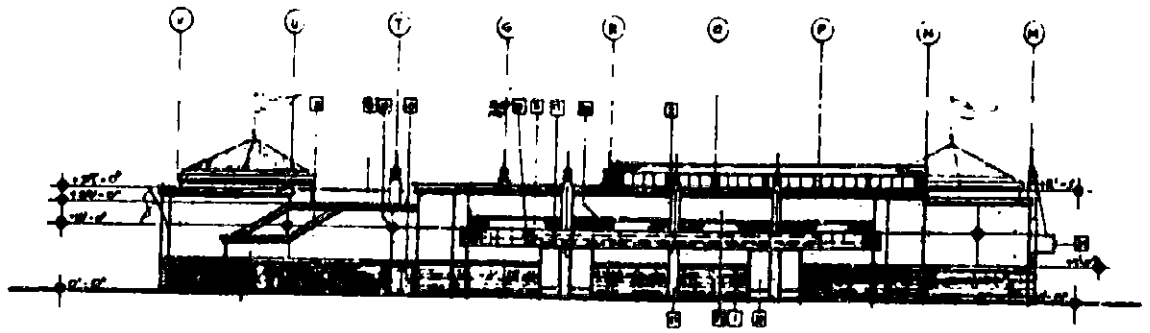
97-046728



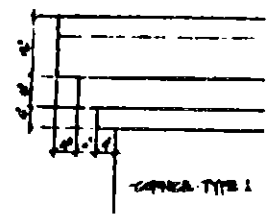
WEST ELEVATION 1/16" 1



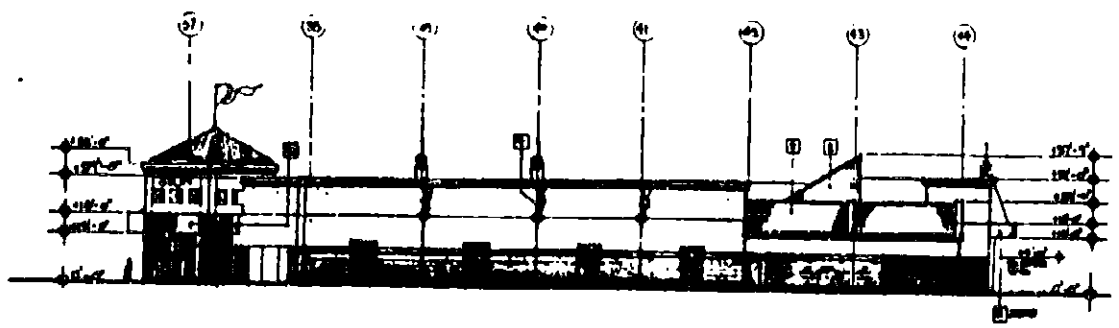
NORTH ELEVATION 1/16" 2



EAST ELEVATION 1/16" 4



CORNICE DETAIL 1" 5



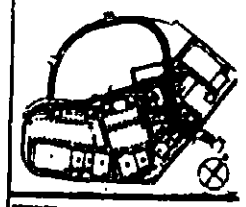
SOUTH ELEVATION 1/16" 3

KEY NOTES 6

BRIDGEPOINTE
SAN MATEO

RETAIL
CENTER

NCC-SK 8
SAN MATEO, CALIFORNIA



EXTERIOR ELEVATIONS

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OPERATION AND RECIPROCAL EASEMENT AGREEMENT
BRIDGEPOINTE, SAN MATEO

EXHIBIT E
BUILDING HEIGHTS

The following are building heights approved pursuant to SPAR application dated December 12, 1996, to the City of San Mateo, and are allowed under Section 4.2 of the REA.

"Parapet" is the top of wall elevation to the highest parapet.
"Tower" is the top of the roof elevation of any architectural entry pavilions or signage towers.

Primary Building Areas	Maximum Parapet	Maximum Tower
Lot 10 - Target Parcel	34'0"	45'0"
Lot 12 - Toys Parcel	37'0"	45'0"
Lot 11&13 - Developer Parcels	33'0"	45'0"
Outlying Building Areas		
Lots 6&9 - Pad Buildings A & D	32'0"	32'0"
Lots 7&8 - Pad Buildings B & C	22'0"	25'0"
Lot 5 - Ice Rink Building	33'0"	40'0"

97-045728

EXHIBIT "F"

(INTENTIONALLY OMITTED)

7-046728

OPERATION AND RECIPROCAL EASEMENT AGREEMENT
BRIDGEPOINTE, SAN MATEO

EXHIBIT G
SIGN CRITERIA

The attached Sign Program, consisting of Pages 1 through 22, was submitted to the City of San Mateo on December 12, 1996 and revised February 27, 1997.

All signages at the Shopping Center shall be in conformance with the Sign Program in accordance with Section 10.1 of the REA.

0024940-4

SIGNAGE PROGRAM

:

BRIDGEPOINTE

SAN MATEO, CALIFORNIA

N C C & S A N D H I L L I I

7 - 0146728

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MAJOR 3	PAGE 6
MAJOR 4	PAGE 7
SHOPS 1 & 2	PAGE 8
MAJOR 5	PAGE 9
MAJOR 6	PAGE 10
MAJOR 7	PAGE 11
MAJOR 8	PAGE 12
MAJOR 9	PAGE 13
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FLAGPOLE/BANNER DETAILS	PAGE 21
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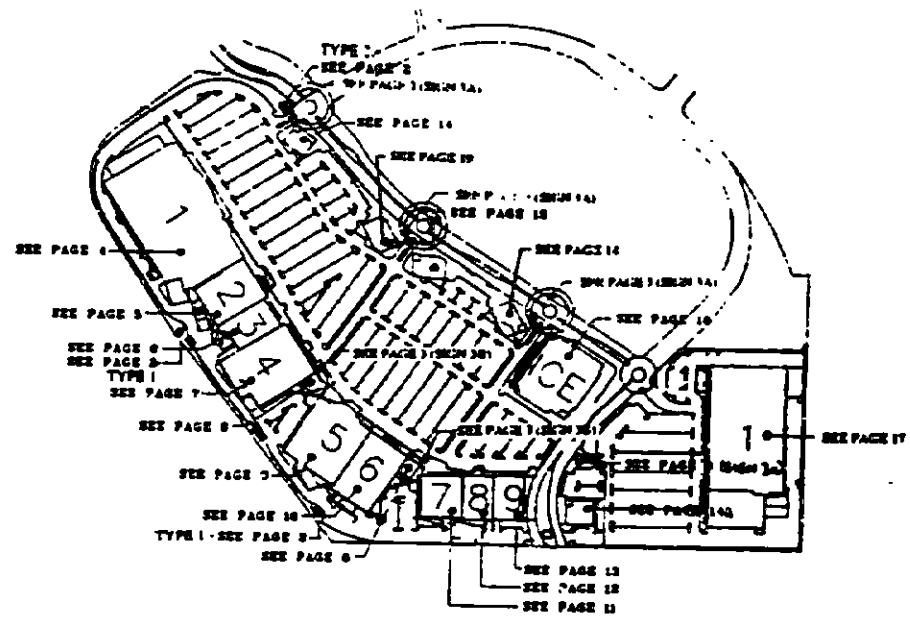
SCALE



SITE PLAN

BRIDGEPOINTE

SAN MATEO, CALIFORNIA

NCC & SANDHILL II

07-0167228

LOCATION	LIGHTING			SIGNAGE AREA			
	DIRECT	REAR	SIDE	FRONT	REAR	SIDE	TOTAL
MAJOR 1	4 INC. LOGOS	1 INC. LOGOS		[illegible] S.F.	[illegible] S.F.		[illegible] S.F.
MAJOR 2	2	2 MAX		252 S.F.	[illegible] S.F.		[illegible] S.F.
MAJOR 3	1	2 MAX		116 S.F.	[illegible] S.F.		[illegible] S.F.
MAJOR 4	1	2 MAX		148 S.F.	[illegible] S.F.		[illegible] S.F.
MAJOR 5	NO LOGOS	1		352 S.F.	[illegible] S.F.		[illegible] S.F.
MAJOR 6	1	2 MAX		234 S.F.	[illegible] S.F.		[illegible] S.F.
MAJOR 7	2	0		244 S.F.	0		[illegible] S.F.
MAJOR 8	1	0		228 S.F.	0		[illegible] S.F.
MAJOR 9	2	NONE	1	354 S.F.	0	216 S.F.	[illegible] S.F.
SHOPS 1 & 2 combined -@ retail freight wall							
-fascia	4	0		[illegible] S.F.			[illegible] S.F.
-window signs	14	0		[illegible] S.F.	0		[illegible] S.F.
ICE RINK	6 TOTAL			[illegible] S.F. TOTAL			[illegible] S.F.
PADS A, D & E	18 TOTAL (9 PER PAD)			[illegible] S.F. PER PAD [illegible]			[illegible] S.F.
MAME's Cafe	4 TOTAL (1 PER ELEVATION)			[illegible] S.F. TOTAL			[illegible] S.F.
CUCINA CUCINA	8 TOTAL (6 wall mtd. + 2 pedestal [illegible] signs)			[illegible] S.F. TOTAL			[illegible] S.F.
MAJOR 1 @ SITE 3	3			432 S.F.			432 S.F.
PROJECT SIGNS (9)	20 TOTAL (2 project logos per banner, project sign along Hwy 92-signage on 2 sides, signage on 3 sides -typical of 2 project signs.)			[illegible] S.F. TOTAL			[illegible]
DIRECTORY SIGN (2)	12 TOTAL (2 project logos per banner, signage areas on 4 sides per sign)			97 S.F. TOTAL			97 S.F.
DIRECTIONAL SIGN (4)	16 TOTAL (2 project logos per banner, signage areas on 2 sides per sign)			107 S.F. TOTAL			107 S.F.
TOTAL	127 SIGNS						[illegible] S.F.

*WINDOW SIGNAGE - WINDOW SIGNS MAY NOT EXCEED 25% OF WINDOW AREA.

SIGNAGE TABLE

BRIDGEPOINTE

SAN MATEO, CALIFORNIA

N C C & S A N D H I L L I I 1a

[illegible]

[illegible]

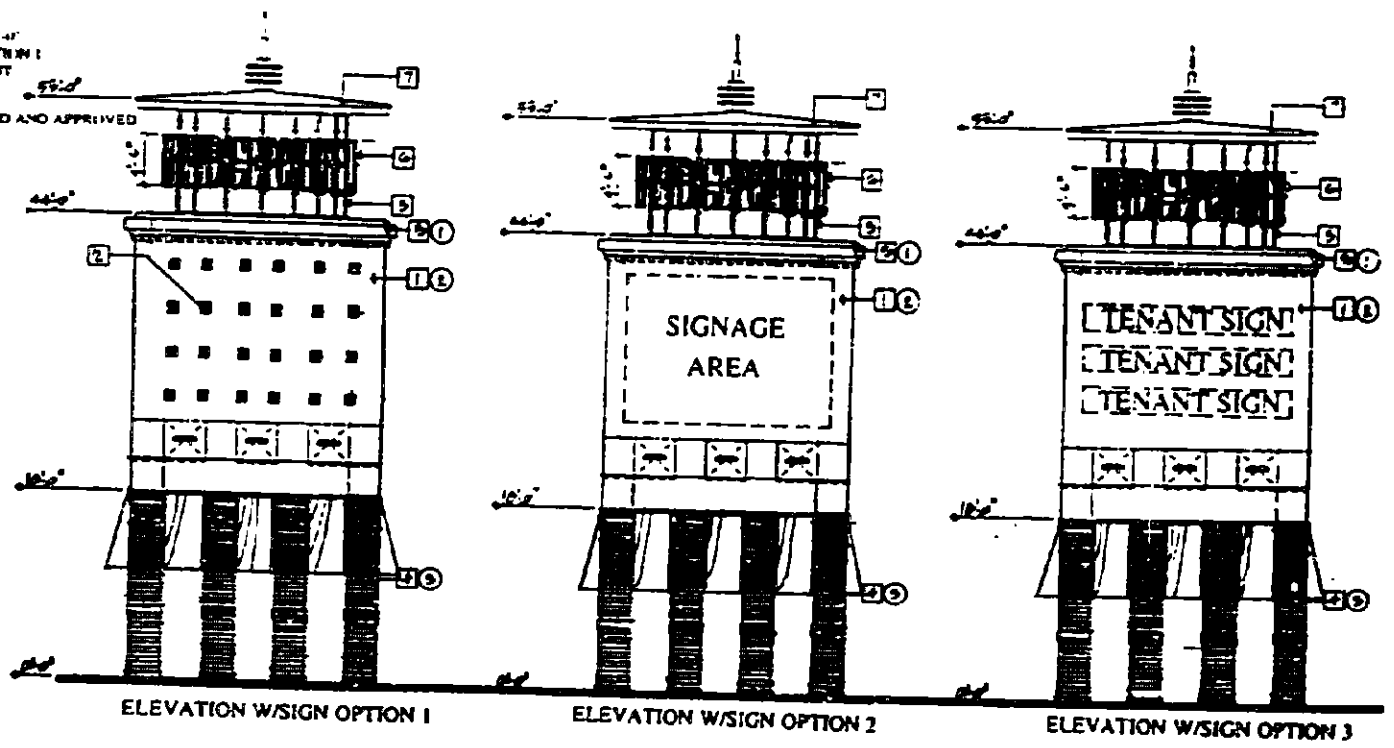
TYPOGRAPHY TO BE SELECTED, REVIEWED AND APPROVED BY OWNER

ILLUMINATION

INTERNALLY ILLUMINATED

1. EXTERIOR PLASTER OVER METAL FRAME
2. 8"X8" GLASS BLOCK ACCENTS
3. 10'-0" HIGH LANTERN CONSTRUCTED OF TRANSLUCENT PANELS WITH METAL FRAMES
4. BRICK VENEER BASE
5. POLYSTYRENE CORNICE TRIM
6. PROJECT SIGNAGE (INDIVIDUAL LETTERS)
7. METAL ROOF
8. CANVAS AWNING

- ① WHITE
- ② TERRA COTTA (BELLY-MOORE E-34-3)
- ③ MUDDOK "DUSTY ROSE"
- ④ TBS



ELEVATION W/SIGN OPTION 1 | ELEVATION W/SIGN OPTION 2 | ELEVATION W/SIGN OPTION 3

SIGN TYPE 1 - TENANT SIGNAGE (IN 2 SIDES OF STRUCTURE
- 500 S.F. WHERE USING SIGN AREA OPTION 2
- 150 S.F. WHERE USING SIGN AREA OPTION 3
- GLASS BLOCK ACCENTS (IN SIDES W/NO) SIGNAGE
- "BRIDGEPOINTE" SIGN (IN TWO) SIDES (IF LANTERN
- [illegible] S.F. EACH

SIGN TYPE 2 - TENANT SIGNAGE (IN 2 SIDES (IF STRUCTURE
- 500 S.F. WHERE USING SIGN AREA OPTION 2
- 150 S.F. WHERE USING SIGN AREA OPTION 3
- GLASS BLOCK ACCENTS (IN SIDES W/NO) SIGNAGE
- "BRIDGEPOINTE" SIGN (IN TWO SIDES (IF LANTERN

PROJECT SIGNS
BRIDGEPOINTE

SAN MATEO, CALIFORNIA

NCC & SANDHILL II 2

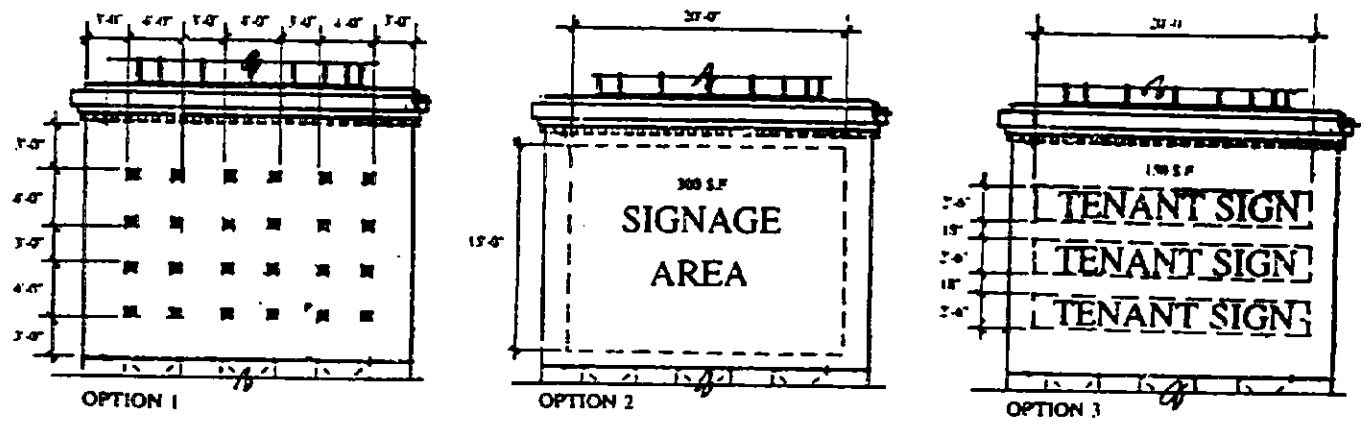
0467-0128

15'-0" H X 20'-0" W SIGNAGE AREA SHOWN DASHED IN OPTION 2 OR WITHIN 2'-6" X 20'-0" AREAS SHOWN DASHED IN OPTION 3. OPTION 1 OCCURS ON ANY SIDE OF TOWER WITHOUT TENANT SIGNAGE

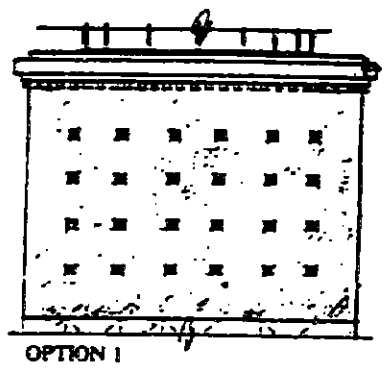
TYPOGRAPHY TO BE SELECTED, REVIEWED AND APPROVED BY OWNER.

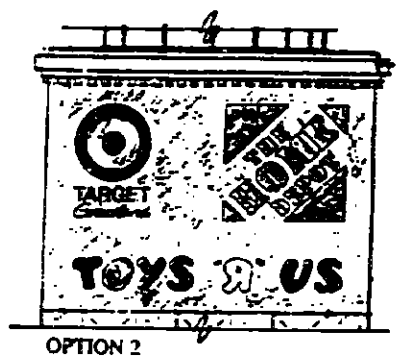
ILLUMINATION

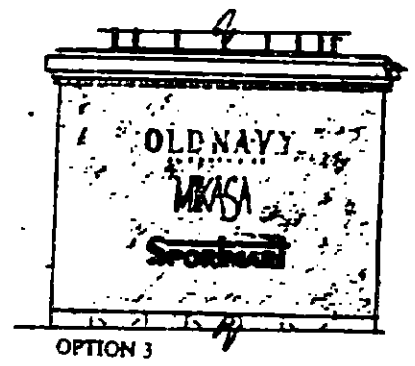
INTERNALLY ILLUMINATED



PROJECT SIGNS
SIGN AREA TYPES
BRIDGEPOINTE
SAN MATEO, CALIFORNIA
NCC & SANDHILL II 2a







PROJECT SIGNS
SIGN AREAS -
COLORED ELEVATIONS

BRIDGEPOINTE

SAN MATEO, CALIFORNIA

NCC&SANDHILL II 2b

327940-7

DIMENSIONS

[illegible] DIRECTORY & DIRECTIONAL SIGN [illegible]
SIGN [illegible] WITHIN [illegible] AREA SHOWN DASHED
SIGN [illegible] ALL [illegible] DIRECTORY SIGN PROJECT
NAME ON TWO SIDES OF LANTERN
SIGNAGE ON 1 SIDE - DIRECTIONAL SIGN
TYPOGRAPHY MAY VARY TO TENANT'S TRADE STYLE
TO BE REVIEWED AND APPROVED BY OWNER

ILLUMINATION

INTERNALLY ILLUMINATED

MATERIALS

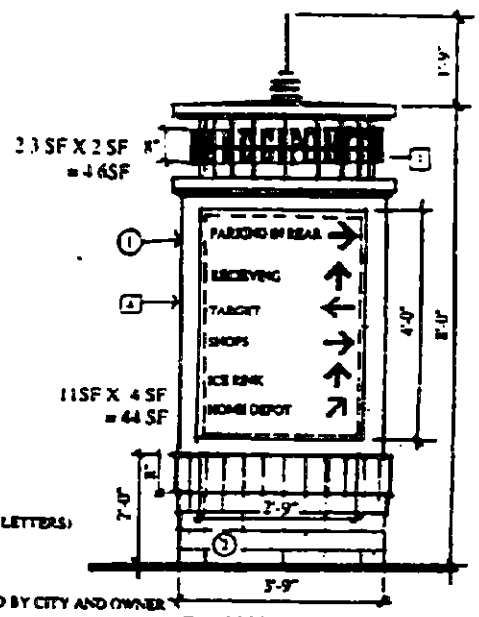
EXTERIOR PLASTER OVER METAL FRAME
2'-4" HIGH BRICK BASE - RUNNING
BOND PATTERN WITH VERTICAL SOLDIER
COURSE ABOVE

MATERIALS

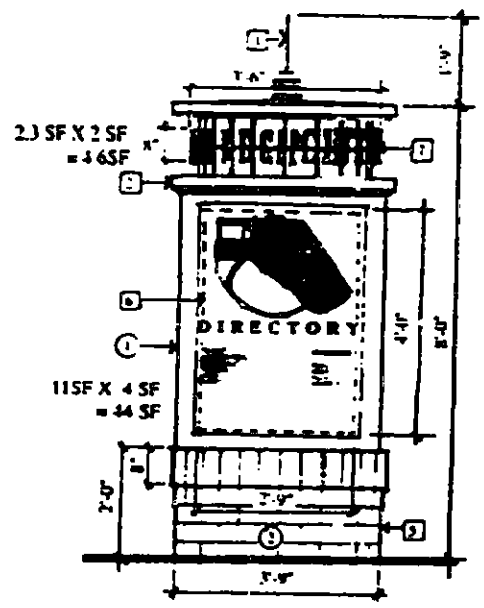
1. DECORATIVE LIGHT FIXTURE
2. POLYSTYRENE CORNICE TRIM
3. METAL FRAME
4. EXTERIOR PLASTER
5. BRICK BASE
6. ACRYLIC GRAPHIC SIGN PANEL
7. PROJECT SIGNAGE (INDIVIDUAL LETTERS)

COLORS

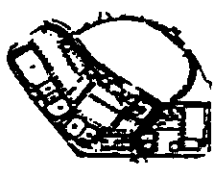
1. TO BE SELECTED AND APPROVED BY CITY AND OWNER
2. TO BE SELECTED AND APPROVED BY CITY AND OWNER



DIRECTIONAL SIGN 3A



DIRECTORY SIGN 3B



SCALE

PROJECT DIRECTORY / DIRECTIONAL SIGNS

SAN MATEO, CALIFORNIA

NCC & SANDHILL II

3

92-0465-26

ILLUMINATION

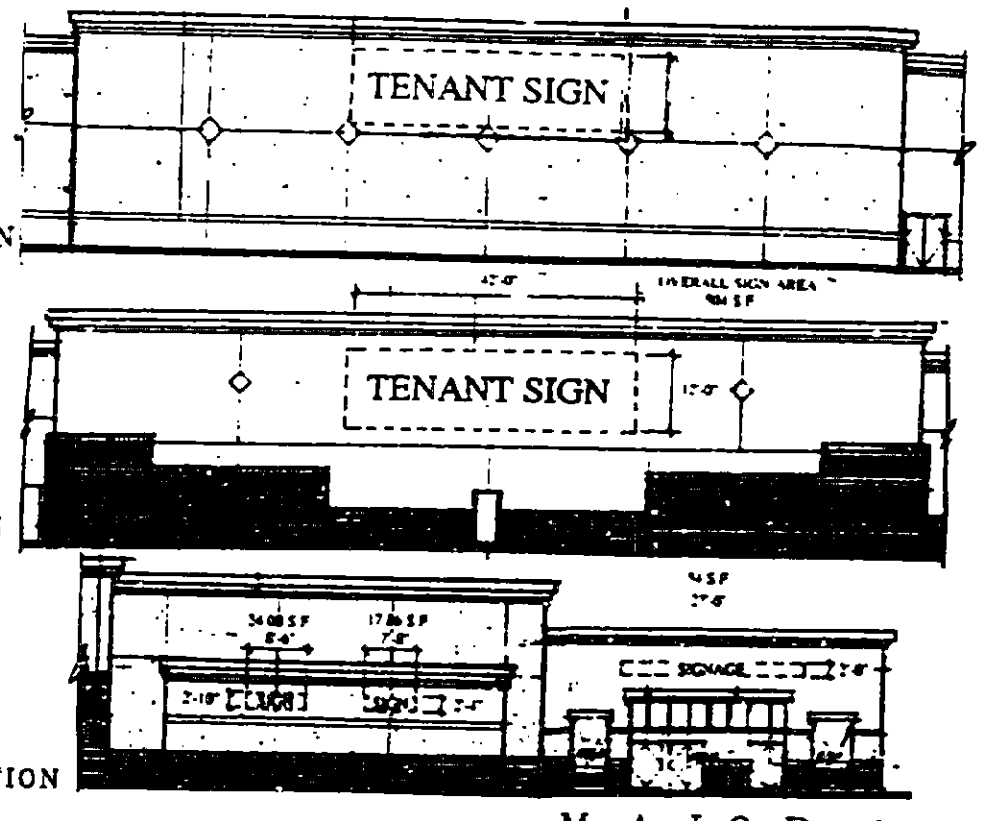
LETTERS INDIVIDUALLY INTERNALLY ILLUMINATED
OR APPROVED EXTERNAL ILLUMINATION

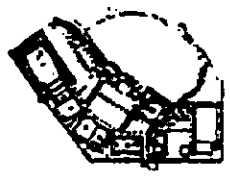
LOCATION

TENANT SIGNAGE TO BE LIMITED IN L...
SPACE UNLESS OTHERWISE REVIEWED AND APP...
BY OWNER AND CITY

MATERIALS

PLEASE SEE SHEET 10 FOR MATERIAL & LIGHTING DETAILS
COLORS TO BE REVIEWED AND APPROVED BY OWNER AND CITY





SCALE

MAJOR 1

BRIDGEPOINTE

SAN MATEO, CALIFORNIA

NCC. SANDHILL II 4

07-016728

TENANT SIGN

DIMENSIONS

[illegible] MAXIMUM HIGH SIGNAGE LETTERS IN FRONT AND REAR ELEVATIONS
[illegible] MAXIMUM HIGH SECONDARY SIGNAGE IN FRONT ELEVATION

TYPOGRAPHY ACCORDING TO TENANT'S TRADESTYLE.
TO BE REVIEWED AND APPROVED BY OWNER

ILLUMINATION

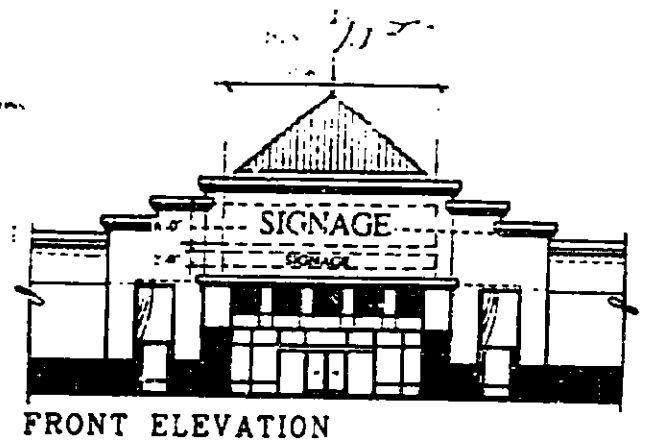
LETTERS INDIVIDUALLY INTERNALLY ILLUMINATED
OR APPROVED EXTERNAL ILLUMINATION

LOCATION

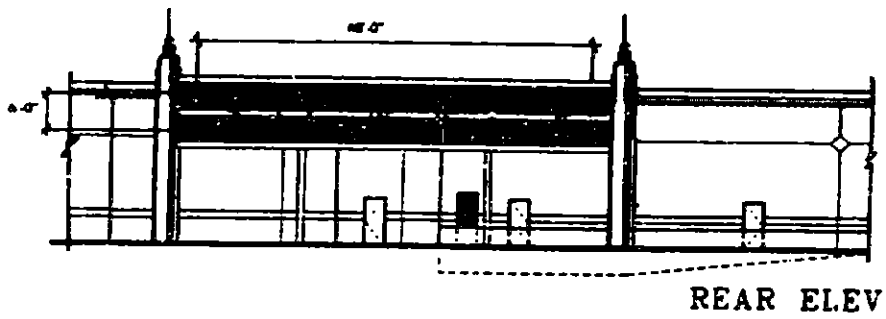
TENANT SIGNAGE TO BE CENTERED IN DESIGNATED
SPACE UNLESS OTHERWISE REVIEWED AND APPROVED
BY OWNER AND CITY.

MATERIALS

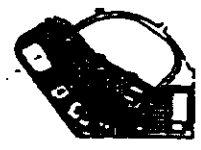
PLEASE SEE SHEET 10 FOR MATERIAL & LIGHTING
DETAILS. COLORS TO BE REVIEWED AND APPROVED
BY OWNER AND CITY.



FRONT ELEVATION



REAR ELEVATION



SCALE

0 5 10 20

M A J O R 2

B R I D G E P O I N T E

SAN MATEO, CALIFORNIA

N C C & S A N D H I L L I I

0457 28

TENANT SIGN

DIMENSIONS

[illegible]

TYPOGRAPHY ACCORDING TO TENANT'S TRADESTYLE. TO BE REVIEWED AND APPROVED BY OWNER.

ILLUMINATION

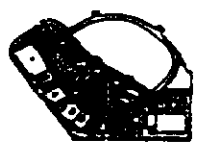
LETTERS INDIVIDUALLY INTERNALLY ILLUMINATED OR APPROVED EXTERNAL ILLUMINATION

LOCATION

TENANT SIGNAGE TO BE CENTERED IN DESIGNATED SPACE UNLESS OTHERWISE REVIEWED AND APPROVED BY OWNER AND CITY

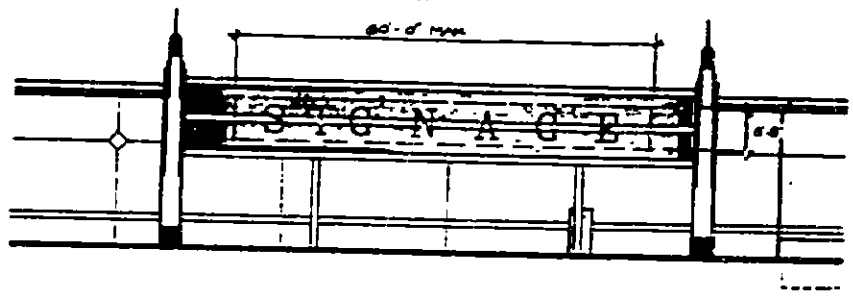
MATERIALS

PLEASE SEE SHEET 18 FOR MATERIAL & LIGHTING DETAILS. COLORS TO BE REVIEWED AND APPROVED BY OWNER AND CITY



SCALE

FRONT ELEVATION



REAR ELEVATION

M A J O R 3

B R I D G E P O I N T E

SAN MATEO, CALIFORNIA

N C C & S A N D H I L L I I

TENANT SIGN

DIMENSIONS

6'-0" MAXIMUM HIGH LETTERS ON FRONT AND REAR ELEVATIONS

TYPOGRAPHY ACCORDING TO TENANT'S TRADEMARK.
TO BE REVIEWED AND APPROVED BY OWNER

ILLUMINATION

LETTERS INDIVIDUALLY INTERNALLY ILLUMINATED
OR APPROVED EXTERNAL ILLUMINATION

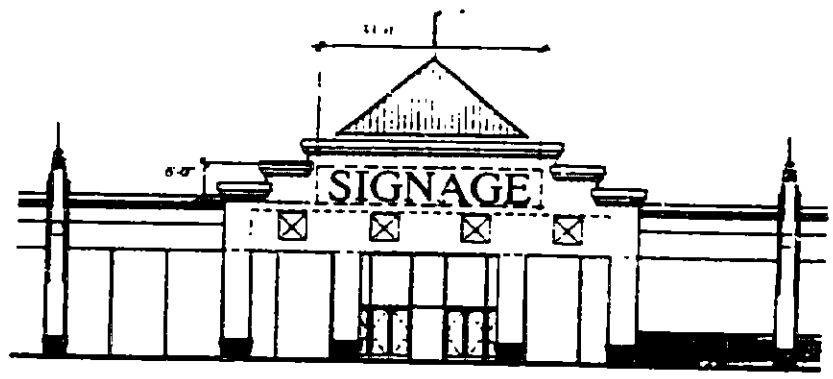
LOCATION

TENANT SIGNAGE TO BE CENTERED IN DESIGNATED
SPACE UNLESS OTHERWISE REVIEWED AND APPROVED
BY OWNER AND CITY

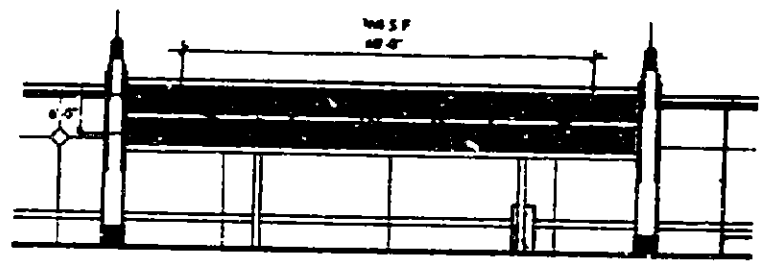
MATERIALS

PLEASE SEE SHEET 16 FOR MATERIAL & LIGHTING
DETAILS. COLORS TO BE REVIEWED AND APPROVED
BY OWNER AND CITY.

SCALE



FRONT ELEVATION



REAR ELEVATION

MAJOR 4

BRIDGEPOINTE

SAN MATEO, CALIFORNIA

NCC & SANDHILL II

7

827-0146

DIMENSIONS

[illegible] MAX SIGN HEIGHT LETTERS (ON WIND BREAK WALL MOUNTED ELEVATION)
[illegible] MAXIMUM HEIGHT WINDOW GRAPHICS AREA (ON WIND BREAK WALL)
WINDOW SIGNAGE MAY NOT EXCEED 25% OF WINDOW AREAS

TYPOGRAPHY ACCORDING TO TENANT'S TRADESTYLE
TO BE REVIEWED AND APPROVED BY OWNER

ILLUMINATION

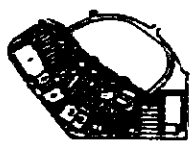
LETTERS INDIVIDUALLY INTERNALLY ILLUMINATED
OR APPROVED EXTERNAL ILLUMINATION

LOCATION

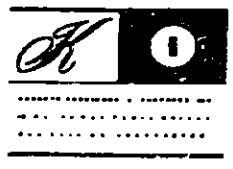
TENANT SIGNAGE TO BE CENTERED IN DESIGNATED
SPACE UNLESS OTHERWISE REVIEWED AND APPROVED
BY OWNER AND CITY

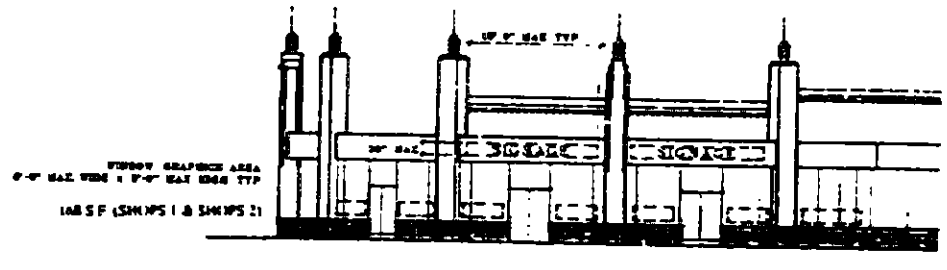
MATERIALS

PLEASE SEE SHEET 16 FOR MATERIAL & LIGHTING
DETAILS. COLORS TO BE REVIEWED AND APPROVED
BY OWNER AND CITY

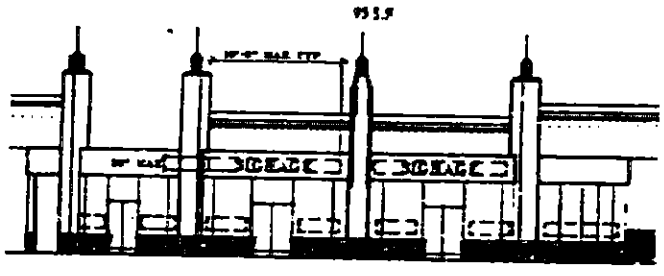


SCALE





SHOPS 1 - FRONT ELEVATION
WIND BREAK WALL



SHOPS 2 - FRONT ELEVATION
WIND BREAK WALL

S H O P S

B R I D G E P O I N T E

SAN MATEO, CALIFORNIA

N C C & S A N D H I L L II

07-0456728

TENANT SIGN

LANE SIGNS

[illegible] MAXIMUM LEGEND LETTERS ON FRONT AND REAR ELEVATIONS
[illegible] HIGH MAXIMUM LEGEND ON FRONT ELEVATION

TYPOGRAPHY ACCORDING TO TENANT'S TRADESTYLE
TO BE REVIEWED AND APPROVED BY OWNER

ILLUMINATION

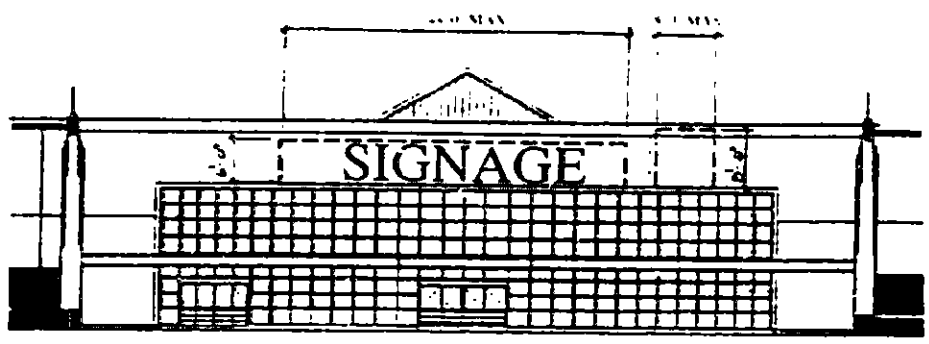
LETTERS INDIVIDUALLY INTERNALLY ILLUMINATED
OR APPROVED EXTERNAL ILLUMINATION

LOCATION

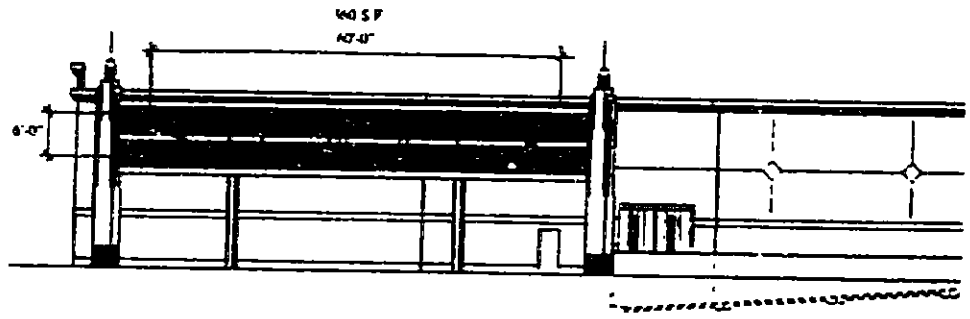
TENANT SIGNAGE TO BE CENTERED IN DESIGNATED
SPACE UNLESS OTHERWISE REVIEWED AND APPROVED
BY OWNER AND CITY

MATERIALS

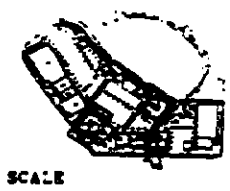
PLEASE SEE SHEET 11 FOR MATERIAL & LIGHTING DETAILS.
COLORS TO BE REVIEWED AND APPROVED BY OWNER
AND CITY



FRONT ELEVATION



REAR ELEVATION



SCALE

MAJOR 5

BRIDGEPOINTE

SAN MATEO, CALIFORNIA

NCC: SANDHILL II

87-0145728

TENANT SIGN

DIMENSIONS

5'-0" MAXIMUM HIGH LETTERS ON FRONT ELEVATION AND 4'-0" MAXIMUM HIGH LETTERS ON REAR ELEVATION

TYPOGRAPHY ACCORDING TO TENANT'S TRADESTYLE, TO BE REVIEWED AND APPROVED BY OWNER

ILLUMINATION

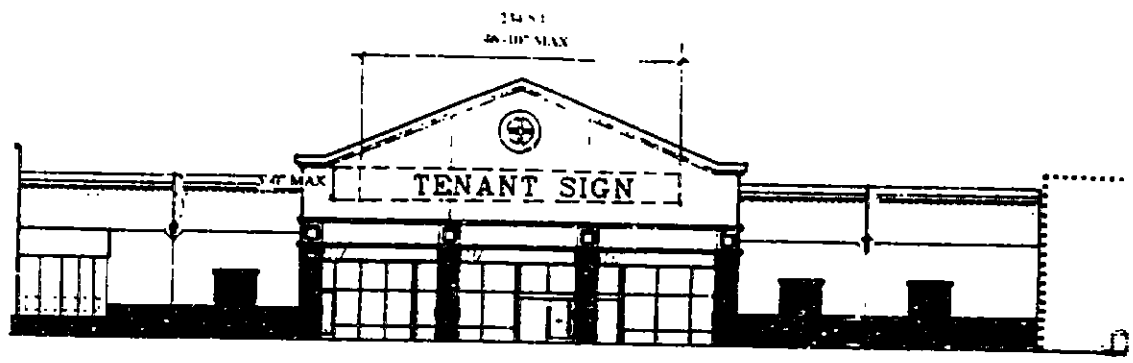
LETTERS INDIVIDUALLY INTERNALLY ILLUMINATED OR APPROVED EXTERNAL ILLUMINATION

LOCATION

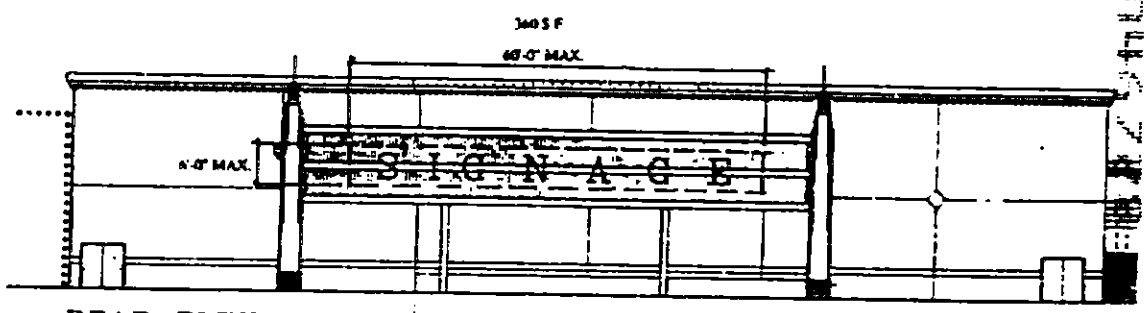
TENANT SIGNAGE TO BE CENTERED IN DESIGNATED SPACE UNLESS OTHERWISE REVIEWED AND APPROVED BY OWNER AND CITY

MATERIALS

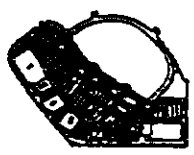
PLEASE SEE SHEET 15 FOR MATERIAL & LIGHTING DETAILS. COLORS TO BE REVIEWED AND APPROVED BY OWNER AND CITY.



FRONT ELEVATION



REAR ELEVATION



SCALE

M A J O R 6

B R I D G E P O I N T E

SAN MATEO, CALIFORNIA

N C C & S A N D H I L L II 10

TENANT SIGN

DIMENSIONS

[illegible] MAXIMUM HIGH LETTERS ON FRONT TOWER ELEVATION
[illegible] MAXIMUM HIGH LETTERS ON FRONT ARCHITECTURAL ELEVATION

TYPOGRAPHY ACCORDING TO TENANT'S TRADESTYLE, TO BE REVIEWED AND APPROVED BY OWNER

ILLUMINATION

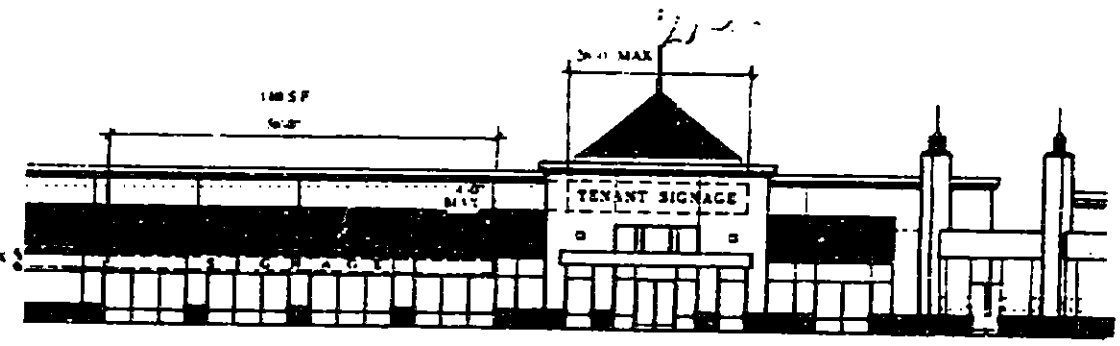
LETTERS INDIVIDUALLY INTERNALLY ILLUMINATED OR APPROVED EXTERNAL ILLUMINATION

LOCATION

TENANT SIGNAGE TO BE CENTERED IN DESIGNATED SPACE UNLESS OTHERWISE REVIEWED AND APPROVED BY OWNER AND CITY.

MATERIALS

PLEASE SEE SHEET 10 FOR MATERIAL & LIGHTING DETAILS. COLORS TO BE REVIEWED AND APPROVED BY OWNER AND CITY.



FRONT ELEVATION

SCALE

MAJOR 7

BRIDGEPOINTE

SAN MATEO, CALIFORNIA

NCC & SANDHILL II

11

TENANT SIGN

DIMENSIONS

4'-0" MAXIMUM HIGH LETTERS IN FRONT ELEVATION
REFER TO PAGES 11 & 12 FOR 2'-6" MAXIMUM HIGH LETTERS
IN ARCADE.

TYPOGRAPHY ACCORDING TO TENANT'S TRADESTYLE.
TO BE REVIEWED AND APPROVED BY OWNER.

ILLUMINATION

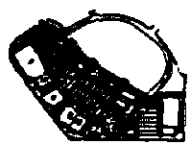
LETTERS INDIVIDUALLY BACKLIT OR APPROVED
EXTERNAL ILLUMINATION

LOCATION

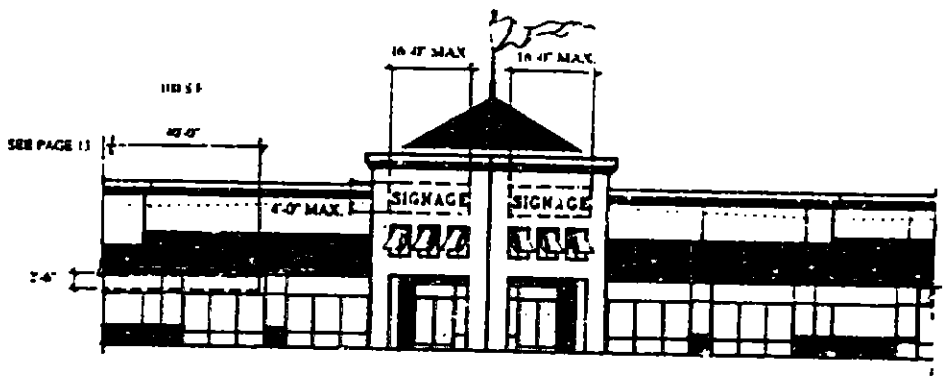
TENANT SIGNAGE TO BE CENTERED IN DESIGNATED
SPACE UNLESS OTHERWISE REVIEWED AND APPROVED
BY OWNER.

MATERIALS

PLEASE SEE SHEET 16 FOR MATERIAL & LIGHTING
DETAILS. COLORS TO BE REVIEWED AND APPROVED
BY OWNER.



SCALE



FRONT ELEVATION

M A J O R 8

B R I D G E P O I N T E

SAN MATEO, CALIFORNIA

N C C & S A N D H I L L I I

-0457 28

TENANT SIGN

DIMENSIONS

[illegible] MAXIMUM HIGH LETTERS ON FRONT TOWER ELEVATION
[illegible] MAXIMUM HIGH LETTERS ON FRONT AND SIDE ELEVATION

TYPE OF FACE MATERIAL TO TENANT'S TRADE STYLE
TO BE REVIEWED AND APPROVED BY OWNER

[illegible] MAXIMUM HIGH PROJECT SIGN ON FRONT & SIDE, SEE SIGN TEMPLATE

ILLUMINATION

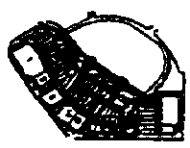
LETTERS INDIVIDUALLY INTERNALLY ILLUMINATED
OR APPROVED EXTERNAL ILLUMINATION.

LOCATION

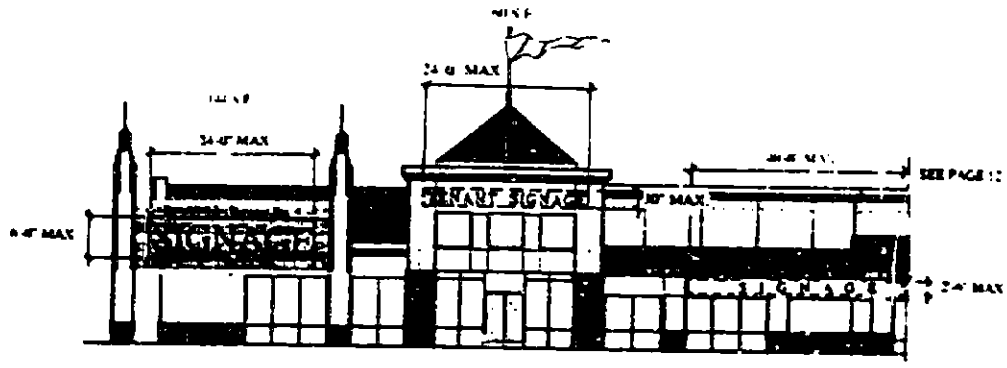
TENANT SIGNAGE TO BE CENTERED IN DESIGNATED SPACE UNLESS OTHERWISE REVIEWED AND APPROVED BY OWNER OR CITY

MATERIALS

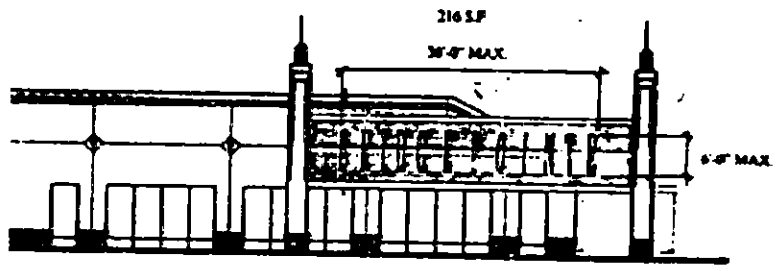
PLEASE SEE SHEET 10 FOR MATERIAL & LIGHTING DETAILS. COLORS TO BE REVIEWED AND APPROVED BY OWNER AND CITY.



SCALE



FRONT ELEVATION



SIDE ELEVATION

M A J O R 9

B R I D G E P O I N T E

SAN MATEO, CALIFORNIA

N C C & S A N D H I L L I I

DIMENSION

MAXIMUM HEIGHT SIGNAGE ON TOWER AND
HIGH SIGNAGE OVER STOREFRONT ENTRANCE
SIGNAGE ON TWO SIDES OF TOWER

TYPICALLY ACCORDING TO TENANT'S TRADEMARK
TO BE REVIEWED AND APPROVED BY OWNER

ILLUMINATION

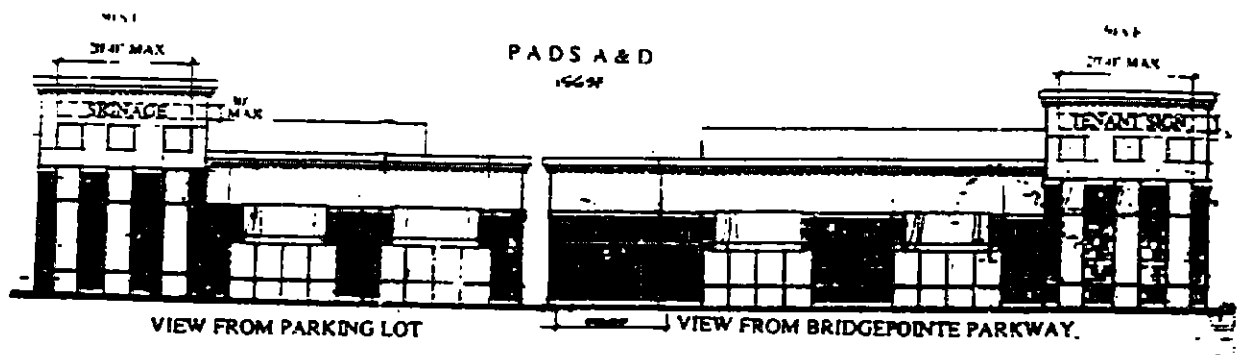
LETTERS INDIVIDUALLY INTERNALLY ILLUMINATED
OR APPROVED EXTERNAL ILLUMINATION

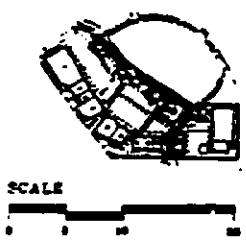
LOCATION

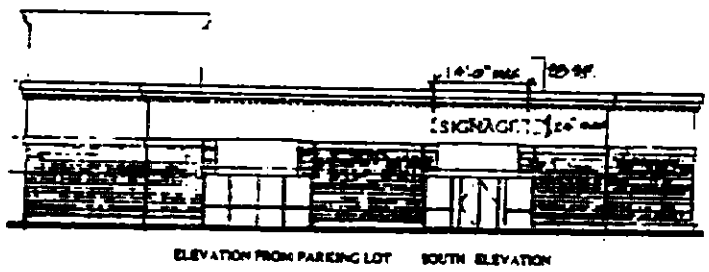
TENANT SIGNAGE TO BE CENTERED IN DESIGNATED
SPACE UNLESS OTHERWISE REVIEWED AND APPROVED
BY OWNER AND CITY

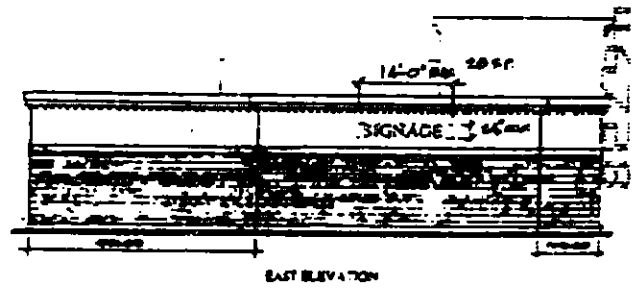
MATERIALS

PLEASE SEE SHEET 18 FOR MATERIAL & LIGHTING DETAILS
COLORS TO BE REVIEWED AND APPROVED BY OWNER
AND CITY









P A D S A & D

B R I D G E P O I N T E

SAN MATEO, CALIFORNIA

N C C : S A N D H I L L I I

TENANT SIGN

DIMENSIONS

18' MAXIMUM HIGH SIGNAGE ON TOWER AND [illegible]
HIGH SIGNAGE OVER STOREFRONT ENTRANCE
SIGNAGE ON TWO SIDES OF TOWER

TYPOGRAPHY ACCORDING TO TENANT'S TRADEMARK
TO BE REVIEWED AND APPROVED BY OWNER

ILLUMINATION

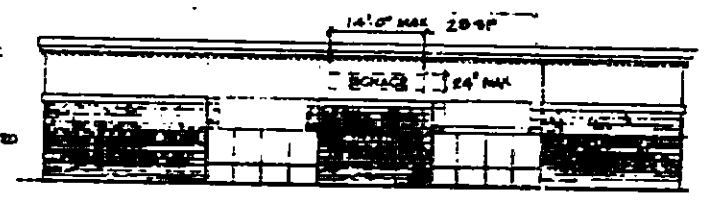
LETTERS INDIVIDUALLY INTERNALLY ILLUMINATED
OR APPROVED EXTERNAL ILLUMINATION

LOCATION

TENANT SIGNAGE TO BE CENTERED IN DESIGNATED
SPACE UNLESS OTHERWISE REVIEWED AND APPROVED
BY OWNER AND CITY

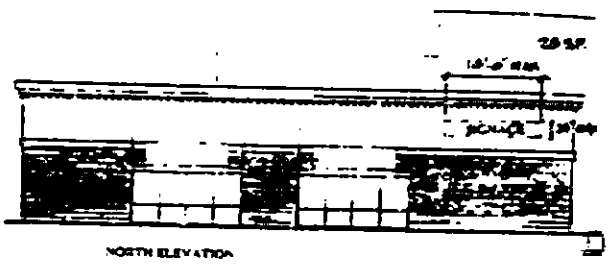
MATERIALS

PLEASE SEE SHEET 12 FOR MATERIAL & LIGHTING DETAILS
COLORS TO BE REVIEWED AND APPROVED BY OWNER
AND CITY

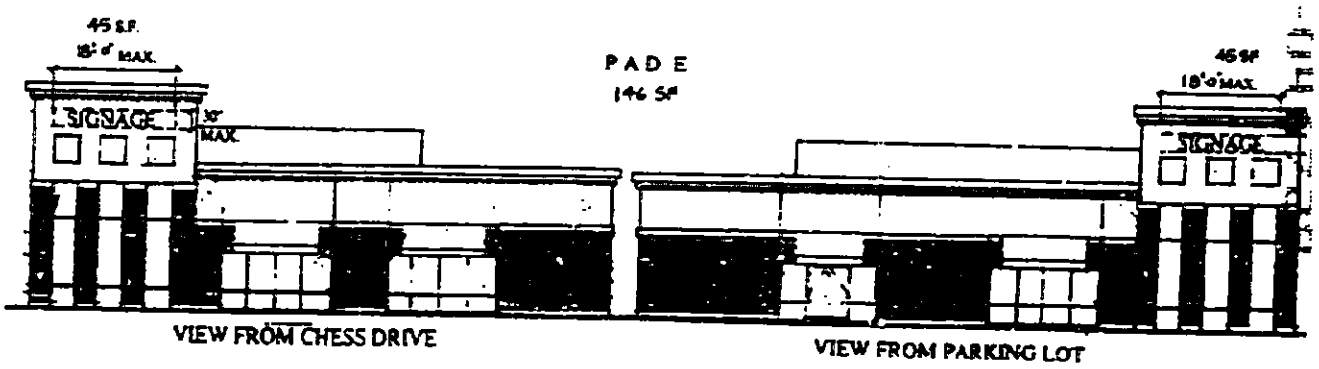


EAST ELEVATION

VIEW FROM PARKING LOT

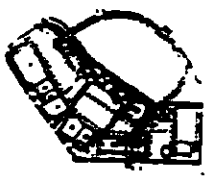


NORTH ELEVATION

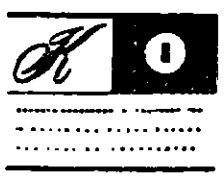


VIEW FROM CHESS DRIVE

VIEW FROM PARKING LOT



SCALE



P A D E

B R I D G E P O I N T E

SAN MATEO, CALIFORNIA

N C C S A N D H I L L I I 14

TENANT SIGN

[illegible]

[illegible] MAXIMUM HEIGHT [illegible] WIDE [illegible] ONLY [illegible] WIDE PAINTED AWNING SIGNS ON EAST ELEVATION
[illegible] MAXIMUM HEIGHT [illegible] WIDE AND [illegible] MAXIMUM HEIGHT [illegible] WIDE WALL SIGNAGE ON SOUTH AND WEST ELEVATIONS

TYPOGRAPHY ACCORDING TO TENANT'S TRADESTYLE, TO BE REVIEWED AND APPROVED BY OWNER

ILLUMINATION

LETTERS INDIVIDUALLY INTERNALLY ILLUMINATED OR APPROVED EXTERNAL ILLUMINATION

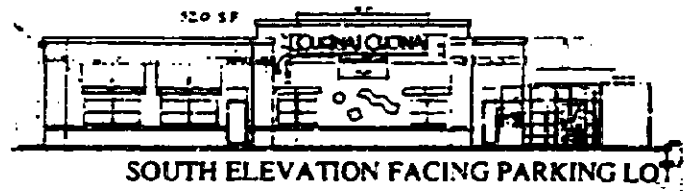
LOCATION

TENANT SIGNAGE TO BE CENTERED IN DESIGNATED SPACE UNLESS OTHERWISE REVIEWED AND APPROVED BY OWNER AND CITY

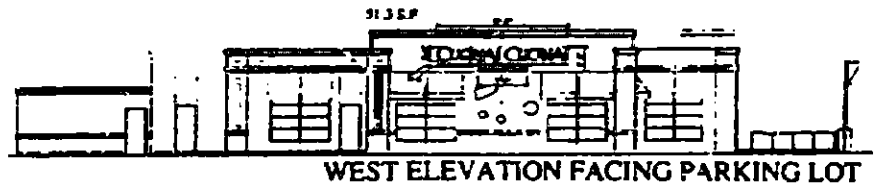
MATERIALS

PLEASE SEE SHEET 18 FOR MATERIAL & LIGHTING DETAILS COLORS TO BE REVIEWED AND APPROVED BY OWNER AND CITY

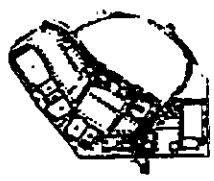
EAST ELEVATION FACING DRIVE AISLE



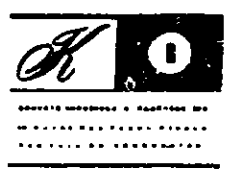
SOUTH ELEVATION FACING PARKING LOT



WEST ELEVATION FACING PARKING LOT



SCALE



P A D C

B R I D G E P O I N T E

SAN MATEO, CALIFORNIA

N C C & S A N D H I L L I I

TENANT SIGN

DIMENSIONS

30" MAXIMUM HIGH SIGNAGE ON ENTRY TOWERS
2 SIGNS @ EACH TOWER.
24" MAXIMUM HIGH SIGNAGE ON CURVED METAL FASCIAS.

TYPOGRAPHY ACCORDING TO TENANT'S TRADESTYLE. TO BE REVIEWED AND APPROVED BY OWNER.

ILLUMINATION

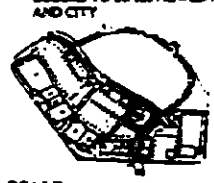
LETTERS INDIVIDUALLY INTERNALLY ILLUMINATED OR APPROVED EXTERNAL ILLUMINATION.

LOCATION

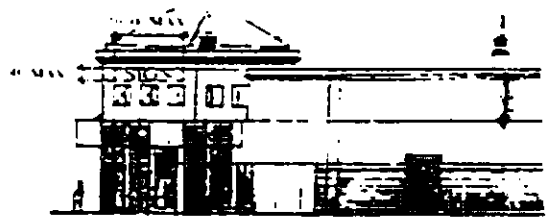
TENANT SIGNAGE TO BE CENTERED IN DESIGNATED SPACE UNLESS OTHERWISE REVIEWED AND APPROVED BY OWNER AND CITY

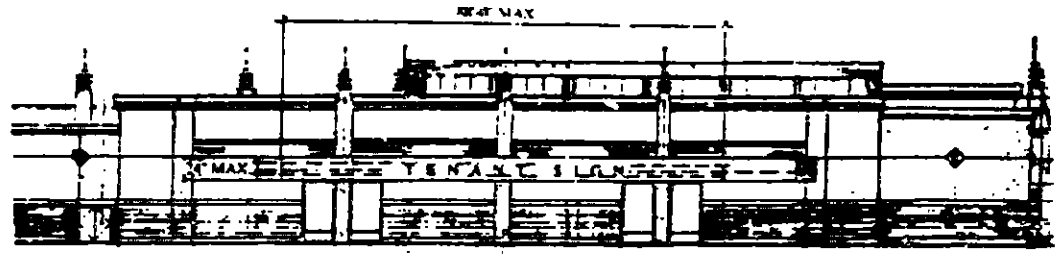
MATERIALS

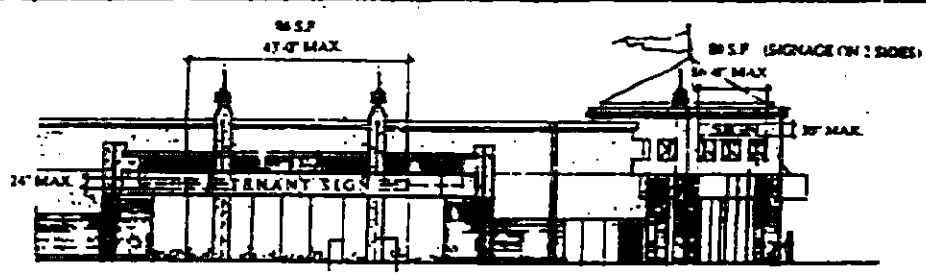
PLEASE SEE SHEET 18 FOR MATERIAL & LIGHTING DETAILS. COLORS TO BE REVIEWED AND APPROVED BY OWNER AND CITY



SCALE







ICE RINK

BRIDGEPOINTE

SAN MATEO, CALIFORNIA

NCC & SANDHILL II

TENANT SIGN

DIMENSIONS

7'-6" MAXIMUM HIGH LETTERS ON FRONT ELEVATION
7'-6" MAXIMUM HIGH SIGNAGE AREA ON SECONDARY ENTRY TOWER ON LEFT SIDE AND 7'-6" MAXIMUM HIGH SIGNAGE OVER SECONDARY ENTRY ON RIGHT
7'-6" MAXIMUM HIGH LETTERS ON SIDE ELEVATION.

1'-6" MAXIMUM HIGH ENTRANCE SIGN ON SIDE ELEVATION

TYPOGRAPHY TO BE SELECTED, REVIEWED AND APPROVED

ILLUMINATION

LETTERS INDIVIDUALLY INTERNALLY ILLUMINATED OR APPROVED EXTERNAL ILLUMINATION

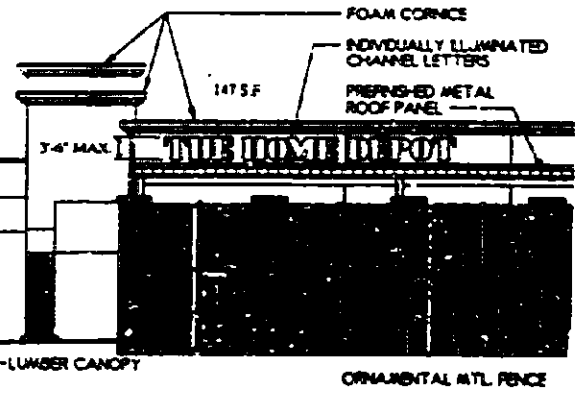
LOCATION

TENANT SIGNAGE TO BE CENTERED IN DESIGNATED SPACE UNLESS OTHERWISE REVIEWED AND APPROVED BY OWNER AND CITY

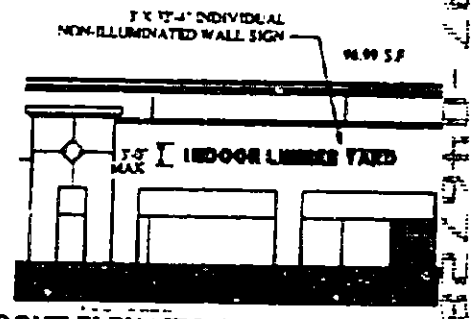
MATERIALS

PLEASE SEE SHEET 1b FOR MATERIAL & LIGHTING DETAILS. COLORS TO BE REVIEWED AND APPROVED BY OWNER AND CITY.

FRONT ELEVATION - MAIN ENTR

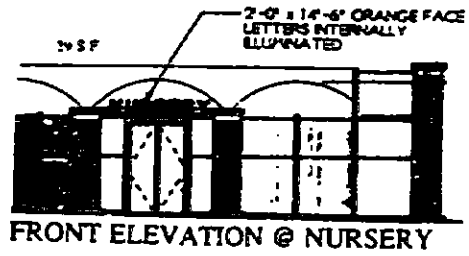


SIDE ELEVATION @ NURSERY



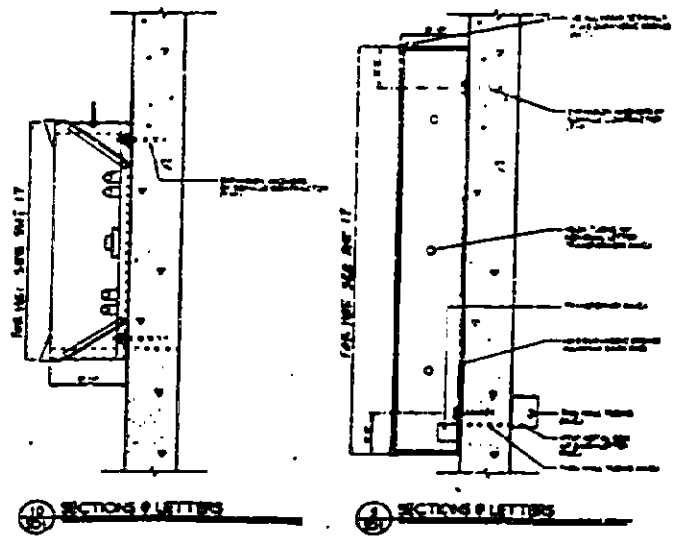
FRONT ELEVATION @ LUMBER YARD

SCALE



FRONT ELEVATION @ NURSERY

SITE 3 - MAJOR 1
BRIDGEPOINTE
SAN MATEO, CALIFORNIA
NCC : SANDHILL : 17



SITE 3 - MAJOR 1
SIGNAGE DETAILS

BRIDGEPOINTE

SAN MATEO, CALIFORNIA

NCC & SANDHILL II 17a

827910-26

CHANNEL LETTER RACEWAY

NOTES

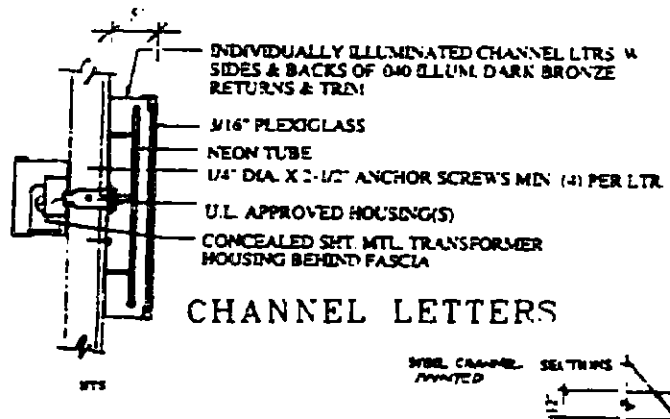
A) ACCESS FOR INSTALLATION IN FRONT AND BEHIND MUST BE AVAILABLE AT ANY TIME OF INSTALLATION
B) WALL INSTALLATION CONDITIONS TO BE VERIFIED BY SIGNAGE COMPANY
C) SYSTEM WILL BE CONNECTED TO AN ELECTRICAL SIGN CIRCUIT APPROVED BY A LICENSED ELECTRICIAN AND MUST BE AVAILABLE WITHIN 6 UNOBSTRUCTED FEET AT TIME OF INSTALLATION

SPECIFICATIONS

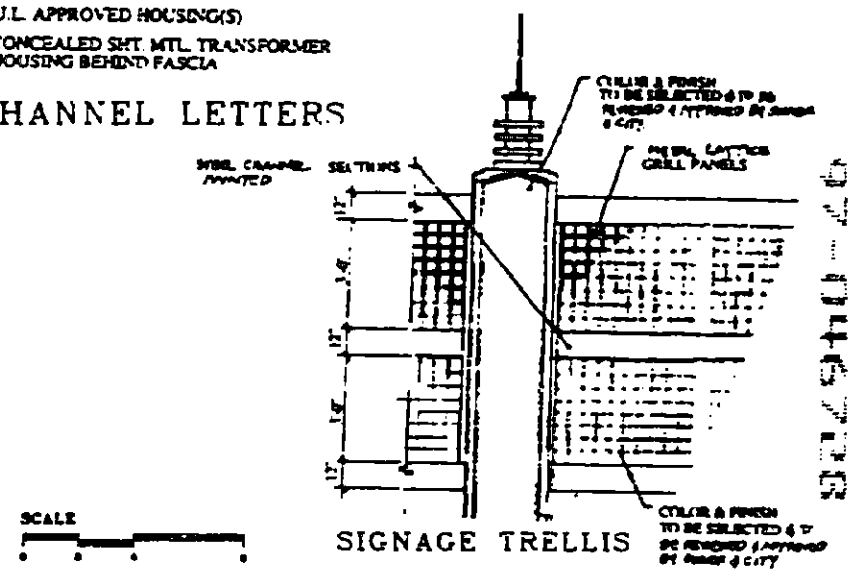
1) CUSTOM FABRICATED SHEET METAL CONSTRUCTION SEALED TO ELIMINATE LIGHT LEAKS. INTERIOR TO HAVE WHITE REFLECTIVE FINISH. EXTERIOR TO HAVE "BLACK" AUTOMOTIVE ENAMEL OVER PRIMER UNDERCOAT
2) 3/16" WHITE PLEXIGLASS FACE WITH VINYL FILM (COLORS PER TENANT REQUIREMENTS)
3) OSNIBLE TUBE 6500 WHITE NEON SYSTEM TO PROVIDE BORDER TRIM ILLUMINATION TUBE DIA. SHALL BE 15MM FOR LETTERS GREATER THAN 12" AND 12MM FOR LETTERS 12" OR LESS
4) CONDUIT SYSTEM WITH FLEX CROSSOVERS BETWEEN LETTERS AND TRANSFORMER BOXES
5) 1/4" X 1 1/2" NYLON ANCHORS (OR) #10 X 1 1/2" LAG BOLTS WHERE OR AS APPROPRIATE FOR SITE CONDITIONS
6) MAGE CONNECTORS

SIGNAGE TRELLIS

METAL LATTICE WORK (1" CROSS SECTIONAL DIMENSION) WITH 12" STEEL CHANNEL TOP AND BOTTOM MEMBERS



CHANNEL LETTERS



SIGNAGE TRELLIS

SIGNAGE/TRELLIS DETAILS

BRIDGEPOINTE

SAN MATEO, CALIFORNIA

NCC & SANDHILL II

TENANT SIGNS

TYPOGRAPHY ACCORDING TO TENANT'S TRADESTYLE, TO BE REVIEWED AND APPROVED BY OWNER.

ILLUMINATION

LETTERS INDIVIDUALLY INTERNALLY ILLUMINATED OR APPROVED EXTERNAL ILLUMINATION

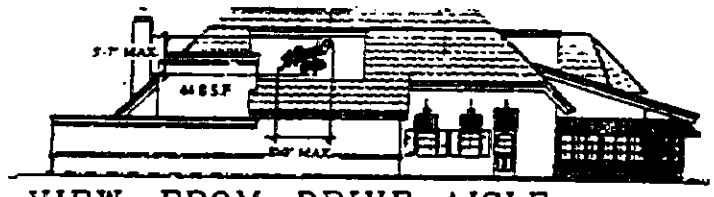
LOCATION

TENANT SIGNAGE TO BE CENTERED IN DESIGNATED SPACE UNLESS OTHERWISE REVIEWED AND APPROVED BY OWNER AND CITY

MATERIALS

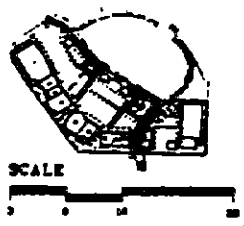
PLEASE SEE SHEET 16 FOR MATERIAL & LIGHTING DETAILS. COLORS TO BE REVIEWED AND APPROVED BY OWNER AND CITY

VIEW FROM BRIDGEPOINTE PARKWAY
NORTH

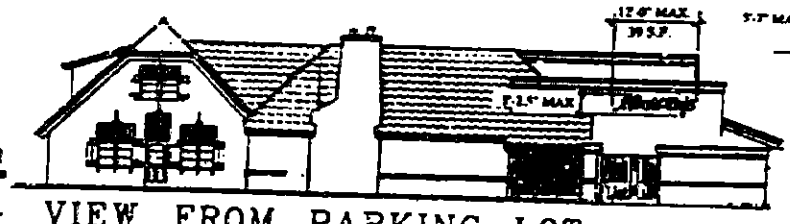


VIEW FROM DRIVE AISLE
EAST

VIEW FROM PARKING LOT
WEST



SCALE



VIEW FROM PARKING LOT
SOUTH

PAD B

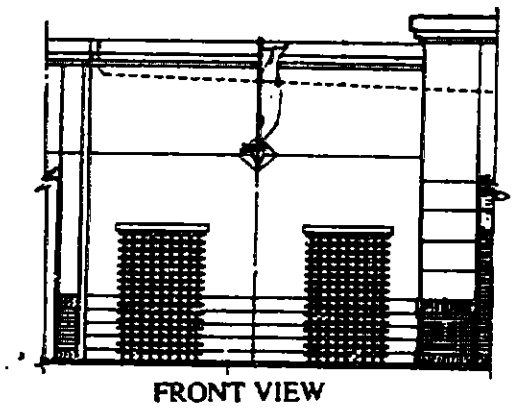
BRIDGEPOINTE

SAN MATEO, CALIFORNIA

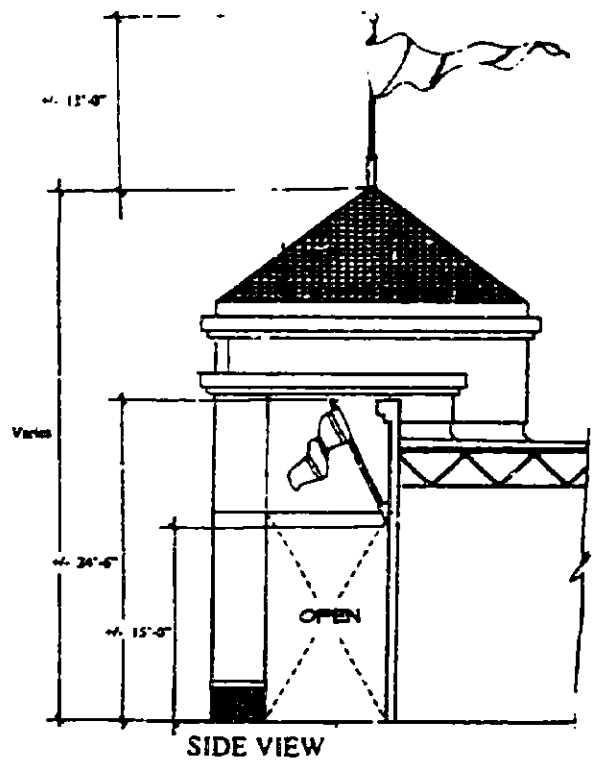
NCC : SANDHILL II 19

LOCATION	# FLAGS	# BANNERS
Mast 1	1	
Mast 2	1	
Mast 3	1	1
Mast 4	1	
Mast 5		1
Mast 7	1	
Mast 8	1	
Mast 9	1	
Cinema Centre	1 Flagpoles per tenant's signage submittal to be reviewed and approved by City and Owner	
Ice Rink	2	1

FLAG AND BANNER FABRICATORS TO BE SELECTED AND APPROVED BY CITY AND OWNER



FRONT VIEW



SIDE VIEW

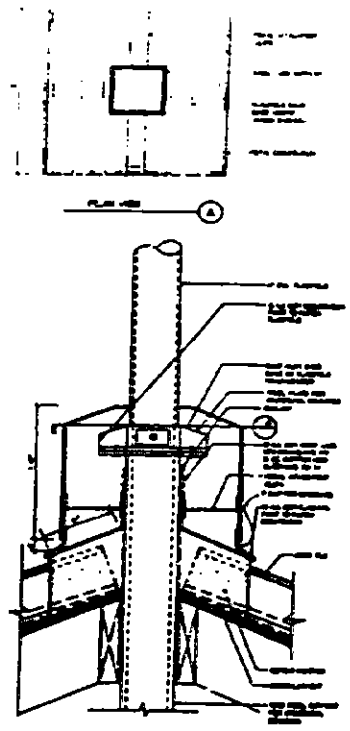
F L A G S / B A N N E R S

B R I D G E P O I N T E

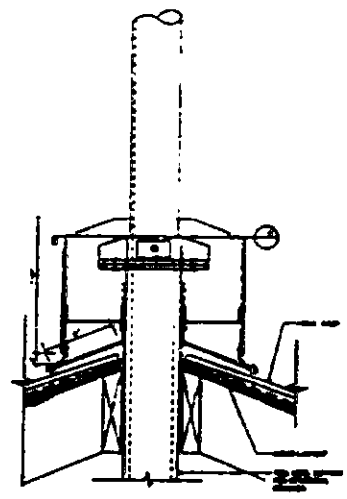
SAN MATEO, CALIFORNIA

N C C & S A N D H I L L II 20

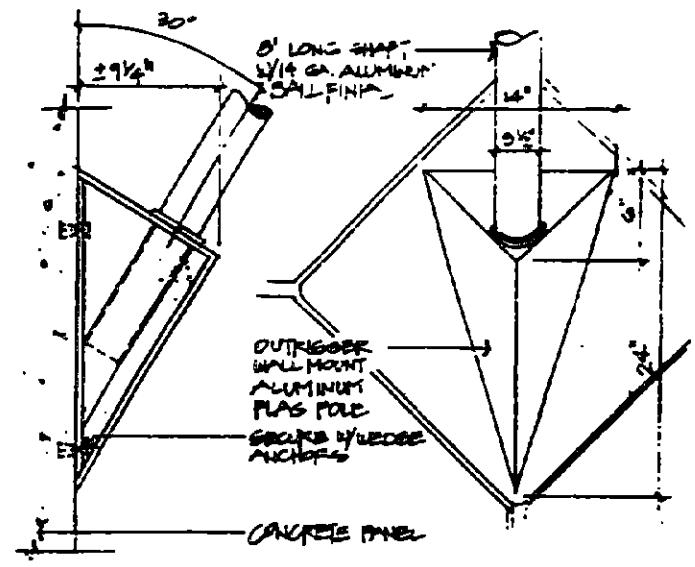
02/45/10 - 4/9



FLAGPOLE @ TILE ROOF



FLAGPOLE @ METAL ROOF



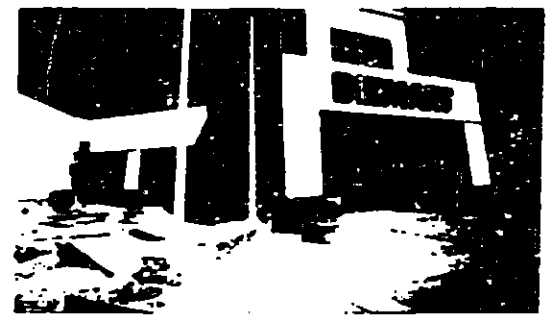
BANNER OUTRIGGER

F L A G P O L E/B A N N E R D E T A I L S

B R I D G E P O I N T E

SAN MATEO, CALIFORNIA

N C C & S A N D H I L L II



FLAGS/BANNERS
BRIDGEPOINTE
SAN MATEO, CALIFORNIA
MCC SANDHILL II

97-0467 28

OPERATION AND RECIPROCAL EASEMENT AGREEMENT
BRIDGEPOINTE, SAN MATEO

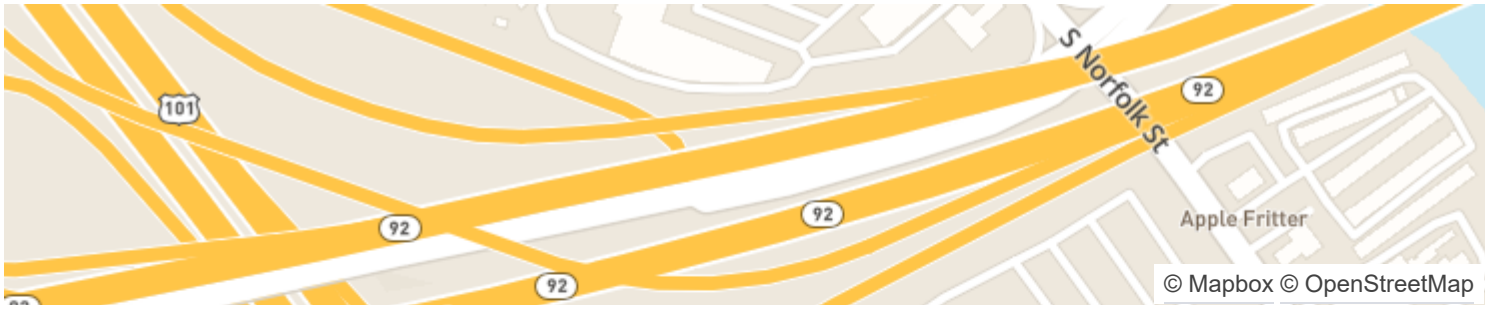
EXHIBIT G-1
PYLON SIGN PARTICIPANTS

The following are not parties to the REA, and are not Owners or Occupants of the Developer Parcels, or Owners of the Target Parcel or the Toys Parcel thereunder, but shall have the right to install and maintain signages on the Pylon Signs at locations designated in Exhibit B pursuant to Section 10 of the REA. All such installations shall be in accordance with the Sign Criteria set forth in Exhibit G.

Map Lot Number	Initial Owner
2	Developer
3	Home Depot
4	Developer

97-046728

SIGN UP



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 **163,791 SQFT**. CompStak has **13 lease comps** for this property, dating from **2017** to **2023**. 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

Golden Gate Regional Center

LEASE SIZE:	20-30K SQFT
SPACE TYPE:	Office
YEAR LEASED:	2023
YEAR EXPIRES:	2035

SIGN UP

Building Size
Commencement Date

*Available to CompStak members and customers

VIEW FULL LEASE COMP

TENANT

Life360

LEASE SIZE:	0-10K SQFT
SPACE TYPE:	Office
YEAR LEASED:	2023
YEAR EXPIRES:	2026

Asking Rent
Building Class
Building Floors
Building Size
Commencement Date

*Available to CompStak members and customers

VIEW FULL LEASE COMP

TENANT

EnDimensions

SIGN UP

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

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 %

SIGN UP

VIEW FULL SALES HISTORY

1900 South Norfolk Street Tenants:

Golden Gate Regional Center
2023 | New Lease

Life360
2023 | Renewal

EnDimensions
2022 | Renewal/Contraction

Young Adult Institute
2022 | —

SFBAIA
2022 | Renewal

Nomura Research Institute
2022 | New Lease

PBC San Mateo
2020 | Expansion

Norman Golden
2019 | Renewal

Khan Academy
2019 | New Lease

Norman Golden
2019 | Expansion

Prometheus Real Estate Group

SIGN UP

2017 | New Lease

Department of General Services, Conservation
2017 | New Lease

Comparable properties for 1900 South Norfolk Street:

1800-1820 Gateway Drive, San Mateo (San Mateo Gateway)

1510 Fashion Island Boulevard, San Mateo (Bridgepointe Office Park - 1510 Fashion Island)

1500 Fashion Island Boulevard, San Mateo (Bridgepointe Office Park)

1800 Gateway Drive, San Mateo (San Mateo Gateway I)

COMPSTAK PRODUCTS

Sign up for a CompStak account to access the full lease comparables at **1900 South Norfolk Street**.

From: LaBonge, Stephen [redacted]
Sent: Monday, August 7, 2023 9:59 AM
To: Mayhew, Tom x4948
Subject: RE: San Mateo stores - housing redevelopment plans?

External Sender

Tom – While we never know how retail will evolve, I do not see anything happening in the timeframe you outlined. I hope this helps.

Stephen LaBonge | Director of Real Estate, CVS Pharmacy / Longs Drugs
c 925-665-9659 | Bay Area CA (Pacific Standard Time)

From: Mayhew, Tom x4948 [redacted]
Sent: Thursday, August 3, 2023 10:55 AM
To: LaBonge, Stephen [redacted]
Subject: [EXTERNAL] San Mateo stores - housing redevelopment plans?

****** External Email - Use Caution ******

Stephen –
Hi, I'm working pro bono on a project involving long range housing plans in San Mateo, for a non-profit (Housing Action Coalition). The City has listed the two CVS locations in San Mateo – 77 Bovet (Borel Square) and 4242 S. El Camino Real (Olympic Shopping Center) – as "likely" to become housing between now and January 2031. I have my doubts, so am reaching out to see if you can help shed light. Has CVS had conversations with the property owners at either location about redevelopment? Is CVS planning on moving/closing these locations, or is it likely to continue these locations between now and January 2031?
My phone numbers below if that's easier.
Thanks,
Tom

Tom Mayhew
Partner
Pronouns: His/Him
[redacted]
[redacted]
www.fbm.com

SIGN UP

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 **92,813 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

SIGN UP

Comments
Concessions Notes

*Available to CompStak members and customers

VIEW FULL LEASE COMP

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

SIGN UP

Jack's Restaurant
2013 | New Lease

Comparable properties for 1750 South El Camino Real:

1206 West Hillsdale Boulevard, San Mateo (Laurelwood Shopping Center)

53 West Hillsdale Boulevard, San Mateo (Hillsdale South)

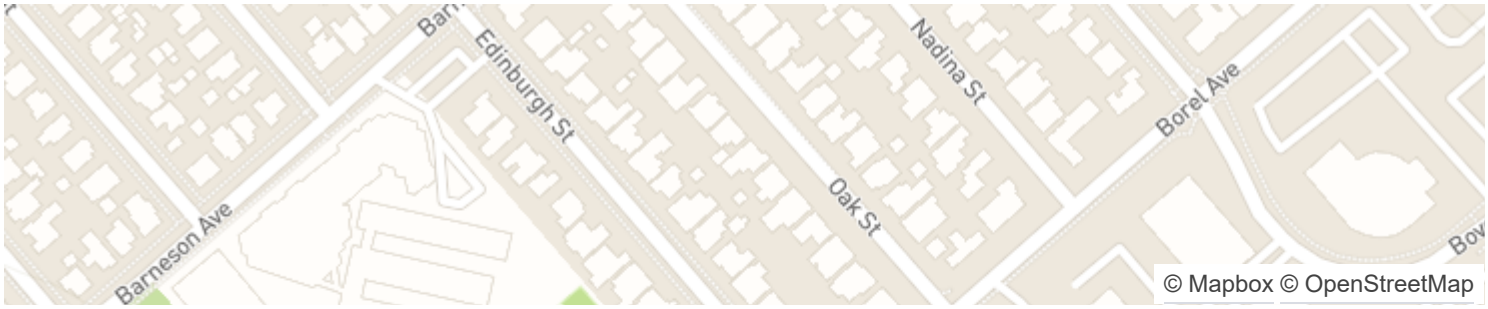
400-599 South Norfolk Street, San Mateo

88 2nd Street, San Francisco

COMPSTAK PRODUCTS

Sign up for a CompStak account to access the full lease comparables at **1750 South El Camino Real**.

SIGN UP



Borel Place Office Center

1650 Borel Place, San Mateo, CA

1650 Borel Place is located in San Mateo, CA. Built in **1969**, this **2** story **office** property spans **25,700 SQFT**. CompStak has **4 lease comps** for this property, dating from **2015** to **2022**.

VIEW ON COMPSTAK

1650 Borel Place Commercial Lease Comps:

TENANT

Galligan Thompson & Flocas

LEASE SIZE:	0-10K SQFT
SPACE TYPE:	Office
YEAR LEASED:	2022
YEAR EXPIRES:	2031

Building Class

Building Floors

SIGN UP

*Available to CompStak members and customers

VIEW FULL LEASE COMP

TENANT

Ray Pautin

LEASE SIZE:	0-10K SQFT
SPACE TYPE:	Office
YEAR LEASED:	2021
YEAR EXPIRES:	2026

- Building Class
- Building Floors
- Building Size
- Commencement Date
- Current Landlord

*Available to CompStak members and customers

VIEW FULL LEASE COMP

TENANT

Pollard Tax Company

LEASE SIZE:	0-10K SQFT

SIGN UP

YEAR EXPIRES: 2024

- Building Class
- Building Floors
- Building Size
- Commencement Date
- Comments

*Available to CompStak members and customers

VIEW FULL LEASE COMP

1650 Borel Place Tenants:

Galligan Thompson & Flocas
2022 | —

Ray Pautin
2021 | New Lease

Pollard Tax Company
2019 | —

Crisafi, Pryor & Farquar A California
2015 | —

Comparable properties for 1650 Borel Place:

SIGN UP

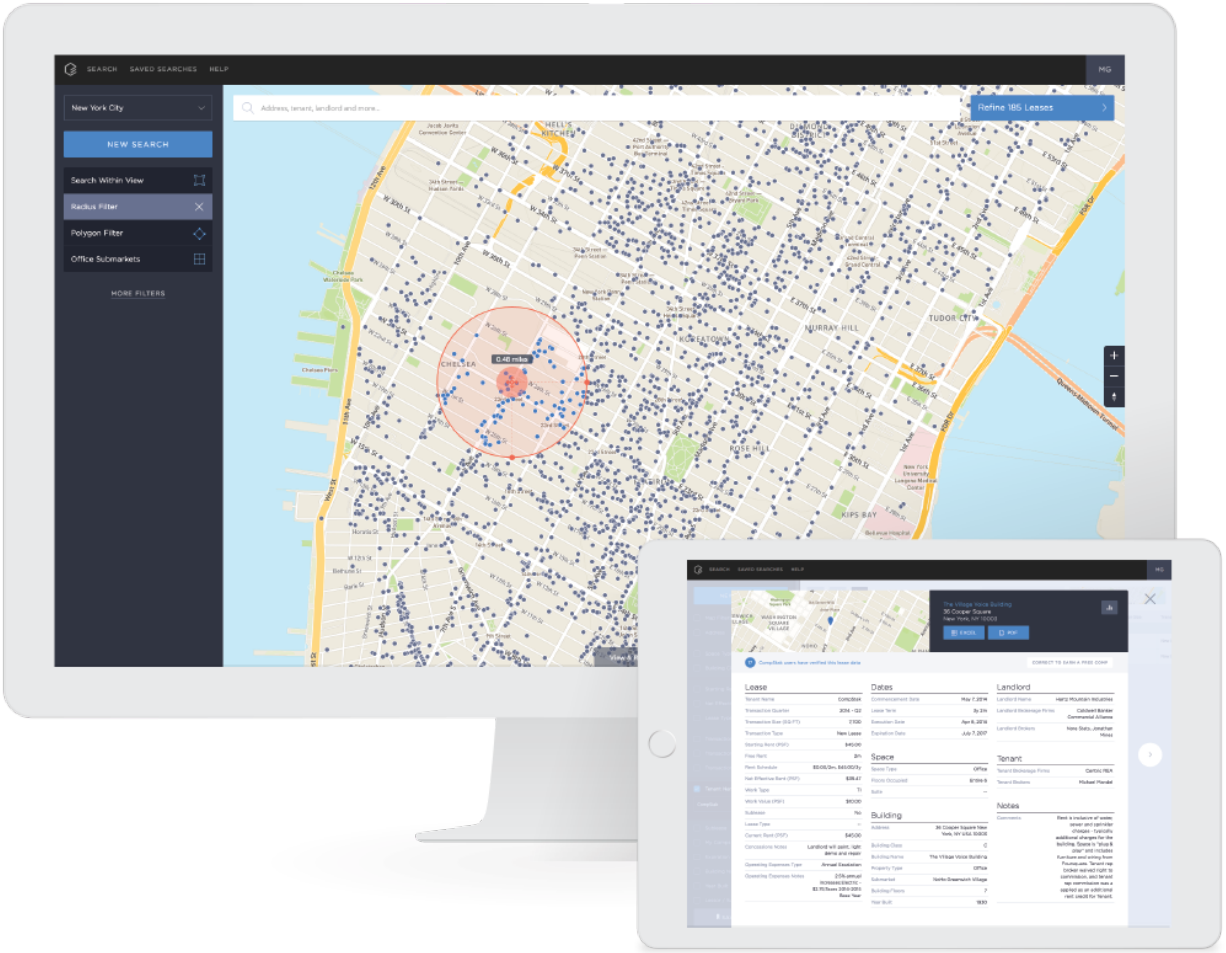
2479 Flores Street, San Mateo

66 Bovet Road, San Mateo (Bovet Office Center)

161 West 25th Avenue, San Mateo (161 W. 25th Avenue)

COMPSTAK PRODUCTS

Sign up for a CompStak account to access the full lease comparables at **1650 Borel Place**.



SIGN UP

Storefront Retail

38 East 4th Avenue, San Mateo, CA

38 East 4th Avenue is located in San Mateo, CA. Built in **1955**, this **2** story **retail** property spans **8,000 SQFT**. CompStak has one lease comp for the property, for a deal signed in **2019**.

VIEW ON COMPSTAK

38 East 4th Avenue Commercial Lease Comps:

TENANT

Shabu Shabu Hot Pot Restaurant

LEASE SIZE:	0-10K SQFT
SPACE TYPE:	Retail
YEAR LEASED:	2019
YEAR EXPIRES:	2029

Building Class

Building Floors

SIGN UP

*Available to CompStak members and customers

VIEW FULL LEASE COMP

38 East 4th Avenue Tenants:

Shabu Shabu Hot Pot Restaurant
2019 | New Lease

Comparable properties for 38 East 4th Avenue:

168 East 4th Avenue, San Mateo

86 East 3rd Avenue, San Mateo

101 South B Street, San Mateo (101 B)

306 East 5th Avenue, San Mateo (306 E. 5th Ave.)

SIGN UP

Villa Plaza

4060 South El Camino Real, San Mateo, CA

4060 South El Camino Real is located in San Mateo, CA. Built in **1991**, this **1** story **retail** property spans **13,639 SQFT**. CompStak has **3 lease comps** for this property, dating from **2021** to **2023**. CompStak has one recorded sales transaction for this property. This property last sold in 2012.

VIEW ON COMPSTAK

4060 South El Camino Real Commercial Lease Comps:

TENANT

Izumi Spa

LEASE SIZE:	0-10K SQFT
SPACE TYPE:	Retail
YEAR LEASED:	2023
YEAR EXPIRES:	2028

SIGN UP

Current Landlord
Current Rent

*Available to CompStak members and customers

VIEW FULL LEASE COMP

TENANT

Pilates V

LEASE SIZE:	0-10K SQFT
SPACE TYPE:	Retail
YEAR LEASED:	2022
YEAR EXPIRES:	2028

Building Floors
Building Size
Commencement Date
Current Landlord
Current Rent

*Available to CompStak members and customers

VIEW FULL LEASE COMP

TENANT

Sola Salons

SIGN UP

YEAR LEASED:	2021
YEAR EXPIRES:	2031

- Building Floors
- Building Size
- Commencement Date
- Comments
- Concessions Notes

*Available to CompStak members and customers

VIEW FULL LEASE COMP

4060 South El Camino Real Commercial Sales Comps:

RECORDED BUYER

Villa Plaza LMSFF LLC

TRANSACTION SIZE:	0-10K SQFT
SALE PRICE:	$5M-$6M
SALE PRICE (PSF):	$2000-$2800
YEAR SOLD	2012

- Sale Date
- Buyer
- Net Operating Income
- Cap Rate
- Occupancy %

SIGN UP

VIEW FULL SALES HISTORY

4060 South El Camino Real Tenants:

Izumi Spa
2023 | Renewal

Pilates V
2022 | Renewal

Sola Salons
2021 | Renewal

Comparable properties for 4060 South El Camino Real:

3690 South El Camino Real, San Mateo (Retail Building)

2925 South El Camino Real, San Mateo (Former Borders Store)

116 East 25th Avenue, San Mateo

870 Ralston Avenue, Belmont

[redacted]

FILED
Superior Court of California
County of Los Angeles
MAR 04 2024
David W. Slayton, Executive Officer/Clerk of Court
By: F. Becerra, Deputy

CALIFORNIA HOUSING DEFENSE FUND v. CITY OF LA CAÑADA FLINTRIDGE
Case Number: 23STCP02614 [Related to Case No. 23STPC02575]

Hearing Date: March 1, 2024

ORDER ON PETITIONS FOR WRIT OF MANDATE AND COMPLAINTS FOR DECLARATORY RELIEF

Under the Housing Accountability Act (HAA), Government Code[1] section 65589.5, a municipality may not "disapprove" a qualifying affordable housing project on the grounds it does not comply with the municipality's zoning and general plan if the developer submitted either a statutorily defined "preliminary application" or a "complete development application" while the city's housing element was not in substantial compliance with state law. (See § 65589.5, subds. (d)(5), (h)(5), (o)(1).) This statutory provision, colloquially known as the "Builder's Remedy," incentivizes compliance with the Housing Element Law by temporarily suspending the power of non-compliant municipalities to enforce their zoning rules against qualifying affordable housing projects.

Respondents, the City of La Cañada Flintridge, the City of La Cañada Flintridge Community Development Department, and the City of La Cañada Flintridge City Council (collectively, Respondents or the City) determined Petitioner 600 Foothill Owner, L.P.'s (600 Foothill) proposed mixed-use development did not qualify for the Builder's Remedy. Petitioner 600 Foothill, Petitioner California Housing Defense Fund (CHDF), and Petitioners-Intervenors the People of the State of California, Ex. Rel. Rob Bonta and the California Department of Housing and Community Development (HCD)(collectively, Intervenors), challenge Respondents' decision.

The petitions are granted. The court orders a writ shall issue directing Respondents to set aside their May 1, 2023 decision finding 600 Foothill's application does not qualify as a Builder's Remedy project and to process the application in accordance with the HAA.

JUDICIAL NOTICE

600 Foothill's Request for Judicial Notice (RJN) filed November 8, 2023 is denied as to Exhibit A and granted as to Exhibits B through F. Respondents' objections to Exhibits B through F are overruled. Respondents' objections 1 and 4 are sustained to the extent they pertain to Exhibit A.

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[1] All further undesignated statutory references are to this code.

Respondents' RJN in support of its opposition to the 600 Foothill petition is granted as to all referenced exhibits except as to Exhibits D-3, V and BB.[2]

600 Foothill's Reply RJN of Exhibit AA is granted.

CHDF's RJN of Exhibits A through D is granted.

Respondents' RJN in support of its opposition to the CHDF petition is granted as to all referenced exhibits except as to Exhibit D-3 and V. Except as to Exhibits D-3 and V, the objections of Intervenors and CHDF are overruled.

For all RJNs, the court does not judicially notice any particular interpretation of the records. Nor does the court judicially notice the truth of hearsay statements within the judicially noticed records.

EVIDENTIARY OBJECTIONS, MOTION *IN LIMINE* AND CODE OF CIVIL PROCEDURE SECTION 1094.5, SUBDIVISION (E)

Preliminarily, the court finds none of the parties' evidentiary objections are material to the disposition of any cause of action or issue. The court nonetheless rules on the objections for completeness. The court notes it is not required to parse through long narratives with generalized objections. The court may overrule an objection if the material objected to contains unobjectionable material. The parties make many objections to multiple sentences where much or some of the material is not objectionable. (See Fibreboard Paper Products Corp. v. East Bay Union of Machinists, Local 1304, United Steelworkers . . . (1964) 227 Cal.App.2d 675, 712.)

<u>600 Foothill's Objections</u>

Declaration of Lynda-Jo Hernandez: All objections are overruled.
Declaration of Kim Bowan: All objections are overruled except 3, 12 and 17.
Declaration of Peter Sheridan: All objections are overruled.
Declaration of Keith Eich: All objections are overruled.
Declaration of Susan Koleda: All objections are overruled.
Declaration of Teresa Walker: All objections are overruled except 3, 11, 17, 26 and 29.
Declaration of Richard Gunter III: All objections are overruled except 5-8 and 14-20.

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[2] Contrary to 600 Foothill's assertion, Respondents did not request judicial notice of Exhibit A to the Koleda declaration. 600 Foothill and Intervenors appear correct—Respondents did not submit Exhibits D-3 or V with the Koleda declaration. Accordingly, the court cannot judicially notice Exhibits D-3 or V.

Respondents' Objections to 600 Foothill's Evidence

Declaration of Melinda Coy: All objections are overruled.
Reply Declaration of Garret Weyand: All objections are overruled except 3, 4, 7 and 8.[3]

Intervenors' Objections

Declaration of Susan Koleda: All objections are overruled.

CHDF's Objections

Declaration of Teresa Walker: All objections are overruled except 2, 4 and 6.
Declaration of Susan Koleda: All objections are overruled.
Declarations of Eich, Bowman, Gunter III and Hernandez are all overruled as discussed *infra*.

Motion *In Limine*

Respondents' Motion *In Limine* to Exclude Issues or Evidence (filed February 5, 2024) is denied. Respondents do not demonstrate 600 Foothill has submitted any evidence concerning "infeasibility" of the project that is *outside* of the administrative record. Respondents do not require discovery to respond to 600 Foothill's infeasibility arguments given such arguments are based entirely on the administrative record. (See § 65589.5, subd. (m)(1); Code Civ. Proc., § 1094.5, subd. (e).)

Code of Civil Procedure section 1094.5, Subdivision (e)

Section 65589.5, subdivision (m)(1) in the HAA specifies "[a]ny action brought to enforce the provisions of this section shall be brought pursuant to Section 1094.5 of the Code of Civil Procedure. . . ." Accordingly, the HAA causes of action are subject to the limitations on extra-record evidence in Code of Civil Procedure section 1094.5, subd. (e). Nonetheless, the HAA causes of action involve questions of substantial compliance with the Housing Element Law, governed, at least in part, by Code of Civil Procedure section 1085. (See e.g., § 65587, subd. (d)(2).) Code of Civil Procedure section 1094.5, subdivision (e) does not apply to a cause of action governed by Code of Civil Procedure section 1085.

The parties have neglected to suggest which parts of their declarations are subject to Code of Civil Procedure sections 1094.5, 1085 or both. The parties also have not moved to augment the administrative record pursuant to Code of Civil Procedure section 1094.5, subdivision (e). Under the circumstances, the court will admit and consider the parties' declarations despite the court

[3] The declaration is properly submitted to respond to the defense of unclean hands and allegations of "manipulation of the HCD approval process" discussed in Respondents' opposition brief.

having made no order to augment the record.[4] The court notes, however, even if the court excluded all the extra-record evidence submitted, including the lengthy Koleda declarations, the result here would not change.

BACKGROUND

The Housing Element Law[5]

"In 1980, the Legislature enacted the Housing Element Law, 'a separate, comprehensive statutory scheme that substantially strengthened the requirements of the housing element component of local general plans.' " (*Martinez v. City of Clovis* (2023) 90 Cal.App.5th 193, 221-222 [*Martinez*].)

A housing element within a general plan must include certain components, including, but not limited to: an assessment of housing needs and the resources available and constraints to meeting those needs; an inventory of sites available to meet the locality's housing needs at different income levels, including the Regional Housing Needs Allocation (RHNA); a statement of goals, quantified objectives, and policies to affirmatively further fair housing; and a schedule of actions to address the housing element's goals and objectives. (§ 65583, subds. (a), (b), (c).)

"A municipality must review its housing element for the appropriateness of its housing goals, objectives, and policies and must revise the housing element in accordance with a statutory schedule. (§ 65588, subds. (a), (b).) The interval between the due dates for the revised housing element is referred to as a planning period or cycle, which usually is eight years." (*Martinez, supra,* 90 Cal.App.5th at 221-222.)

"Before revising its housing element, a local government must make a draft available for public comment and, after comments are received, submit the draft, as revised to address the comments, to the Department of Housing and Community Development (HCD). (§ 65585, subd. (b)(1); see § 65588 [review and revision of housing element by local government].) After a draft is submitted, the HCD must review it, consider any written comments from any public agency, group, or person, and make written findings as to whether the draft substantially complies with the Housing Element Law. (§ 65585, subds. (b)(3), (c), (d); . . . .) [¶] If the HCD finds the draft does not substantially comply with the Housing Element Law, the local government must either (1) change the draft to substantially comply or (2) adopt the draft without changes along with a resolution containing findings that explain its belief that the draft substantially complies with the law. (§ 65585, subd. (f).)" (*Martinez, supra,* 90 Cal.App.5th at 221-222.)

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[4] At the conclusion of the hearing, the parties agreed the court could consider all of the evidence before it without regard to Code of Civil Procedure section 1094.5, subdivision (e).
[5] See section 65580, *et seq.*

The City's October 2021 and October 2022 Draft Housing Elements, and HCD's Findings the City Had Not Attained Substantial Compliance with the Housing Element Law

Under the Housing Element Law, the City had a statutory deadline of October 15, 2021 to adopt a substantially compliant 6th cycle housing element. (AR 443.) The City submitted its draft housing element to HCD on that day. (AR 443.)

On December 3, 2021, HCD informed the City while the draft "addresses many statutory requirements," to comply with the Housing Element Law, significant revisions were required. (AR 443, 445-453.) HCD identified fourteen areas within the first version of the City's draft housing element that required specific programmatic revisions, organized into three broad categories—housing needs, resources, and constraints; housing programs; and public participation. (AR 445-453.) As examples, HCD found the draft housing element lacked a sufficient site inventory analysis identifying potential sites for housing development distributed in a manner to affirmatively further fair housing, or an inadequate site inventory of the City's vacant and underutilized sites to meet the City's RHNA determination. (AR 445-447.)

Ten months later, on October 4, 2022, the City adopted its 2021-2029 housing element (October 2022 Housing Element). (AR 4504-4508, 4509 [Housing Element].) The City thereafter submitted its adopted Housing Element to HCD for review. (AR 5263.)

On December 6, 2022, HCD informed the City "[t]he adopted housing element addresses most statutory requirements described in HCD's [prior] review; however, additional revisions are necessary to fully comply with State Housing Element Law." (AR 5263 [referencing a May 26, 2021 review].) HCD's findings of non-compliance for the October 2022 Housing Element are discussed further in the Analysis section *infra*.

600 Foothill's Preliminary Application

On November 10, 2022—after the City's adoption of the October 2022 Housing Element but before HCD's December 6, 2022 review—600 Foothill submitted the Preliminary Application seeking the City's approval to construct a mixed-used project on a site located at 600 Foothill Boulevard, which is currently occupied by two vacant church buildings and a surface parking lot. (AR 5241.) 600 Foothill proposed to build 80 apartments on the site, 16 of which (or 20 percent) would be reserved for persons earning less than sixty percent of the area median income (the Project). (AR 5243.) 600 Foothill's Preliminary Application explained "given that the City continues to have a Housing Element that is out of compliance with state law," 600 Foothill proposed the Project as a Builder's Remedy project pursuant to section 65589.5, subdivision (d)(5) meaning the Project was not required to account for the City's zoning ordinance or general plan land use designation. (AR 5235.)

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The City Staff Acknowledge Changes to the October 2022 Housing Element Are Necessary to Comply with HCD's Findings

The City's Director of Community Development, Susan Koleda, acknowledged on January 11, 2023 in an email communication that "[a]ll additional changes to the Housing Element have yet to be determined but will likely require additional [Planning Commission/City Council] approval." (AR 12894.) At the City's January 12, 2023 Planning Commission meeting, City staff acknowledged revisions were required for "the Housing Element to be in conformance" with applicable law. (AR 5274-5275.) Director Koleda also stated in a February 9, 2023 email communication that "additional clarifications were required" to the October 2022 Housing Element, and "[t]he additional information will be incorporated into a revised Housing Element, scheduled to be adopted by the City Council on February 21, 2023. It will then be submitted to HCD for review as a third submittal." (AR 13011.)

The City Adopts a February 2023 Housing Element, Fails to Rezone, and "Certifies" Its Substantial Compliance with the Housing Element Law

On February 21, 2023, the City adopted its third revised housing element which addressed the deficiencies to the October 2022 Housing Element identified by HCD. (AR 6274-6279.) In its resolution adopting the revised housing element, the City Council stated it "certifies that the City's Housing Element was in substantial compliance with State Housing Element law as of the October 4, 2022 Housing Element adopted by the City Council. . . ." (AR 6274.) Despite use of the word "certifies" in the City's resolution, Director Koleda opined at the February 21, 2023 council meeting that the "consensus" from the City Attorney, the City's consultants, and HCD was that "self-certification" of the City's housing element "is not an option." (AR 6207-6208; see also Opposition to Intervenors 19:18-21:7 ["wrongly accuse . . . of 'back-dating' and 'self-certifying' "].)

At the time the City adopted its third revised housing element on February 21, 2023, it had not completed the rezoning required by the Housing Element Law. Accordingly, on April 24, 2023, HCD found, although the February 2023 housing element addressed the previously identified deficiencies in the October 2022 Housing Element, and met "most of the statutory requirements of State Housing Law," the City was not in substantial compliance with the Housing Element Law because the City adopted the February 2023 housing element more than one year past the statutory due date of October 15, 2021 and the City had not completed its statutorily required rezoning. (AR 6297-6300; see also AR 7170-7171.) As a result, HCD found the City could not be deemed in substantial compliance with state law *until* it completed all required rezones. (AR 6297-6300; see § 65588, subd. (e)(4)(C)(iii). ["A jurisdiction that adopts a housing element more than one year after the statutory deadline . . . shall not be found in substantial compliance with this article until it has completed the rezoning required by" the Housing Element Law].)

In its April 24, 2023 letter, HCD also opined that "a local jurisdiction cannot 'backdate' compliance to the date of adoption of a housing element," and the City was not in substantial

compliance with the Housing Element Law as of October 4, 2022, notwithstanding its "certification" in the City's February 21, 2023 resolution. (AR 6297-6298.)

The City Determines 600 Foothill's Preliminary Application Could Not Rely on the Builder's Remedy and the City Council Affirms the Decision

On February 10, 2023, in response to 600 Foothill's Preliminary Application, the City issued an incompleteness determination (the First Incompleteness Determination) requesting additional detail on several issues. The First Incompleteness Determination did not allege any inconsistencies between the Project and the City's zoning ordinance and general plan. (AR 5276-5279.) Petitioner supplemented its application materials in response to the First Incompleteness Determination on April 28, 2023. (See AR 6305, 7095-7096, 7152-7153, 7169, 7166, 8050-8060.)

On March 1, 2023, the City issued a second incompleteness determination (the Second Incompleteness Determination). The Second Incompleteness Determination advised 600 Foothill the Builder's Remedy did not apply to the Project making the Preliminary Application incomplete for its failure to comply with the City's general plan zoning laws and residential density limitations. (AR 6280-6281; see AR 7176.)

On March 9, 2023, 600 Foothill appealed the Second Incompleteness Determination. (See § 65943, subd. (c); AR 6282-6287, AR 12926.) In support of its appeal, 600 Foothill provided a letter from its attorney explaining 600 Foothill's position the City Council's failure to grant the appeal would constitute a violation of the HAA. (AR 6304-6462, 6317 ["flouts the law"].)

The City Council heard 600 Foothill's appeal on May 1, 2023. The City Council voted unanimously to adopt Resolution No. 23-14, denying the appeal and upholding the Second Incompleteness Determination (the May 1, 2023 Decision). (AR 7151-7160, AR 7161-7168.)

On June 8, 2023, HCD sent the City a Notice of Violation advising the City it violated the HAA and Housing Element Law by denying 600 Foothill's appeal. (AR 7170-7175.) HCD summarized the alleged violations:

> The City cannot 'backdate' its housing element compliance date to an earlier date so as to avoid approving a Builder's Remedy application. In short, the October 4, 2022 Adopted Housing Element did not substantially comply with State Housing Element Law, regardless of any declaration by the City. Therefore, the Builder's Remedy applies, and the City's denial of the Project application based on inconsistency with zoning and land use designation is a violation of the HAA. (AR 7170.)

///

The City Determines the Application is Complete and the Project is Inconsistent with City's Zoning Code and General Plan

On May 26, 2023, the City informed 600 Foothill that its Project application was complete. (AR 7169.) On June 24, 2023, the City advised 600 Foothill:

> [I]t remains the City's position (as affirmed by City Council on May 1, 2023) that the 2021-2029 Housing Element was in substantial compliance with state law as of October 4, 2022. Based on that, staff reviewed the project for consistency with the General Plan, applicable provisions of the Downtown Village Specific Plan (DVSP), the Zoning Code, and the density proposed within the 2021-2029 Housing Element. In accordance with [] § 65589.5(j)(2)(A), this letter serves as an explanation of the reasons that the City considers the proposed project to be inconsistent, not in compliance, or not in conformity with these aforementioned guiding documents. (AR 7176.)

The City Completes Rezoning and HCD Certifies the City's Substantial Compliance with the Housing Element Law

On September 12, 2023, the City adopted a resolution completing its rezoning commitments set forth in its housing element. HCD reviewed the materials and, on November 17, 2023, sent a letter to the City finding the City had "completed actions to address requirements described in HCD's April 24, 2023 review letter." (Coy Decl. ¶ 12, Exh. D.)

Writ Proceedings

On July 21, 2023, 600 Foothill filed its verified petition for writ of mandate and complaint for declaratory and injunctive relief against Respondents. On July 25, 2023, CHDF filed its verified petition for writ of mandate and complaint for declaratory relief. The court has related the two actions and coordinated them for trial and legal briefing. The court denied Respondents' motion to consolidate the two actions.

On December 20, 2023, pursuant to a stipulation, Intervenors filed their petition for writ of mandate and complaint for declaratory relief in the CHDF proceeding.

For this proceeding, the court has considered 600 Foothill's Opening Brief, CHDF's Opening Brief, Intervenors' Opening Brief, Respondents' three opposition briefs, 600 Foothill's Reply Brief, CHDF's Reply Brief, Intervenors' Reply Brief, the administrative record, the joint appendix, all requests for judicial notice, and all declarations (including exhibits).[6]

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[6] The court accounted for its evidentiary rulings as to the evidence.

STANDARD OF REVIEW

Pursuant to the Los Angeles County Court Rules (Local Rules), "[t]he opening and opposition briefs must state the parties' respective positions on whether the petitioner is seeking traditional or administrative mandamus, or both." (Local Rules, Rule 3.231, subd. (i)(1).) The parties must also provide their position on the standard of review in their briefing. (See Local Rule, Rule 3.231, subd. (i)(3).)

600 Foothill, CHDF and Respondents do not suggest the standard of review that applies to the causes of action. Intervenors argue Code of Civil Procedure section 1085, not Code of Civil Procedure section 1094.5, applies to their petition.

Under Code of Civil Procedure section 1094.5, subdivision (b), the relevant issues are whether (1) the respondent has proceeded without jurisdiction, (2) there was a fair trial, and (3) there was a prejudicial abuse of discretion. An abuse of discretion is established if the agency has not proceeded in the manner required by law, the decision is not supported by the findings, or the findings are not supported by the evidence. (Code Civ. Proc., § 1094.5, subd. (b).)

In administrative mandate proceedings not affecting a fundamental vested right, the trial court reviews administrative findings for substantial evidence. Substantial evidence is relevant evidence that a reasonable mind might accept as adequate to support a conclusion (*California Youth Authority v. State Personnel Board* (2002) 104 Cal.App.4th 575, 584-85), or evidence of ponderable legal significance which is reasonable in nature, credible and of solid value. (*Mohilef v. Janovici* (1996) 51 Cal.App.4th 267, 305 n. 28.) Under the substantial evidence test, "[c]ourts may reverse an [administrative] decision only if, based on the evidence . . ., a reasonable person could not reach the conclusion reached by the agency." (*Sierra Club v. California Coastal Com.* (1993) 12 Cal.App.4th 602, 610.) The court does "not weigh the evidence, consider the credibility of witnesses, or resolve conflicts in the evidence or in the reasonable inferences that may be drawn from it." (*Doe v. Regents of University of California* (2016) 5 Cal.App.5th 1055, 1073.)

To obtain a traditional writ of mandate under Code of Civil Procedure section 1085, there are two essential findings. First, there must be a clear, present, and ministerial duty on the part of the respondent. Second, a petitioner must have a clear, present, and beneficial right to the performance of that duty. (*California Ass'n for Health Services at Home v. Department of Health Services* (2007) 148 Cal.App.4th 696, 704.) "Generally, mandamus is available to compel a public agency's performance or to correct an agency's abuse of discretion when the action being compelled or corrected is ministerial." (*AIDS Healthcare Foundation v. Los Angeles County Dept. of Public Health* (2011) 197 Cal.App.4th 693, 700.)

An agency is presumed to have regularly performed its official duties. (Evid. Code, § 664.) Under Code of Civil Procedure section 1094.5, the "trial court must afford a strong presumption of correctness concerning the administrative findings." (*Fukuda v. City of Angels* (1999) 20 Cal.4th 805, 817.) A petitioner seeking administrative mandamus has the burden of proof and must cite

the administrative record to support its contentions. (See *Alford v. Pierno* (1972) 27 Cal.App.3d 682, 691.) Similarly, a petitioner "bears the burden of proof in a mandate proceeding brought under Code of Civil Procedure section 1085." (*California Correctional Peace Officers Assn. v. State Personnel Bd.* (1995) 10 Cal.4th 1133, 1154.) A reviewing court "will not act as counsel for either party to a [challenge to an administrative decision] and will not assume the task of initiating and prosecuting a search of the record for any purpose of discovering errors not pointed out in the briefs." (*Fox v. Erickson* (1950) 99 Cal.App.2d 740, 742 [context of civil appeal.)

" 'On questions of law arising in mandate proceedings, [the court] exercise[s] independent judgment.' . . . . Interpretation of a statute or regulation is a question of law subject to independent review." (*Christensen v. Lightbourne* (2017) 15 Cal.App.5th 1239, 1251.)

ANALYSIS

Petition for Writ of Mandate – Violations of the HAA

600 Foothill, CHDF, and Intervenors seek a writ of mandate to enforce the requirements of the HAA against the City. Among other relief, they seek a writ directing Respondents to set aside the City Council's "decision, on May 1, 2023, to disapprove an application for a housing development project at 600 Foothill Boulevard, and compelling Respondent to approve the application or, in the alternative, to process it in accordance with the law." (CHDF Pet. Prayer ¶ 1; see also 600 Foothill Pet. Prayer ¶¶ 3-5 and Intervenors Pet. Prayer ¶¶ 1-3.)[7]

Standard of Review

As noted, the HAA at section 65589.5, subdivision (m)(1) specifies "[a]ny action brought to enforce the provisions of this section shall be brought pursuant to Section 1094.5 of the Code of Civil Procedure. . . ." Nonetheless, Intervenors argue Code of Civil Procedure section 1085, not Code of Civil Procedure section 1094.5, applies because Respondents have a "ministerial duty under the HAA to process the Foothill Owner's Builder's Remedy application." (Intervenors' Opening Brief 10:27; see *Sunset Drive Corp. v. City of Redlands* (1999) 73 Cal.App.4th 215, 221-222. ["A writ of mandate may be issued by a court to compel the performance of a duty imposed by law."])

While there is a colorable argument Code of Civil Procedure section 1085 applies to parts of the HAA claims involving the Housing Element Law, given the Legislature's clear instructions in section 65589.5, subdivision (m)(1), the court concludes Petitioners' writ petitions to enforce the HAA are all governed by Code of Civil Procedure section 1094.5.

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[7] 600 Foothill's writ claims under the HAA are alleged in its third through fifth causes of action while CHDF's and Intervenors' are alleged in their first causes of action.

The court's task "is therefore to determine whether the City 'proceeded in the manner required by law,' with a decision supported by the findings, and findings supported by the evidence; if not, the City abused its discretion." (*California Renters Legal Advocacy and Education Fund v. City of San Mateo* (2021) 68 Cal.App.5th 820, 837.) The City "bear[s] the burden of proof that its decision has conformed to all of the conditions specified in Section 65589.5." (§ 65589.6.)

As noted, based on the circumstances, the court reaches the same result in its analysis even if the petitions, or parts thereof, are governed by Code of Civil Procedure section 1085. (See e.g., § 65587, subd. (d)(2) [action to compel compliance with Housing Element Law "shall" be brought pursuant to Code of Civil Procedure section 1085].) The HAA claims raise legal questions of statutory construction and concerns about Respondents' substantial compliance with the Housing Element Law. The court decides such issues independently, regardless of whether Code of Civil Procedure section 1094.5 or 1085 governs. (See e.g. *Martinez, supra,* 90 Cal.App.5th at 237.)

The City "Disapproved" the Builder's Remedy Project

600 Foothill contends the City "disapproved" the Project, as the term is defined in the HAA, because the City "determined that the Project could not proceed because it believed the Builder's Remedy was inapplicable." (600 Foothill Opening Brief 7:11-12.) CHDF and Intervenors make the same argument. (CHDF Opening Brief 21:25-28; Intervenors' Opening Brief 15:27-16:3.)

The Builder's Remedy, at section 65589.5, subdivision (d)(5) provides in pertinent part:

> (d) A local agency **shall not disapprove** a housing development project . . . for very low, low-, or moderate-income households . . . unless it makes written findings, based upon a preponderance of the evidence in the record, as to one of the following:
>
> . . . .
>
> (5) The housing development project . . . is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete, **and** the jurisdiction has adopted a revised housing element in accordance with Section 65588 that is in substantial compliance with this article. (Emphasis added.)

Thus, to prove their claim under the HAA and to proceed with the Project as a Builder's Remedy, Petitioners must show the City "disapprove[d] a housing development project."

(§ 65589.5, subd. (d).)[8] Section 65589.5, subdivision (h)(6) provides to " 'disapprove the housing development project' **includes** any instance in which a local agency does any of the following: (A) Votes on a proposed housing development project application and the application is disapproved, **including any required land use approvals or entitlements necessary for the issuance of a building permit** . . . ." (Emphasis added.)

Here, on May 1, 2023, the City Council denied Petitioner's appeal of the Second Incompleteness Determination stating:

> [T]he City Council of the City of La Cañada Flintridge hereby denies the appeal and upholds the Planning Division's March 1, 2023, incompleteness determination for the mixed use project at 600 Foothill Boulevard, on the basis that the 'builder's remedy' under the Housing Accountability Act does not apply and is not available for the project, and that the project did not 'vest' as a 'builder's remedy' project as alleged in the project's SB 330 Preliminary Application submission dated November 14, 2022, because the City's Housing Element was, as of October 4, 2022, in substantial compliance with the Housing Element law. (AR 7167.)

Notably, Director Koleda informed the City Council, prior to its vote on the appeal, that "if the appeal is denied, the project will be processed accordingly as a standard, nonbuilder's remedy project." (AR 7103.) Thus, the City Council "voted" on a proposed housing development project application and determined the Project could not proceed as a Builder's Remedy project—that is, the Project would be subject to the City's discretionary approvals.

The Legislature has expressed its intent that the HAA "be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing." (§ 65589.5, subd. (a)(2)(L); *California Renters Legal Advocacy & Education Fund. v. City of San Mateo, supra*, 68 Cal.App.5th at 854.) In addition, "[a]s a basic principle of statutory construction, 'include' is generally used as a word of enlargement and not of limitation. . . . Thus, where the word 'include' is used to refer to specified items, it may be expanded to cover other items." (*Rea v. Blue Shield of California* (2014) 226 Cal.App.4th 1209, 1227.) Applying these canons of statutory construction, the court finds section 65589.5, subdivision (h)(6) should be given a broad construction. Because the City Council made clear any required land use approvals or entitlements would not be issued for the Project, **as a Builder's Remedy project**, the City Council's May 1, 2023 decision falls within the HAA's broad definition of "disapprove."

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[8] It is undisputed the Project constitutes a "housing development project . . . for very low, low-, or moderate-income households" within the meaning of the HAA. HCD advised the City on June 8, 2023: "The Project is proposed as an 80-unit mixed-use project where 20 percent of the units (16 units) will be affordable to lower-income households. The residential portion equates to approximately 89 percent of the Project; therefore, the Project qualifies as a 'housing development project' under the HAA (Gov. Code, § 65589.5, subd. (h)(2)(B))." (AR 7171.) Respondents develop no argument to the contrary.

Respondents contend:

> 600 Foothill defined the "approvals" and "entitlements" it sought in its application – namely, a Conditional Use Permit (USE-2023-0016), Tentative Tract Map 83375 (LAND-2023-0001), and Tree Removal Permit (DEV-2023-0003). (AR 5285.) <u>There was no vote on May 1, 2023, on any of these "required land use approvals" or "entitlements"</u> and, thus, . . . the "vote" needed under the HAA has not occurred. (Opposition to 600 Foothill 19:22-26 [emphasis in original].)

Respondents' narrow interpretation of the statute is unpersuasive. (See § 65589.5, subd. (a)(2)(L).) While the City Council may not have voted to deny the conditional use permit, tentative tract map, and tree removal permit, the City Council voted on May 1, 2023 and determined the Project could not proceed as the project proposed—a Builder's Remedy project. Because the Project was proposed as a Builder's Remedy, the City Council's May 1, 2023 vote on the project application was a "disapproval" within the meaning of the HAA.

Respondents also contend "[t]he City cannot as a matter of law approve or disapprove a development project, including a project under the Builder's Remedy, prior to conducting environmental review under CEQA . . . ."[9] (Opposition to 600 Foothill 16:15-16.) Respondents argue the HAA does not authorize the court "to order the City to accommodate CEQA review <u>after</u> a possible finding by the Court of a violation of the HAA." (Opposition to 600 Foothill 16:25-26 [emphasis in original].)

Again, Respondents' arguments are unpersuasive—a city can disapprove a project without having undertaken CEQA review. Nothing requires a city to undertake CEQA review *before deciding to disapprove a project*. CEQA does not apply to "[p]rojects which a public agency rejects or disapproves." (Pub. Res. Code, § 21080, subd. (b)(5).) "[I]f an agency at any time decides not to proceed with a project, CEQA is inapplicable from that time forward." (*Las Lomas Land Co., LLC v. City of Los Angeles* (2009) 177 Cal.App.4th 837, 850.) Respondents do not cite any language from the HAA that supports their position.[10]

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[9] CEQA refers to the California Environmental Quality Act at Public Resources Code section 21000, *et seq.*

[10] During argument, the City emphasized its reliance on section 65589.5, subdivision (m)(1) its language concerning finality—an action cannot be brought to enforce the HAA's provisions until there is a "final action on a housing development project" and the City did not take final action on the Project—it merely determined the Project could not be built as a Builder's Remedy project and would be subject to discretionary approvals. As noted by 600 Foothill, an action to enforce the HAA may be initiated after a municipality imposes conditions upon, disapproves **or** takes final action on a housing project. The City made clear in its May 1, 2023 Decision that the Project could not proceed as proposed as a Builder's Remedy project.

While CEQA review is preserved by the HAA[11] nothing suggests a disapproval under the HAA can occur only after CEQA review or that a court lacks authority to issue a writ to *compel compliance with the HAA*, even if a Builder's Remedy project is subject to CEQA compliance. Notably, a suit to enforce the HAA must be filed "no later than 90 days from" project disapproval. (§ 65589.5, subd. (m)(1).) Further, the HAA must "be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing." (§ 65589.5, subd. (a)(2)(L).) Respondents' interpretation of the HAA, under which a disapproval cannot occur prior to CEQA review, would hinder the approval and provision of housing. Accordingly, an agency may "disapprove" a project under the HAA before conducting any environmental review under CEQA, and a petitioner's claim to enforce the HAA may be ripe for consideration even if CEQA review has not been performed or completed.

Respondents' reliance on *Schellinger Brothers v. City of Sebastopol* (2009) 179 Cal.App.4th 1245, 1262 [*Schellinger*] is misplaced. *Schellenger* involved a request **to compel** the certification of an environmental impact report. *Schellinger* did not hold that all claims under the HAA or other housing laws are unripe or cannot be filed until CEQA review is completed. The case did not address CEQA in the context of a claim to enforce the Builder's Remedy provision in the HAA. The case also did not suggest a trial court lacks discretion to structure a writ issued pursuant to the HAA in a manner that allows for CEQA review to be completed. "An opinion is not authority for propositions not considered." (*People v. Knoller* (2007) 41 Cal.4th 139, 154-55.)

The court acknowledges *Schellinger* advised the HAA "specifically pegs its applicability to the approval, denial or conditional approval of a 'housing development project' . . . which, as previously noted, can occur *only after the EIR is certified.* (CEQA Guidelines, § 15090(a).)" (*Schellinger, supra,* 179 Cal.App.4th at 1262.) Nonetheless, the court's statement must be interpreted in the context of the issues before that Court. Because the agency there had not disapproved the project at issue, the Court's reference to the "denial" of a housing development project was a dictum. In any event, as discussed, *Schellinger* did not decide the legal question presented here—whether the City "disapproved" a Project when it determined, through a vote of its City Council, the Builder's Remedy Project did not qualify for the Builder's Remedy under the HAA.[12]

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[11] See section 65589.5, subdivisions (e) and (o)(6).

[12] Respondents indicate the City took action to pay for CEQA review of the Project starting in September 2023. (Opposition to 600 Foothill 18:11-14 [citing Sheridan Decl. Exh. JJ].) By that time, however, the City Council had already determined the Project could not proceed as proposed pursuant to the Builder's Remedy. (AR 7167; see also AR 7176.) Respondents do not explain the purpose of CEQA review for a project the City Council has determined could not be approved consistent with the law. This evidence does not support Respondents' position the City Council's May 1, 2023 Decision did not constitute a "disapproval" under the HAA.

Based on the foregoing, Petitioners have demonstrated the City Council "disapproved" the Project with its May 1, 2023 Decision within the meaning of the HAA. Respondents do not show the petitions are "unripe" because CEQA review has not been completed, or that CEQA review is a prerequisite to the "disapproval" of a Project under the HAA. In light of the court's conclusion, the court need not reach the parties' contentions regarding *California Renters v. City San Mateo* (2021) 60 Cal.App.5th 820 and appellate briefing from that case. (See Opposition to 600 Foothill 17:10-28 [citing Sheridan Decl. Exh. EE and FF].)

"Vesting" of the Builder's Remedy and the Date the Project Application was Deemed Complete

Respondents assert the filing of a SB 330 preliminary application does not "vest" the Builder's Remedy because "when a city is determining whether it can make the finding in subsection (d)(5), it considers the status of its Housing Element *as of the date the finding is made*." (Opposition to 600 Foothill 23:11-13 [emphasis in original].)

The HAA defines "deemed complete" to mean that "the applicant has submitted a *preliminary application* pursuant to Section 65941.1." (§ 65589.5, subd. (h)(5) [emphasis added].) Section 65589.5, subdivision (o)(1) states "a housing development project shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application including all of the information required by subdivision (a) of Section 65941.1 was submitted." Construing these statutory provisions, along with section 65589.5, subdivision (d), the court concludes a Builder's Remedy "vests" if the local agency does not have a substantially compliant housing element at the time a complete preliminary application pursuant to section 65941.1 is submitted and "deemed complete."

Respondents have not developed any argument the Preliminary Application, submitted in November 2022, lacked the information required by section 65941.1 or was otherwise incomplete within the meaning of the HAA. (See AR 5234-5246.)[13] Thus, if the City's housing element did not substantially comply with the Housing Element Law at that time (see analysis *infra*), the Builder's Remedy "vested" when 600 Foothill submitted its Preliminary Application in November 2022.[14]

Respondents' reliance on subdivision (o) of the HAA is misplaced. Section 65589.5, subdivision (o)(4) provides " 'ordinances, policies, and standards' includes **general plan**, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency." (Empasis added.)

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[13] 600 Foothill's Preliminary Application used the form generated by the City. 600 Foothill completed the form and included necessary attachments.

[14] 600 Foothill's Preliminary Application was "deemed complete," within the meaning of the HAA, when 600 Foothill submitted its application in November 2022. (See AR 5241-5246, 7171; see also Gov. Code §§ 65589.5, subdivision (h)(5) and 65941.1.) During argument, Respondents appeared to conflate the Preliminary Application with a formal project application.

The housing element is a mandatory element of the general plan. (§ 65582, subd. (f).) Section 65589.5, subdivision (o)(1) precludes Respondents from retroactively applying a housing element to a Builder's Remedy project that "vested" before certification of the housing element.

Respondents' vesting argument is also inconsistent with the HAA's policy of promoting housing. (§ 65589.5, subd. (a)(2)(L).) If Respondents' position was correct, as a practical matter "no housing developer would ever submit a builder's remedy application because of the uncertainty about whether the project would remain eligible long enough to be approved." (CHDF Reply 19:8-9.)

600 Foothill's Preliminary Application was "deemed complete," for purposes of the HAA, in November 2022 when 600 Foothill submitted its Preliminary Application. If the Builder's Remedy applies (see *infra*), it therefore "vested" in November 2022.[15]

The City Could Not Be in Substantial Compliance with the Housing Element Law until it Completed Rezoning

Petitioners contend the City's housing element was not in substantial compliance with the Housing Element Law when 600 Foothill filed its Preliminary Application because the City had not completed the rezoning required by sections 65583, subdivision (c)(1)(A) and section 65583.2, subdivision (c). (See 600 Foothill Opening Brief 12:21-23.) Petitioners are correct.

Section 65588, subdivision (e)(4)(C)(i) states:

> For the adoption of the sixth revision and each subsequent revision, a local government that does not adopt a housing element that the department has found to be in substantial compliance with this article within 120 days of the applicable deadline described in subparagraph (A) or (C) of paragraph (3) shall comply with subparagraph (A) of paragraph (1) of subdivision (c) of Section 65583 and subdivision (c) of Section 65583.2 within one year of the statutory deadline to revise the housing element.

Section 65588, subdivision (e)(4)(C)(iii) states:

> A jurisdiction that adopts a housing element more than one year after the statutory deadline described in subparagraph (A) or (C) of paragraph (3) **shall not be found in substantial compliance with this article until it has completed the**

[15] However, the court reaches the same result in its analysis below even if the application was deemed complete or "vested" anytime up to May 1, 2023, the date of City Council's decision. The City did not complete its required rezoning until September 12, 2023. (See § 65588, subd. (e)(4)(C)(iii).)

rezoning required by subparagraph (A) of paragraph (1) of subdivision (c) of Section 65583 and subdivision (c) of Section 65583.2. (Emphasis added.)[16]

Thus, the statute mandates the jurisdiction "shall not be found in substantial compliance" until completing the rezoning. (*Ibid.*)[17] The plain language of the statutory prohibition is not limited to HCD; the prohibition therefore applies to the courts.

As applied here, the City's statutory deadline to adopt a substantially compliant 6th cycle housing element was October 15, 2021. (AR 443.) The City submitted its draft housing element to HCD on October 15, 2021. (AR 443.) Because the City failed to secure certification of its 6th cycle housing element within 120 days of its statutory deadline of October 15, 2021 (see AR 443-447), October 15, 2022 served as the City's deadline to complete its required rezoning. (§ 65583, subd. (c)(1)(A).) It is undisputed the City did not complete the required rezoning until September through November 2023.

Pursuant to the plain language of section 65588, subdivision (e)(4)(C)(iii), the City "shall not be found" in substantial compliance with the Housing Element Law until the City completed its rezoning in September through November 2023. As a result, the City did not have a substantially compliant housing element when 600 Foothill submitted its Preliminary Application to the City in November 2022; the Builder's Remedy therefore applies to the Project.

Respondents do not challenge the plain language interpretation of section 65588, subdivision (e)(4)(C)(iii).[18] Thus, they concede where an agency has failed to adopt a substantially compliant housing element by more than a year after the statutory deadline to do so, the agency cannot be found in substantial compliance with the Housing Element Law by HCD or a court until it

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[16] During argument, Respondents objected to the court's consideration of legislative history referenced in the court's tentative order distributed prior to the hearing. The court relied 600 Foothill's RJN, Exh. D at 82 and Exh. E at 149. Respondents correctly argued resort to legislative history here is inappropriate given the plain language of the statute and lack of ambiguity. (See *River Garden Retirement Home v. Franchise Tax Bd.* (2010) 186 Cal.App.4th 922, 942.) While the parties later agreed the court could rely on all of the evidence that had been submitted by the parties, the court nonetheless revised its decision to eliminate the discussion of legislative history. Given Respondents' argument, there can be no claim the statute is unclear. "If there is no ambiguity, we presume the Legislature meant what is said and the plain meaning of the language controls." (*Ibid.*)

[17] In any event, as discussed *infra*, the court concludes the City did not adopt a substantially compliant housing element until after 600 Foothill submitted its complete Preliminary Application. Accordingly, even if the statutory bar of section 65588, subdivision (e)(4)(C)(iii) does not apply to the courts, the court still concludes the Builder's Remedy applies to the Project.

[18] As noted *supra* in footnote 16, Respondents agree there is no ambiguity in the statute.

completes its required rezoning. (*Sehulster Tunnels/Pre-Con v. Traylor Brothers, Inc.* (2003) 111 Cal.App.4th 1328, 1345, fn. 16 [failure to address point is "equivalent to a concession"].)

Respondents contend the "City could not rezone until it had a General Plan Housing Element under Section 65860(c), HCD did not promulgate draft [Affirmatively Further Fair Housing] requirements for the 6th Cycle housing element until April 23, 2020, and did not promulgate the final version until April 2021, only six months before the then-existing deadline (within SCAG) for submitting a 6th RHNA Cycle Housing Element." (Opposition to CHDF 8: 11-15.)

Respondents' evidence does not demonstrate actions or omissions of HCD or the Southern California Association of Governments (SCAG) precluded the City from adopting a substantially compliant housing element or the required rezoning. Director Koleda advises the final affirmatively further fair housing requirements were available by April 2021, and the City's RHNA increased by only two dwelling units between March 22, 2021 and July 1, 2021. (Koleda Decl. ¶¶ 20, 36.) As persuasively argued by Intervenors, the City "had sufficient time to accommodate its RHNA allocation, or at the very least, the two additional dwelling units added between March and July 2021." (Intervenors' Reply 16, fn. 8.) Respondents also do not show, with persuasive evidence, the timing of HCD's promulgation of affirmatively further fair housing requirements prevented the City from adopting a substantially compliant housing element.

Respondents also argue section 65588, subdivision (e)(4)(C)(iii)'s rezoning requirement "is illegal, unconstitutional, and unenforceable" because "[t]he Government Code specifically contemplates that rezoning will occur after adoption of an amendment to a General Plan, including Housing Elements, ..." (Opposition to Intervenors 12:19, 14:26-27.) Respondents' statutory argument is not fully developed, lacks sufficient analysis of governing legal principles, and is unpersuasive.

Respondents wholly fail to explain how section 65588, subdivision (e)(4)(C)(iii) is "illegal" or "unconstitutional." At most, Respondents assert section 65588, subdivision (e)(4)(C)(iii) conflicts with other statutes requiring consistency between the zoning ordinances of a general law city and its general plan, and the requirement such zoning ordinances be amended "within a reasonable time" to be consistent with a general plan that is amended. (Opposition to Intervenors 13:13-16 [citing § 65860].)

Respondents do not show a conflict between section 65588, subdivision (e)(4)(C)(iii) and section 65860 or any other statute. Contrary to Respondents' assertion, a city could comply with both statutes. Thus, as argued by 600 Foothill, a city could update its zoning simultaneously with the adoption of its housing element. A city could also adopt a housing element that is provisionally certified by HCD and then subsequently complete the rezoning, which is what occurred here. While section 65588, subdivision (e)(4)(C)(iii) may subject a city to the Builder's Remedy it if does not complete its rezoning at the same time adopts its housing element, Respondents do not show such possibility conflicts with section 65860 or that the

Legislature lacked the authority to impose such measures to encourage the development of housing.[19]

Because the City had not completed its required rezoning, the City's housing element was not in substantial compliance with the Housing Element Law when 600 Foothill filed the Preliminary Application in November 2022. As a result, the City Council prejudicially abused its discretion when it found the Builder's Remedy did not apply to the Project in its May 1, 2023 Decision.

Did the City's October 2022 Housing Element Substantially Comply with the Housing Element Law Without Consideration of Rezoning?

In its May 1, 2023 Decision, the City Council found "the 'builder's remedy' under the Housing Accountability Act does not apply and is not available for the project . . . because the City's Housing Element was, as of October 4, 2022, in substantial compliance with the Housing Element law." (AR 7167.) Petitioners contend the City Council's finding was a prejudicial abuse of discretion. The court agrees. The October 4, 2022 Housing Element was not in substantial compliance with the Housing Element Law.

Standard of Review—Substantial Compliance with Housing Element Law

"In an action to determine whether a housing element complied with the requirements of the Housing Element Law, the court's review 'shall extend to whether the housing element . . . *substantially complies* with the requirements' of the law. (§ 65587, subd. (b), italics added.) Courts have defined substantial compliance as '*actual* compliance in respect to the substance essential to every reasonable objective of the statute,' as distinguished from 'mere technical imperfections of form.' [Citations.] Such a review is limited to whether the housing element satisfies the statutory requirements, 'not to reach the merits of the element or to interfere with the exercise of the locality's discretion in making substantive determinations and conclusions about local housing issues, needs, and concerns.' " (*Martinez, supra,* 90 Cal.App.5th at 237.)

HCD is mandated by statute to determine whether a housing element substantially complies with the Housing Element Law. (See e.g., § 65585, subds. (i)-(j); Health & Saf. Code § 50459, subds. (a), (b).) Given HCD's statutory mandate and its expertise, HCD's determination of substantial compliance with the Housing Element Law, or lack thereof, is entitled to deference from the courts. (See *Hoffmaster v. City of San Diego* (1997) 55 Cal.App.4th 1098, 1113, fn. 13

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[19] Further, even assuming a conflict existed, Respondents do not explain why section 65860 would take precedence over section 65588, subdivision (e)(4)(C)(iii) under the specific circumstances presented here (i.e., a statutory bar to attaining substantial compliance with the Housing Element Law until rezoning is complete). (See *State Dept. of Public Health v. Superior Court* (2015) 60 Cal.4th 940, 960-961. ["If conflicting statutes cannot be reconciled, later enactments supersede earlier ones [citation], and more specific provisions take precedence over more general ones."])

["We substantially rely on the Department of Housing and Community Development's interpretation [. . .] regarding compliance with the housing element law . . . ."]; accord *Martinez, supra,* 90 Cal.App.5th at 243 ["courts generally will not depart from the HCD's determination unless 'it is clearly erroneous or unauthorized' "].)

However, "HCD's housing element compliance determinations are not binding on courts." (See Intervenor Reply 10:2; see also 600 Foothill Opening Brief 15:8-9.) The trial and appellate courts "'independently ascertain as a question of law whether the housing element at issue substantially complies with the requirements of the Housing Element Law.' . . ." (*Martinez, supra,* 90 Cal.App.5th at 237.)[20] Thus, to be clear (and as noted during the hearing) the court has not deferred to HCD concerning substantial compliance—the issue is properly subject to the court's independent review as a question of law.

Affirmatively Further Fair Housing

As background, HCD found the City's October 2022 Housing Element did not substantially comply with the City's duties under the Housing Element Law to analyze how the housing element will affirmatively further fair housing. Specifically, HCD wrote:

> While the element now analyzes census tracts and sites with a concentration of affordable units (p. D71-73), it should still discuss whether the distribution of sites improves or exacerbates conditions. This is critical as the sites to accommodate the lower-income households are only located along Foothill Boulevard near the 210 Freeway. If sites exacerbate conditions, the element should include programs to mitigate conditions (e.g., anti-displacement strategies) and promote inclusive communities. (AR 5263-5264.)

HCD also found "the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs." (AR 5264.)

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[20] While *Martinez* advises " '[t]he burden is on the challenger to demonstrate that the housing element . . . is inadequate" (*ibid.*), the HAA provides the City "bear[s] the burden of proof that its decision has conformed to all of the conditions specified in Section 65589.5." (§ 65589.6; see also § 65587, subd. (d)(2) [city has burden of proof in action to compel compliance with requirements of section 65583, subd. (c)(1)-(3)].) The parties do not address the language in *Martinez* or how it should be applied, if at all, in this proceeding. The court concludes based on sections 65589.6 and 65587, subdivision (d)(2) the burden is on Respondents to show the City Council's May 1, 2023 Decision complied with the HAA. Such a showing requires the City to demonstrate it attained substantial compliance with the Housing Element Law before 600 Foothill's submitted its Preliminary Application and it was "deemed complete." The court notes and clarifies, however, it would reach the same result herein even if the initial burden of proof is with Petitioners.

Housing elements must contain "an inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level"—the "sites inventory." (§ 65583, subd. (a)(3).) The sites inventory must be accompanied by "an analysis of the relationship of the sites identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing." (*Ibid.*) In addition, each updated housing element must include "a statement of the community's goals, quantified objectives, and policies relative to affirmatively furthering fair housing" (§ 65583(b)(1)), and must commit to programs that will, among other things, "Affirmatively further fair housing in accordance with [Section 8899.50]." (§ 65583, subd. (c)(10).)[21]

Here, the October 2022 Housing Element discloses the sites identified by the City to accommodate affordable housing are all located near the Foothill Freeway. (AR 5130.) In this context, HCD found the October 2022 Housing Element lacked sufficient analysis of the relationship of the sites identified in the land inventory to the City's duty to affirmatively further fair housing, i.e. whether the site inventory would improve or exacerbate fair housing conditions. (AR 5263-5264.)

Respondents do not cite to any specific analysis in the October 2022 Housing Element addressing the concern raised by HCD. (See Opposition to 600 Foothill 9:14 [citing AR 1741, 5203].) In fact, neither AR 1741 nor 5203 demonstrate the October 2022 Housing Element analyzed how the clustering of affordable housing near the Foothill Freeway would promote or exacerbate fair housing. While Respondents now explain in the context of *this proceeding* why the City clustered all affordable housing near the freeway (See Koleda Decl. ¶¶ 9-16),

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[21] Section 8899.50, subd. (b)(1) provides: "A public agency shall administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and take no action that is materially inconsistent with its obligation to affirmatively further fair housing." Compliance with the obligation is mandatory. (*Id.* at subd. (b)(2).) The statute defines "affirmatively further fair housing" as:

> taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development. (*Id.* at subd. (a)(1).)

Respondents were required to include that analysis in the October 2022 Housing Element. (See § 65583, subds. (a)(3), (b)(1), and (c)(10).)[22]

Respondents contend the "City undertook numerous outreach efforts to reach a variety of economic groups, including via two housing workshops with 18 different stakeholder organizations." (Opposition to 600 Foothill 9:10-12 [citing Koleda Decl. ¶¶ 38-50 and AR 3896-3900, 4651].) Respondents do not cite any authority that outreach alone satisfies the City's statutory obligations to include in its housing element "an **analysis** of the relationship of the sites identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing." (§ 65583, subd. (a)(3) [emphasis added].) Exercising its independent judgment on the statutory question, the court concludes outreach alone does not substantially comply with the requirement—outreach does not constitute analysis.

The deficiencies in the October 2022 Housing Element as to the affirmatively further fair housing analysis are demonstrated by changes made by the City in the February 2023 Housing Element.[23] Specifically, the February 2023 Housing Element added analysis—"the sites to accommodate the lower and moderate-income households are concentrated primarily in the western end of the City along the Foothill Boulevard Corridor, and near the 210 Freeway." (AR 6090.) The analysis recognized "adverse air quality conditions have the potential to be exacerbated" based on "close proximity to the freeway[.]" (AR 6090.) In addition, the revised February 2023 Housing Element committed to Program 24 to mitigate these impacts. (AR 6091; See also AR 5577-5578 [adding Program 24, "Mitigation for Housing in Proximity to Freeways" committing to building design measures for new residential development near the freeway].)

Respondents contend "those air quality mitigation measures were adopted in 2013 and the 2023 Housing Element merely added a heading regarding these existing measures." (Opposition to 600 Foothill 9:7-8 [citing Koleda Decl. ¶ 33 and AR 4515].) Respondents cite AQ Policy 1.1.6 from its General Plan Air Quality Element, which states the policy to "Ensure that new developments implement air quality mitigation measures, such as ventilation systems, adequate buffers, and other pollution reduction measures and carbon sequestration sinks, especially those that are located near existing sensitive receptors." (Koleda Decl. ¶ 33.)

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[22] During argument, Respondents suggested the material included in the February 23, 2023 housing element had previously been provided in the October 2022 Housing Element. While it is true Table D-12 can be found in both versions of the housing element (compare AR 6090 p. D22 with AR 5158 p. D22), the February 23, 2023 revisions to the October 2022 Housing Element (AR 6090-6092) included additional narrative material beyond repeating information from Los Angeles County's Department of Public Health. Further, AR 5193-5204, identified by Respondents during the hearing as an analysis of how the clustering of affordable housing near the Foothill Freeway would promote or exacerbate fair housing within the October 2022 Housing Element, does not appear to address the issue. Finally, it does not appear Respondents cited any of this material in their briefs before the court in response to the claims raised by Petitioners. 600 Foothill objected to the argument as new during the hearing.

[23] See *supra* footnote 22.

While Program 24 and AQ Policy 1.1.6 have similarities, they are not the same. Program 24 identifies specific mitigation measures that apply to receptors near the freeways and is enforceable by HCD. (See § 65585, subd. (i) [requiring HCD to investigate a "failure to implement any program actions included in the housing element."].) In contrast, AQ Policy 1.1.6 is a shorter and more general policy that is *not enforceable by HCD* as a housing element program. Contrary to Respondents' assertion, the inclusion of Program 24 in the February 2023 Housing Element supports HCD's findings that the October 2022 Housing Element lacked sufficient analysis of the City's affirmatively further fair housing obligations.

Exercising its independent judgment on the issue, the court concludes the City's October 2022 Housing Element did not substantially comply with the affirmatively further fair housing requirements in section 65583, subdivisions (a)(3), (b)(1), and (c)(10).[24]

Nonvacant Sites Analysis

HCD found the October 2022 Housing Element's analysis of nonvacant sites did not sufficiently analyze "redevelopment potential and evaluate the extent existing uses impede additional development." (AR 5264.) HCD also found "as the element relies on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households, the adoption resolution must make findings based on substantial evidence in a complete analysis that existing uses are not an impediment and will likely discontinue in the planning period." (AR 5264.)

For nonvacant sites, the Housing Element Law provides "the city or county shall specify the additional development potential for each site within the planning period and shall provide an explanation of the methodology used to determine the development potential." (§ 65583.2, subd. (g)(1).) In addition, "when a city or county is relying on nonvacant sites . . . to accommodate 50 percent or more of its housing need for lower income households, the methodology used to determine additional development potential shall demonstrate that the existing use . . . does not constitute an impediment to additional residential development during the period covered by the housing element. 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." (§ 65583.2, subd. (g)(2).)

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[24] In reaching this conclusion, the court has considered Respondents' assertion the City undertook outreach efforts "in the face of 'changing goal posts' and what appeared to be intentional obstructive behavior by HCD." (Opposition to 600 Foothill 9:16-21.) The court finds Respondents' evidence does not prove substantial compliance with the affirmatively further fair housing requirements in section 65583 or an excuse from substantial compliance. (See e.g. Koleda Decl. ¶¶ 49-50.) The court has also considered CHDF's arguments and evidence that the City discriminated on the basis of race and income when it selected sites for rezoning. The court further discusses CHDF's claims of discrimination and bad faith *infra*.

The Court of Appeal explains "there are many types of sites the Legislature has either deemed infeasible to support lower income housing or that require additional evidence of their feasibility or by-right development approvals before being deemed adequate to accommodate such housing [including] . . . when a city relies on over 50 percent of the inventory to be accommodated on nonvacant sites . . . . The goal is not just to identify land, *but to pinpoint sites that are adequate and realistically available* for residential development targets for each income level." (*Martinez, supra,* 90 Cal.App.5th at 244 [emphasis added].)

Here, more than 50 percent of the parcels included in the City's site inventory to accommodate the lower income RHNA are nonvacant. (AR 4506.) Accordingly, the City is required to comply with section 65583.2, subdivision (g)(2). The site inventory in the October 2022 Housing Element does not show substantial compliance with section 65583.2, subdivision (g)(2). (See AR 5124-5129.) The criteria used to describe nearly all of the lower income nonvacant sites are some combination of "underutilized site," "buildings that are older than 30 years," "vacant lot or parking lot with minimal existing site improvements," "property has not been reassessed" in some time, "antiquated commercial uses," or "existing use retained and institution would add residential units." (AR 5124-5129; see also AR 4601-4603 [discussing methodology].) While these factors may be relevant to and inform on the analysis of "additional development potential" required by section 65583.2, subdivision (g)(1), they do not sufficiently address in any substantive way whether the sites are "likely to be discontinued during the planning period," as required by section 65583.2, subdivision (g)(2).

In the resolution adopting the October 2022 Housing Element, the City Council made the following finding:

> Based on general development trends resulting from continuously rising land values, changes in desired land uses, the financial pressures placed on religious institutions that have been impacted by falling congregation numbers, aging structures, and underutilized properties, rising demand for housing, adjacency to public transportation and commercial services, and other factors/analysis as identified in the Section 9.4.1.3 Future Residential Development Potential and Section 9.4.1.4 Overview of Residential Development Potential and Realistic Capacity Assumptions by Zone of the Housing Element, the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be discontinued during the planning period, and therefore do not constitute an impediment to additional residential development during the period covered by the housing element. (AR 4506.)

The City Council's generalized statement does not reference any specific evidence to support a finding the existing uses of nonvacant sites, which were identified to accommodate housing need for lower income households, are "likely to be discontinued during the planning period." (§ 65583.2, subd. (g)(2).)

Further, Petitioners cite record evidence that the owners of several of the nonvacant sites included in the October 2022 site inventory, including certain sites identified for lower income households, informed the City they did not intend to redevelop the site or discontinue the existing use during the planning period. (See AR 5114-5116, 2222, 2238, 2206, 5126, 12812, 5233, 5123-5129, 6054-6061.)[25] Significantly, the City subsequently amended the housing element to disclose that some of the identified lower income category sites are "not currently available" and were included in the site inventory "as a buffer site because it may become available further along in the 6th cycle HE planning period." (AR 6054-6061, 6098.) Such a change in characterization is a major substantive change in the site inventory and demonstrates the October 2022 Housing Element did not substantially comply with the Housing Element Law.

The court has also reviewed Director Koleda's summary of changes to the October 2022 Housing Element. The court concludes, on the whole, Director Koleda's summary is consistent with Petitioners' arguments the October 2022 Housing Element was not substantially compliant and required significant changes. (See Koleda Decl. ¶ 56 and Exh. A.) As Intervenors argue, the substantial changes to the October 2022 Housing Element show the City did not substantially comply with section 65583.2, subdivision (g)(2) until *after* it adopted the October 2022 Housing Element.

Respondents assert the City "adopted a Site Inventory using both a data-driven model endorsed by HCD . . . and along with that gathered 'substantial evidence' by sending TWO mailings to each commercial and religious property owner in the City to determine potential inclusion on the Site Inventory." (Opposition to 600 Foothill 11:9-12 [citing Koleda Decl. ¶¶ 29, 54-56].) However, Respondents do not dispute it included multiple nonvacant sites in the October 2022 Site Inventory for which the City lacked substantial evidence, *in October 2022*, that the existing uses were "likely to be discontinued during the planning period." (§ 65583.2, subd. (g)(2).) Notably, Respondents do not cite any written communications with the nonvacant site owners, prior to the adoption of the October 2022 Housing Element, as evidence the uses were "likely to be discontinued during the planning period." (§ 65583.2, subd. (g)(2).)

Respondents assert their methodology should be sufficient. During the hearing, they followed HCD guidance and should not be penalized for doing so. Respondents also argue for purposes of section 65583.2, subdivision (g)(2), they should not be required to knock on owners' doors and undertake an active investigation for its sites inventory.

The court cannot find on this record the City followed HCD guidance on the section 65583.2, subdivision (g)(2) issue. While the City's reliance on methodology alone may be consistent with

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[25] For example, a representative of a restaurant (Panda Express) wrote "we have NO intention of discontinuing the current use of this property during the next eight-year housing planning period." (AR 5115.) The owner of sites 86-89 on the October 2022 site inventory (identified in the lower income category) similarly informed the City that the premises are leased to retail store (Big Lots) under a 20-year lease with two 10-year extension options, and it had no intention of discontinuing the current use during the planning period. (AR 5116.)

HCD's section 65583.2, subdivision (g)(1) compliance guidance, that is not the case for section 65583.2, subdivision (g)(2).

As discussed during the hearing, HCD guidance specifies at Step 3 how to prepare a nonvacant sites inventory when a municipality has relied on "nonvacant sites to accommodate more than 50 percent of the RHNA for lower income households." (Koleda Decl., Exh. Q p. 26.) Consistent with section 65583.2, subdivision (g)(2), the guidance makes clear:

> 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. (*Id.* at 27.)

"The goal is not just to identify land, *but to pinpoint sites that are adequate and realistically available* for residential development targets . . . ." (*Martinez, supra,* 90 Cal.App.5th at 244 [emphasis added].) Accordingly, HCD guidance also explains the "housing element should describe the findings and include a description of the substantial evidence they are based on," and a housing element "should describe the findings and include a description of the substantial evidence they are based on." (Koleda Decl., Exh. Q at 27.)
(*Ibid.*)

HCD further advised substantial evidence "includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts." (*Ibid.*) HCD provides specific examples of what constitutes substantial evidence "that an existing use will likely be discontinued in the current planning period . . . ." (*Ibid.*) Those examples include:

> [1] The lease for the existing use expires early within the planning period,
> [2] The building is dilapidated, and the structure is likely to be removed, or a demolition permit has been issued for the existing uses,
> [3] There is a development agreement that exists to develop the site within the planning period,
> [4] The entity operating the existing use has agreed to move to another location early enough within the planning period to allow residential development within the planning period.
> [5] The property owner provides a letter stating its intention to develop the property with residences during the planning period. (*Ibid.*)

Of the 21 nonvacant sites identified by the City as "sites that are adequate and realistically available for residential development targets" for lower income persons (*Martinez, supra,* 90 Cal.App.5th at 244), 19 percent or only four (sites 74, 91, 95 and 96) provide any site-specific evidence to support the City's inclusion of the site in its sites inventory. (AR 5124-5128.) For the four sites, the owner indicated some interest in redevelopment. (AR 5126, 5128.) The

remaining sites rely on the City's generalized methodology to meet their obligations under section 65583.2, subdivision (g)(2).

Respondents argue 600 Foothill's principal "actively manipulated" certain sites that were later deemed "buffer sites." (Opposition to 600 Foothill 10:22.) Respondents also blame deficiencies in their October 2022 site inventory on "dilatory guidance" of HCD and dilatory actions of SCAG. (Opposition to 600 Foothill 12:9-10.) Having considered the evidence cited by Respondents, the court finds Respondents' arguments unpersuasive. As discussed *infra* with Respondents' unclean hands defense, Respondents do not demonstrate 600 Foothill or its principals have engaged in any inequitable or wrongful conduct related to these proceedings, including the City's adoption of its housing element. Respondents also do not prove deficiencies in the site inventory of the October 2022 Housing Element resulted from actions or omissions of 600 Foothill, SCAG or HCD. Nor do Respondents cite any authority suggesting a city or county may be excused from substantial compliance with the Housing Element Law based on actions or omissions of SCAG, HCD or a project applicant.

Respondents contend the City was permitted "to rely upon letters with site owners and between itself and HCD not included specifically in its Housing Element" and the City "made reasonable inferences" from the information it received from site owners. (Opposition to 600 Foothill 12:15-19.) Respondents rely on *Martinez* to support their claims. (See *Martinez, supra,* 90 Cal.App.5th at 248.)

Martinez addressed the City of Clovis' nonvacant site analysis under section 65583.2, subdivision (g)(1); the Court did not analyze the heightened requirements of section 65583.2, subdivision (g)(2). (See *Martinez, supra,* 90 Cal.App.5th at 248-250.) While *Martinez* held the substantive material required by section 65583.2, subdivision (g)(1), need not appear in the Housing Element itself, the Court did not suggest nonvacant sites may be included in a site inventory if the agency lacks substantial evidence, or has not sufficiently investigated or analyzed, whether the sites are "likely to be discontinued during the planning period." (§ 65583.2, subdivision (g)(2).)

Here, Respondents have not cited substantial evidence to support the City's position multiple nonvacant sites listed in the October 2022 inventory could realistically be developed in a manner to satisfy the City's RHNA obligations. In addition, that Respondents made substantive revisions to the site inventory **after** October 2022 also supports a reasonable inference the City did not complete the analysis and attain the evidence required by section 65583.2, subdivision (g)(2), for many of the sites on its site inventory, **before** it adopted the October 2022 Housing Element. (Compare AR 5124-5129 with 6054-6061.)

Exercising its independent judgment, the court concludes the City's October 2022 Housing Element did not include a nonvacant site analysis that substantially complied with the Housing Element Law, including section 65583.2, subdivision (g)(2).

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Realistic Assessment of Development Capacity

The Housing Element Law requires that municipalities "specify for each site [in its inventory] the number of units that can realistically be accommodated on that site." (§ 65583.2, subd. (c).) The law provides "the number of units calculated" for each site "shall be adjusted" to account for "the land use controls and site improvements requirement identified in paragraph (5) of subdivision (a) of Section 65583, 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 the current or planned availability and accessibility of sufficient water, sewer, and dry utilities." (*Id.* at subd. (c)(2).)

CHDF contends the October 2022 Housing Element did not substantially comply with these statutory provisions because it failed to apply a "downward adjustment on the number of units projected on each site to account for, among other constraints, the City's maximum floor-area ratio of 1.5 (AR 4607), its 80-percent maximum lot-coverage requirement (AR 4566), its 35-foot height limit (AR 4567), and significant parking requirements (AR 4572) for sites in mixed-use zones." (CHDF Opening Brief 20:4-7.)

Respondents did not address or rebut CHDF's argument. (*Sehulster Tunnels/Pre-Con v. Traylor Brothers, Inc., supra,* 111 Cal.App.4th at 1345, fn. 16 [failure to address point is "equivalent to a concession"].) The court concludes the City's October 2022 Housing Element did not substantially comply with Housing Element Law because the City failed to adjust the development capacity for each site based on the factors set forth in section 65583.2, subdivision (c)(2).[26]

Government Code Section 65583.2, Subdivision (h)

CHDF argues fewer than 50 percent of the October 2022 Housing Element's low-income sites were zoned exclusively for residential use, and the City did not include analysis showing it would "accommodate all of the very low and low-income housing need on sites designated for mixed use [and] allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project." (CHDF Opening Brief 20:21-23 [citing § 65583.2, subd. (h)].) CHDF supports its assertion with citations to the administrative record. (CHDF Opening Brief 21:1-4 [citing AR 5124-5129, 4607-4610]; see also AR 4612.) Based on the

[26] During argument, the court engaged CHDF and Respondents at length on this issue. While Respondents provide an explanation that their rezoning included the required adjustments, the court finds Respondents conceded the issue by not addressing it in their brief. (Compare CHDF Opening Brief 19:20-20:15 with Opposition to CHDF 10:10-11:20.) Respondents' analysis of development constraints is not entirely clear and undeveloped in their brief. (See AR 4565-4570.)

evidence, CHDF argues the October 2022 Housing Element did not substantially comply with section 65583.2, subdivision (h).[27]

Respondents do not squarely address CHDF's position, and they do not show, with citation to the administrative record, the October 2022 Housing Element substantially complied with section 65583.2, subdivision (h). (Opposition to CHDF 12:4-9.) Accordingly, the court concludes the October 2022 Housing Element did not substantially comply with the Housing Element Law for this reason as well.

Based on the foregoing, the court concludes the October 2022 Housing Element did not substantially comply with the Housing Element Law. Accordingly, the City Council prejudicially abused its discretion when it found in its May 1, 2023 Decision the Builder's Remedy did not apply to the Project.

Respondents' Defenses to the HAA Causes of Action

Respondents raise a defense of unclean hands to the HAA causes of action asserted by 600 Foothill. Respondents also raise defenses of ripeness, exhaustion of administrative remedies, and claim the petitions violate rules designed to prevent piecemeal litigation.

Unclean Hands

A party seeking equitable relief must have "clean hands" and inequitable conduct by the party seeking relief is a complete defense. (*Dickson, Carlson & Campillo v. Pole* (2000) 83 Cal.App.4th 436, 446; *Salas v. Sierra Chem. Co.* (2014) 59 Cal.4th 407, 432.) The plaintiff must "come into court with clean hands, and keep them clean," or the plaintiff "will be denied relief, regardless of the merits of his claim." (*Kendall-Jackson Winery, Ltd. v. Superior Court* (1999) 76 Cal.App.4th 970, 978.) For the doctrine to apply, "there must be a direct relationship between the misconduct and the claimed injuries." (*Mattco Forge, Inc. v. Arthur Young & Co.* (1997) 52 Cal.App.4th 820, 846, citation omitted.)

Respondents contend "the only reasonable inference to draw [from the opposition evidence] is that on the eve of final review and approval of the Housing Element containing the Site Inventory, 600 Foothill's principal was running around town attempting to manipulate owners to 'decline' inclusion on the inventory and derail the process." (Opposition to 600 Foothill 14:2-5.) The court has reviewed all of the evidence cited by Respondents. (Koleda Decl. ¶¶ 46-51; Hernandez Decl. ¶¶ 4, 5; AR 7081-7085, 5233; Sheridan Decl. Exh. DD.) Respondents' assertion

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[27] Section 65583.2, subdivision (h) provides in pertinent part: "At least 50 percent of the very low and low-income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed uses are not permitted, except that a city or county may accommodate all of the very low and low-income housing need on sites designated for mixed use if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project."

that Garret Weyand, one of 600 Foothill's principals, engaged in "deliberate attempts to manipulate the Site Inventory" is speculative and not supported by the evidence. (Opposition to 600 Foothill 10:22.) To the contrary, the court finds Weyand's public advocacy in support of the Project is not evidence of inequitable conduct. (See Reply Weyand Decl.) Respondents have not demonstrated, by a preponderance of the evidence, 600 Foothill or any of its principals, including Weyand and Jon Curtis, engaged in inequitable conduct that has a direct relationship to any cause of action in 600 Foothill's petition. Respondents failed to meet their burden of demonstrating unclean hands and their entitlement to the defense.[28]

Ripeness, Exhaustion, and Piecemeal Litigation

" 'A decision attains the requisite administrative finality when the agency has exhausted its jurisdiction and possesses 'no further power to reconsider or rehear the claim.' . . . Until a public agency makes a 'final' decision, the matter is not ripe for judicial review." (*California Water Impact Network v. Newhall County Water Dist.* (2008) 161 Cal.App.4th 1464, 1485.) Relatedly, "[t]he exhaustion doctrine precludes review of an intermediate or interlocutory action of an administrative agency. A party must proceed through the full administrative process 'to a final decision on the merits.' " (*Id.* at 1489.) There are exceptions to the exhaustion requirement, including "when the aggrieved party can positively state what the administrative agency's decision in his particular case would be." (*Edgren v. Regents of University of California* (1984) 158 Cal.App.3d 515, 520.)

Respondents do not show any lack of finality or any further administrative remedy to exhaust as to the May 1, 2023 Decision. The May 1, 2023 Decision of the City Council is final because there is no further avenue for administrative appeal. As discussed, the City disapproved (within the meaning of the HAA) the Project. Nothing in the HAA requires Petitioners to complete CEQA review before suing to enforce the HAA.

Respondents argue 600 Foothill did not sufficiently raise issues pursued in this proceeding, including that the City failed to rezone, the housing element does not meet its affirmatively further fair housing obligation, as well as the site inventory issues. The court concludes Petitioners sufficiently raised and preserved their contentions during the administrative proceedings. (See AR 6284-6286, 6307-6317.) Many of the issues in these petitions were also raised by HCD in letters to the City at the administrative level, including a notice of violation. (AR 7170-7175.)

Respondents argue "[n]o express 'disapproval' of the entire project occurred here . . . ." (Opposition to CHDF 16:25.) While not entirely clear, Respondents seemingly suggest 600 Foothill should *redesign the Project* to avoid reliance on the Builder's Remedy. Respondents do not develop an argument 600 Foothill has any legal obligation, under the circumstances here, to redesign the Project "as a standard, nonbuilder's remedy project." (AR 7103.). Respondents

[28] This defense only applies to 600 Foothill. Respondents do not develop any argument the HAA claims of CHDF or Intervenors are subject to the defense.

also do not show that any further administrative action, including appeal of the City's June 24, 2023 letter describing inconsistency between the Project and the City's general plan and zoning ordinances (see AR 7176), could remedy the harm suffered by 600 Foothill when the City Council determined the Builder's Remedy does not apply to the Project.

Moreover, Petitioners can positively state what the City's decision is with respect to 600 Foothill's application to develop the Builder's Remedy Project. In its May 1, 2023 Decision, the City Council made clear any required land use approvals or entitlements would not be issued for the Project as a Builder's Remedy project. Based on its review of the administrative record and the parties' declarations, the court finds no reasonable possibility Respondents, including the City Council, will change their position and process 600 Foothill's Project as a Builder's Remedy under the HAA. Accordingly, even if some additional appeal or administrative process were available, the futility exception to exhaustion applies under these facts. (See, e.g., *Felkay v. City of Santa Barbara* (2021) 62 Cal.App.5th 30, 40-41 [futility exception, which is a question of fact, applied where city "made plain" it would not permit the proposed development]; *Ogo Associates v. City of Torrance* (1974) 37 Cal.App.3d 830, 832-34 [futility exception applied where it was "inconceivable the city council would grant a variance for the very project whose prospective existence brought about the enactment of the rezoning" that necessitated the variance in the first place].)

Respondents do not demonstrate (1) the HAA claims in the petitions are unripe, (2) Petitioners failed to exhaust their administrative remedies, or (3) Petitioners have violated rules designed to prevent piecemeal litigation. Further, even if Petitioners have additional administrative remedies (such as an appeal of the June 24, 2023 inconsistency letter), the court finds exhaustion of such remedies is futile under the circumstances presented here.

<u>CHDF's Claims of Bad Faith and Discrimination Based on Race and Income</u>

CHDF contends:

> La Cañada Flintridge officials *clearly* acquiesced to the biases and prejudices of city residents when they revised the draft Housing Element's sites inventory and rezoning program to eliminate multiple 'low-income' sites south of Foothill Boulevard. This was a blatant violation of California and Federal fair housing laws alike. (See Gov. Code, § 65008, subd. (b)(1)(C) . . . ; Cal. Code Regs, tit. 2, § 12161, subd. (c) . . . ; *Mhany Management, Inc., supra*, 819 F.3d 581 . . . .) (CHDF Opening Brief 17:13-21.)

As acknowledged in reply, CHDF did not plead a cause of action in its petition alleging the City violated the Fair Housing Act or state or federal discrimination laws. (CHDF Reply 10:15-20.) CHDF also did not move to amend its petition or request leave to amend its petition. (See *Simmons v. Ware* (2013) 213 Cal.App.4th 1035, 1048. ["The pleadings are supposed to define the issues to be tried."])

In reply, CHDF argues the "City's discriminatory site-selection practices demonstrates the City did not substantially comply with the Housing Element Law's requirements to affirmatively further fair housing." (CHDF Reply 10:18-19.) However, CHDF failed to plead that claim in its petition. (See CHDF Reply 10:20-21 [citing CHDF Pet. ¶¶ 22, 26, 29-30 (generalized allegations the City "did not affirmatively further fair housing or provide an assessment of fair housing")].)

On the merits of CHDF's claim, even if the affirmatively further fair housing allegations in the petition are interpreted to encompass CHDF's arguments about race and income discrimination (a difficult task), the court finds Respondents' opposition persuasive. (Opposition to CHDF 13:5-15:21.) There is insufficient evidence the City Council "acquiesced" to or acted based on public comments at the August and September 2022 public hearings highlighted in CHDF's briefs. (See e.g., AR 2602-2603 ["different value system and much more high crime . . . the value system is different than people that move here"], 3491-3494 [similar comments from same individual at AR 2602-2603], 3539-3541, 3543-3545 ["dust off my shotgun" "likelihood of being some bad apples"], 3493 [additional similar comments from commenter at AR 2602-2603 and AR 3491-3494], 5107-5110 [crime and will become dangerous community], 5112 ["fear poor or homeless people will move into La Canada and bring crime"].)

While some of the public comments were quite unfortunate, CHDF cites statements of councilmembers out of context and does not show those councilmembers "agreed" with the public comments highlighted by Petitioners. (CHDF Opening Brief 10:13-11:6.) Even if the councilmembers could have stated their disagreement with certain public comments, but did not, there is insufficient evidence to support an inference the City Council took any action on the housing element based on the unfortunate public comments and discrimination.[29]

Other Contentions Related to the HAA Causes of Action

Several other contentions are not necessary to the court's ruling on the HAA claims. For completeness, the court briefly addresses them.

The court agrees with Intervenors that the City did not have authority under the HAA or Housing Element Law to backdate its housing element and "self-certify" or declare its housing element to be in substantial compliance with state law as of October 2022. (Intervenors Opening Brief 14:3-15:24.) Respondents appear to concede the point. (See Opposition to Intervenors 19:18-21:7 [asserting City did not back date or self-certify].)

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[29] During argument, 600 Foothill provided a series of acts undertaken by Respondents that it believed demonstrated bad faith. Many of those acts, however, flowed from the City's belief it properly adopted the October 2022 Housing Element or the City's violation of the Permit Streamlining Act (PSA) discussed *infra*. Based on all of the evidence before the court, the evidence is insufficient to establish the City acted with bad faith and "will continue to use all means to obstruct" as suggested by CDHF during argument.

As argued by 600 Foothill, when HCD found the October 2022 Housing Element did not substantially comply with the law, section 65585, subdivision (f) required City to take "one" of the following actions: "(1) Change the draft element or draft amendment to substantially comply with this article; [or] (2) Adopt the draft element or draft amendment without changes [, but with] written findings which explain the reasons the legislative body believes that the draft . . . substantially complies with this article despite the findings of the department." (600 Foothill Opening Brief 14:16-19.) The court agrees the "City unlawfully blended these approaches by making some changes in response to HCD's comments, adopting the February 2023 Housing Element with written findings explaining why the October 2022 Housing Element was sufficient, and then resubmitting its revised draft to HCD." (600 Foothill Opening Brief 14:19-22.)

If the City believed its October 2022 Housing Element substantially complied with the Housing Element Law, it should have taken the action set forth in section 65585, subdivision (f)(2). Thereafter, the City could have sued for a judicial declaration that its October 2022 Housing Element substantially complied with state law. The City did not do so here.

The court finds 600 Foothill's arguments based on section 65589.5, subdivisions (j) and (o) are not ripe at this time. Once ripe, the claims are subject to exhaustion. (See 600 Foothill Opening Brief 9:12-10:21; Pet. ¶¶ 134-162.) Upon the remand ordered here, the City is required to process the application as a Builder's Remedy project and in accordance with the HAA, including sections 65589.5, subdivisions (j) and (o). Thus, it is premature to adjudicate today whether the City has complied with those provisions of the HAA.

Relatedly, since the court concludes the City is required by law to process the application pursuant to the Builder's Remedy provision of the HAA, the court need not address the financial infeasibility of a redesigned project. (600 Foothill Opening Brief 8:21-9:3 and 10, fn. 6.)

Summary of HAA Causes of Action and Scope of Writ Relief

The court finds the City Council prejudicially abused its discretion with its finding in its May 1, 2023 Decision that the Builder's Remedy does not apply to the Project. As a remedy, the court grants 600 Foothill's petition and will issue a writ directing Respondents to set aside the May 1, 2023 City Council decision finding 600 Foothill's Project does not qualify as Builder's Remedy and compelling the City to process the application in accordance with the HAA and state law. That remedy is consistent with section 65589.5, subdivision (k)(1)(A)(ii) of the HAA (compliance required in 60 days) and Code of Civil Procedure section 1094.5, subdivision (f).

CHDF argues the court should order the Project "approved" due to the City's alleged bad faith and unlawful discrimination. (CHDF Opening Brief 23:18-24:24.) For the reasons discussed, the court finds evidence the City Council "acquiesced" to or acted based on the public comments from the August and September 2022 public hearings highlighted in CHDF's briefs insufficient. (See e.g., AR 2602-2603, 3491-3494, 3539-3541, 3543-3545, 3493, 5107-5110, 5112.) CHDF has

not met its burden of demonstrating Respondents acted in bad faith in connection with those public comments.

CHDF also argues "[w]hen 600 Foothill subsequently proposed a project under the HAA's builder's remedy, the City Council concocted a bizarre scheme to evade judicial review of their decision to disapprove that project, ..." (CHDF Opening Brief 24:15-18.) 600 Foothill contends the court should order Respondents to approve the Project on similar grounds. (600 Foothill Reply 18:13-19:8.) While the court finds the City prejudicially abused its discretion with its May 1, 2023 Decision finding the Builder's Remedy inapplicable to the Project, the court does not find sufficient evidence to conclude the City Council acted in bad faith when it made its legally incorrect decision.

Further, even if it could be argued the City Council lacked a good faith reason to find the Project did not qualify as a Builder's Remedy, Petitioners do not show it would be equitable for the court to compel the City to approve the Project. Among other reasons, CEQA review is specifically preserved by the HAA. (See § 65589.5, subds. (e) and (o)(6); *Schellinger, supra,* 179 Cal.App.4th at 1245.) In the exercise of the court's discretion, the court finds a writ compelling Respondents to approve the Project, without CEQA review, would not be an equitable or proportionate remedy for the violations of the HAA at issue. Respondents should be permitted on remand to process 600 Foothill's application, as a Builder's Remedy, in conformance with state law, including the HAA and CEQA.

Based on the foregoing, the HAA causes of action are GRANTED IN PART.

<u>600 Foothill's First Cause of Action – Violation of Housing Element Law</u>

600 Foothill prays for a writ of mandate "compelling Respondents to adopt a revised housing element pursuant to Government Code Section 65754. 2" and "to complete the required rezoning consistent with an HCD-approved housing element." (Pet. Prayer ¶¶ 1-2.) 600 Foothill filed its petition on July 21, 2023. The petition alleged the City had not substantially complied with the Housing Element Law at that time. (Pet. ¶ 91.)

As discussed, the City completed the required rezoning in September through November 2023, after 600 Foothill filed its petition. On November 17, 2023, HCD sent a letter to the City finding the City had "completed actions to address requirements described in HCD's April 24, 2023 review letter" and was in substantial compliance with the Housing Element Law. (See Coy Decl. ¶ 12, Exh. D.)

600 Foothill has not pleaded in the petition, or argued in its briefing, there is any deficiency in the February 2023 Housing Element that HCD found to be substantially compliant with the Housing Element Law in November 2023, after the City completed its rezoning. Accordingly, the first cause of action is moot. (*Wilson & Wilson v. City Council of Redwood City* (2011) 191 Cal.App.4th 1559, 1573 ["A case is considered moot when 'the question addressed was at one time a live issue in the case,' but has been deprived of life 'because of events occurring after

the judicial process was initiated.' . . . . 'The pivotal question in determining if a case is moot is therefore whether the court can grant the plaintiff any effectual relief.'"])

600 Foothill's first cause of action is DENIED as moot.

600 Foothill's Second Cause of Action – Affirmatively Furthering Fair Housing

600 Foothill prays for a writ "compelling Respondents to comply with their statutory obligation to Affirmatively Further Fair Housing." (Pet. Prayer ¶ 9.) 600 Foothill's writ briefing, however, only challenges the City's compliance with affirmatively further fair housing obligations as to the October 2022 Housing Element and required rezoning. (See 600 Foothill Opening Brief 21:10-12; Pet. ¶¶ 106-108.) 600 Foothill does not develop any argument the City's February 2023 housing element, after completion of the required rezoning, does not comply with the City's affirmatively further fair housing obligations. Accordingly, the second cause of action is moot. (*Wilson & Wilson, supra,* 191 Cal.App.4th at 1573.) Alternatively, to the extent 600 Foothill contends in the petition the City remains out of compliance with its affirmatively further fair housing obligations (see Pet. ¶ 105), 600 Foothill has not sufficiently supported its position with evidence and legal analysis.

600 Foothill's second cause of action is DENIED as moot.

600 Foothill's Sixth Cause of Action – Violation of the PSA

600 Foothill contends the City violated the PSA in several ways with its incompleteness determinations and the City Council's May 1, 2023 Decision. (600 Foothill Opening Brief 19:14-20-25; Pet. ¶¶ 163-175.) 600 Foothill prays for a writ "compelling Respondents review and process applications pursuant to the Permit Streamlining Act's provisions, including refraining from refusing to process development applications based on erroneous assertions of incompleteness." (Pet. Prayer ¶ 4.)

600 Foothill has demonstrated Respondents violated the PSA in at least two respects. Specifically, section 65943, subdivision (a) provides "[i]f the application is determined to be incomplete, the lead agency shall provide the applicant with **an exhaustive list** of items that were not complete." (Emphasis added.) In addition, the list "**shall** be limited to those items actually required on the lead agency's submittal requirement checklist." (*Ibid.* [Emphasis added].) "**In any subsequent review** of the application determined to be incomplete, the local agency shall not request the applicant to provide any new information **that was not stated in the initial list of items that were not complete**." (*Ibid.* [Emphasis added].)

While neither party has cited any published authority interpreting these provisions, the plain language of section 65943, subdivision (a) is clear. The PSA required the City to provide 600 Foothill with an "exhaustive list" of incomplete items in its First Incompleteness Determination; incomplete items are limited to items on the City's "submittal requirement checklist"; and the City could not later request new information it omitted from the initial list. Respondents

provide no alternative interpretation of the statutory language. (Opposition to 600 Foothill 20:5-21:8.) Director Koleda reports "it is **a common practice** for the City to provide information to a developer in the early stages of the application review regarding ways that the development does not meet applicable development standards." (Koleda Decl. ¶ 42 [emphasis added].) Even if true, the City's common practice does not supersede the statutory requirements of the PSA.

In violation of these provisions of the PSA, the Second Incompleteness Determination found the Project was inconsistent with City's zoning and general plan standards because the Project did not qualify as a Builder's Remedy. (AR 6280-6281.) However, that issue was not raised in the First Incomplete Determination and was also not included on the City's submittal requirement checklist. (See AR 5276-5279, 6280-6281; see also Koleda Decl. ¶ 42.) Accordingly, the City violated section 65943, subdivision (a).[30]

Respondents suggest 600 Foothill was not prejudiced by the violations of the PSA because the application was deemed complete on May 26, 2023. (Oppo. to 600 Foothill 22:19-21 [citing AR 7169].) Respondents do not cite any authority for the proposition that PSA violations are excused by a purported lack of prejudice. Moreover, 600 Foothill was prejudiced when Respondents made a legally unauthorized incompleteness determination.

600 Foothill does not cite a statute or published authority suggesting the appropriate remedy for these types of violations of the PSA is an order compelling the City to approve the project. As discussed for the HAA causes of action, the court will grant a writ directing Respondents to set aside the City Council's May 1, 2023 Decision and process 600 Foothill's application in accordance with the HAA. The violations of the PSA proven by 600 Foothill provide additional support for that remedy. 600 Foothill does not demonstrate any additional relief is justified under the PSA.

To the extent 600 Foothill prays for a writ directing the City to comply with the PSA in the future or with respect to development applications of non-parties (see Prayer ¶ 4), 600 Foothill

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[30] 600 Foothill also contends "Respondents' Second Incompleteness Determination was issued on March 1, 2023 (AR 6280-81) more than 30 days after Petitioner submitted the Project application on January 13, 2023." (600 Foothill Opening Brief 20:22-24.) 600 Foothill did not pay the fees for the application until January 31, 2023, which was less 30 days before March 1, 2023. (AR 7161-7162.) When submitting its application, the City advised 600 Foothill "the 30-day time limit to determine completeness of a development application per Government Code Section 65943 does not begin until all invoiced fees have been paid." (AR 7161-7162) Section 65943 is ambiguous as to whether the 30-day period begins running when the application is submitted/received or when the fees are paid. While 600 Foothill has a colorable argument the 30-day period began when City "received" the application on January 13, 2023, Respondents' alternative interpretation is also reasonable. 600 Foothill has not submitted any legislative history to support its interpretation. Accordingly, the court is not persuaded 600 Foothill met its burden as to it complaint about timeliness under the PSA.

does not sufficiently support such a prayer in its briefing. Specifically, 600 Foothill does not explain how it has standing to enforce the PSA on behalf of non-parties, or how any claim with respect to the City's future compliance with the PSA is ripe for judicial review.

600 Foothill's sixth cause of action is GRANTED IN PART. The court finds the City violated the PSA in the manner it processed 600 Foothill's application. As a remedy, the May 1, 2023 Decision finding that the application was incomplete because the Project does not qualify as a Builder's Remedy must be set aside. In all others respect, the sixth cause of action is DENIED.

600 Foothill's Seventh and Eighth Causes of Action – State Density Bonus Law and Subdivision Map Act

600 Foothill argues the City Council's May 1, 2023 Decision effectively denied 600 Foothill's requests for a density bonus and concessions or incentives under the State Density Bonus Law, and "necessarily constituted a disapproval" under the Subdivision Map Act. (600 Foothill Opening Brief 21:25-22:12; see Pet. ¶¶ 176-197.)

The court's analysis of the seventh and eighth causes of action is similar to that set forth earlier with 600 Foothill's claims under section 65589.5, subdivisions (j) and (o). Upon remand, the City will be required to process 600 Foothill's application as a Builder's Remedy and in accordance with the HAA and other state housing laws, including the State Density Bonus Law and the Subdivision Map Act. It is premature at this time to adjudicate whether the City has complied with those statutes. 600 Foothill has been informed that the City's review process under the State Density Bonus Law and the Subdivision Map Act is ongoing. (See AR 7176-7178, 7169.) Accordingly, 600 Foothill does not prove its seventh and eighth causes of action are ripe for judicial review or that the issues have been exhausted. Further, to the extent 600 Foothill seeks a writ directing the City to "approve" the Project in full, it does not demonstrate it is entitled to that remedy, as discussed earlier.

600 Foothill's seventh and eighth causes of action are DENIED.

600 Foothill's Ninth Cause of Action is Stayed

Respondents specially moved to strike 600 Foothill's ninth cause of action (right to fair hearing) pursuant to Code of Civil Procedure section 425.16. The court denied the motion, and Respondents appealed. Given the appeal, the ninth cause of action is stayed. (See Code Civ. Proc., §§ 425.16, subd. (i), 916, subd. (a); *Varian Medical Systems, Inc. v. Delfino* (2005) 35 Cal.4th 180, 195.)[31]

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[31] Respondents conceded at the time the court heard the special motion to strike that an appeal would stay only the ninth cause of action.

Causes of Action for Declaratory Relief by All Petitioners

Issuance of a declaratory judgment is discretionary. (Code Civ. Proc., § 1060.) Further, "it is settled that declaratory relief is not an appropriate method for judicial review of administrative decisions." (*Selby Realty Co. v. City of San Buenaventura* (1973) 10 Cal.3d 110, 127; accord *Sheetz v. County of El Dorado* (2022) 84 Cal.App.5th 394, 414 ["administrative mandamus is 'the proper and sole remedy' to challenge a local agency's application of the law (e.g., application of a zoning ordinance to a particular property)"].)

Although the petitions include various requests for declaratory relief, all such requests pertain to the validity of City Council's May 1, 2023 Decision, including the City Council's determination the October 2022 Housing Element substantially complied with state law and the Project did not qualify as a Builder's Remedy. None of the Petitioners have developed a legal argument that declaratory relief is an appropriate, *or necessary*, form of judicial review of the administrative decisions at issue. Accordingly, Petitioners have not demonstrated they are entitled to declaratory relief.

600 Foothill's eleventh cause of action for declaratory relief, CHDF's second cause of action for declaratory relief, and Intervenors' second cause of action for declaratory relief are DENIED as unnecessary given the court's decision on the HAA causes of action.

Retention of Jurisdiction

The court found Respondents, "in violation of subdivision (d), disapproved a housing development project . . . without making findings supported by a preponderance of the evidence."[32] (§ 65589.5, subd. (k)(1)(A)(i).) Accordingly, the court is required to "retain jurisdiction to ensure that its . . . judgment is carried out . . . ." (*Id.* at subd. (k)(1)(A)(ii).)

CONCLUSION

The petitions of 600 Foothill, CHDF, and Intervenors to enforce the HAA are GRANTED IN PART. The court finds the City Council prejudicially abused its discretion when it found in its May 1, 2023 Decision that the Builder's Remedy does not apply to the Project. The court will grant a writ directing Respondents to set aside the City Council's decision, dated May 1, 2023, finding 600 Foothill's application does not qualify as a Builder's Remedy and to process the application in accordance with the HAA and state law. The HAA claims are denied in all other respects. 600 Foothill's first, second, seventh, and eighth causes of action are DENIED.

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[32] The City's finding its October 2022 Housing Element was in substantial compliance with the Housing Element Law was not supported by substantial evidence. As discussed *supra*, HCD had advised the City why the October 2022 Housing Element was not in substantial compliance. Moreover, Director Koleda on January 11, 12 and February 9, 2023 appeared to accept HCD's evaluation that the City could not achieve substantial compliance with the Housing Element Law without "additional changes" and "clarifications." (AR 12894, 13011.)

600 Foothill's sixth cause of action is GRANTED IN PART. The court finds the City violated the PSA in the manner it processed 600 Foothill's application and, as a remedy, the May 1, 2023 Decision finding the application was incomplete because the Project does not qualify as a Builder's Remedy must be set aside. In all others respect, the sixth cause of action is DENIED.

600 Foothill's ninth cause of action is stayed pending Respondents' appeal of denial of its anti-SLAPP motion. (See Code Civ. Proc. §§ 425.16, subd. (i), 916, subd. (a).)

600 Foothill's eleventh cause of action for declaratory relief, CHDF's second cause of action for declaratory relief, and Intervenors' second cause of action for declaratory relief are DENIED.

As to Case No. 23STCP02614 brought by CDHF, the court will enter judgment on the first cause of action in favor of CDHF and Intervenors on the first cause of action.

As to Case No. 23STPC02575 brought by 600 Foothill, the court does not enter judgment at this time given the pending appeal on 600 Foothill's ninth cause of action and Respondents' special motion to strike. The matter is continued to December 4, 2024 at 9:30 a.m. for a hearing on the status of Respondents' appeal.

The court will retain jurisdiction over this matter (in both cases) as required by section 65589.5, subd. (k)(1)(A)(ii).

IT IS SO ORDERED.

March 4, 2024

Hon. Mitchell Beckloff
Judge of the Superior Court

FILED
Superior Court of California
County of Los Angeles
SEP 12 2023
David W. Slayton, Executive Officer/Clerk of Court
By: M. Mort, Deputy

Superior Court of California
County of Los Angeles

CALIFORNIANS FOR HOMEOWNERSHIP, INC., Petitioner, vs. CITY OF BEVERLY HILLS, Respondent.	Case No. 23STCP00143 **RULING ON VERIFIED FIRST AMENDED PETITION FOR WRIT OF MANDATE** Dept. 82 (Hon. Curtis A. Kin)

Petitioner Californians for Homeownership, Inc. petitions for a writ of mandate directing respondent City of Beverly Hills to adopt a revised housing element pursuant to Government Code § 65754.

I. Factual Background

The State of California requires each city to have a "comprehensive, long-term general plan for the physical development" of the city. (Gov. Code § 65300.)[1] Each general plan must have a housing element. (§ 65302(c).) The housing element consists of 'standards and plans for housing sites in the municipality that 'shall endeavor to make adequate provision for the housing needs of all economic segments of the community.' [Citations.]" (*California Building Industry Assn. v. City of San Jose* (2015) 61 Cal.4th 435, 444; *see also* § 65580 [legislative findings concerning housing element law].)

"A municipality must review its housing element for the appropriateness of its housing goals, objectives, and policies and must revise the housing element in accordance with a statutory schedule." (*Martinez v. City of Clovis* (2023) 90 Cal.App.5th 193, 222, citing § 65588(a), (b).) "The interval between the due dates for

[1] All statutory references are to the Government Code, unless otherwise specified.

the revised housing element is referred to as a planning period or cycle, which usually is eight years." (*Martinez,* 90 Cal.App.5th at 222, citing § 65588(e)(3), (f)(1).)

"A revised housing element's assessment of needs must quantify the locality's existing and projected housing needs for all income levels, which includes the locality's proportionate share of regional housing needs for each income level." (*Martinez,* 90 Cal.App.5th at 223, citing § 65583(a)(1).) "The projected regional housing needs for a planning period are determined by the HCD [Department of Housing and Community Development] in consultation with regional 'councils of government.'" (*Martinez,* 90 Cal.App.5th at 223, citing §§ 65584(a) & (b), 65584.01, 65588(e)(3).) "Based on the HCD's regional housing needs determination, each regional council of governments adopts a 'final regional housing need plan that allocates a share of the regional housing need' among the cities and counties within its region." (*Martinez,* 90 Cal.App.5th at 223, citing § 65584(b).)

For the 2021-2029 planning period, the City Council of respondent City of Beverly Hills ("City") adopted a housing element on October 12, 2021 and submitted it for review to HCD. (JR 776.) On January 14, 2022, HCD determined that the housing element did not fully comply with the housing element law and provided necessary revisions. (JR 1309-16.)

On September 28, 2022, the City submitted a revised housing element to HCD. (JR 776.) On November 28, 2022, HCD determined that the revised housing element did not fully comply with the housing element law and provided necessary revisions. (JR 1318-24.)

On February 21, 2023, after having revised the September 2022 housing element, the City adopted the revision. (JR 5.) On February 21, 2023, petitioner Californians for Homeownership, Inc., who monitors local compliance with the housing element law, sent a letter to the City asserting that the revised housing element was inadequate for reasons identified by HCD and petitioner. (JR 1584-85.) On May 12, 2023, HCD determined that the housing element does not substantially comply with housing element law. (RJN Ex. B.)

II. Procedural History

On January 18, 2023, petitioner filed a verified petition for writ of mandate. On May 24, 2023, pursuant to stipulation, petitioner filed a verified first amended petitioner for writ of mandate.

On June 22, 2023, during the trial setting conference, the Court set the hearing on the instant petition for September 12, 2023.

On July 14, 2023, petitioner filed an opening brief. On August 15, 2023, respondent filed an opposition. On August 31, 2023, petitioner filed a reply.

III. Request for Judicial Notice

Petitioner's requests for judicial notice are ruled on as follows:

- Exhibit A (September 15, 2017 Assembly Floor Analysis of AB 1397 (2017-2018 Session)) – GRANTED (Evid. Code § 452(c); *Wood v. Kaiser Foundation Hospitals* (2023) 88 Cal.App.5th 742, 751, fn. 4)

- Exhibit B (May 12, 2023 Letter from HCD to City) – GRANTED (Evid. Code § 452(c))

- Exhibit C (Staff Report for June 22, 2023 Meeting of Beverly Hills Planning Commission) – DENIED

- Exhibit D (Minutes of June 22, 2023 Meeting of Beverly Hills Planning Commission) – DENIED

- Exhibit E (Resolution No. 1907 of Beverly Hills Planning Commission) – DENIED

- Exhibit F (2022 Form 10-K for Creative Media & Community Trust Corporation (Excerpts)) – DENIED

- Exhibit G (June 10, 2020 Memorandum of the California Department of Housing and Community Development, Entitled "Housing Element Site Inventory Guidebook") – GRANTED (Evid. Code § 452(c))

- Exhibit H (City of Gardena's 2021-2029 Housing Element, Table C-1) – GRANTED (Evid. Code § 452(c))

With respect to denying the request for judicial notice of Exhibits C, D, E, and F, the Court notes these exhibits are extra-record evidence petitioner presents to demonstrate that certain sites listed in the sites inventory of the housing element are improperly included. For the reason stated in section V.C below, this is improper. The exhibits are accordingly irrelevant. (*Mangini v. R.J. Reynolds Tobacco Co.* (1994) 7 Cal.4th 1057, 1063 ["Although a court may judicially notice a variety of matters (Evid. Code, § 450 *et seq.*), only relevant material may be noticed"].)

IV. Standard of Review

CCP § 1085(a) provides: "A writ of mandate may be issued by any court to any inferior tribunal, corporation, board, or person, to compel the performance of an act which the law specially enjoins, as a duty resulting from an office, trust, or station, or to compel the admission of a party to the use and enjoyment of a right or office to

which the party is entitled, and from which the party is unlawfully precluded by that inferior tribunal, corporation, board, or person."

"Any action brought by any interested party to review the conformity with the provisions of this article of any housing element or portion thereof or revision thereto shall be brought pursuant to Section 1085 of the Code of Civil Procedure; the court's review of compliance with the provisions of this article shall extend to whether the housing element or portion thereof or revision thereto substantially complies with the requirements of this article." (§ 65587(b); *see also* § 65751.) Substantial compliance means "actual compliance in respect to the substance essential to every reasonable objective of the statute, as distinguished from mere technical imperfections of form." (*Martinez,* 90 Cal.App.5th at 237, internal citations omitted.)

"[A] city's adoption of a housing element is a legislative enactment, something which is generally entitled to some deference." (*Fonseca v. City of Gilroy* (2007) 148 Cal.App.4th 1174, 1191.) "If the municipality has substantially complied with statutory requirements, we will not interfere with its legislative action, unless that action was arbitrary, capricious, or entirely lacking in evidentiary support." (*Ibid.*) The challenging party has the burden to demonstrate that the housing element is inadequate. (*Ibid.*)

V. Analysis

A. This Dispute is Not Moot

As a preliminary matter, respondent asserts that the City anticipates adopting a revised housing element in November of this year to address concerns about the current housing element. (Wiener Decl. ¶ 2.) However, there is no guarantee that a revision will be completed by November or that the City will adopt a revision at that time, or at any time thereafter. The Court can only rule based on the current housing element. The instant petition is entitled to preference. (§ 65752.) Further, if the Court were to enter judgment in favor of petitioner, the housing element law provides deadlines for the City to address the deficiencies in the housing element and to submit the revision to HCD. (§ 65754(a).) If respondent were to appeal, the appeal would be given preference also. (§ 65752.) Accordingly, there is no reason to delay ruling on the merits of the operative first amended petition.

B. Whether Sites Inventory Meets Statutory Requirements

1. Realistic Development Capacity

The inventory in a housing element must "specify for each site the number of units that can realistically be accommodated on that site and whether the site is adequate to accommodate lower income housing, moderate-income housing, or above moderate-income housing." (§ 65583.2(c).) For a city that does not require a

minimum residential density,[2] the city "shall demonstrate how the number of units determined for [each] site...will be accommodated." (§ 65583.2(c)(1).) As part of the calculation, " [t]he number of units calculated...shall be adjusted as necessary, based on the land use controls and site improvements requirement identified in paragraph (5) of subdivision (a) of Section 65583, 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 the current or planned availability and accessibility of sufficient water, sewer, and dry utilities." (§ 65583.2(c)(2).)

An "assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs" shall include an "analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels...including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development." (§ 65583(a)(5).)

To demonstrate that its inventory is adequate, respondent relies on a Mixed Use Overlay Zone ("Overlay Zone") adopted by ordinance on November 17, 2020, where the maximum residential density within the zone was increased from 0 in commercial areas to 79.2 units/acre. (JR 200, 209.) The Overlay Zone spans the length of the City from east to west and partially north to south, along its largest commercial corridors, including Wilshire Boulevard, Robertson Boulevard, Olympic Boulevard, South Doheny Drive, and South Beverly Drive. (JR 125; *see also* JR 213 [map of Overlay Zone].) In the housing element, the City describes the purported benefits of the Overlay Zone: "This wide-scale rezoning allows for the creation or conversion of non-residential space into residential units, and therefore will create all net new housing, since it does not involve the displacement of any existing occupied housing/residents." (JR 125.)

Respondent argues that the maximum residential density exceeds the minimum 30 units per acre that is statutorily deemed appropriate to accommodate housing for lower income individuals. (§ 65583.2(c)(3)(B)(iv).) Respondent also argues that existing commercial buildings in the Overlay Zone may obtain a permit to convert to a mixed-use building and obtain relief from having to comply with standards concerning parking requirements, loading facilities, outdoor living space, commercial-residential transitional setbacks, or height limits if compliance is physically infeasible. (JR 1636; *see also* Chen Decl. Ex. G [Beverly Hills Municipal Code ("BMMC") § 10-3-1888].) The vacancy rates for commercial buildings also purportedly create an incentive for commercial building owners to convert their buildings to mixed-use projects. (JR 201.)

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[2] It is undisputed Beverly Hills does not mandate a minimum residential density.

For commercial properties listed in the sites inventory of the housing element that were designated for conversion or indicated as having conversion potential (JR 229-34), to calculate the total number of units on the site, the City multiplied the total parcel size by the maximum allowable residential density.[3] However, the total parcel size listed in the sites inventory refers to land area, not the square footage of the existing building that can accommodate residential units. Contrary to respondent's contention, the sites inventory does not account for floor area capacity; the sites inventory lists the height limit of the building, not the number of stories to be converted to residential use. (*See, e.g.,* JR 229 [column name is "Height Limit (stories)," 233 [8500 Wilshire Blvd. described as "8 story building – conversion," but height limit is 3 stories].) As a result, for buildings to be converted to mixed use, the housing element does not demonstrate how the number of units indicated in the sites inventory will be accommodated, as required by section 65583.2(c)(1).

Moreover, as petitioner points out in the reply, most of the sites in the City's sites inventory are not designated as conversions or potential conversions. (JR 229-34.) For sites not indicated as conversions, any construction of residential units is subject to land use and building controls. For example, multi-family developments are subject to height limits from three to five stories. (JR 153-54.) Any building in the Overlay Zone must include commercial uses on the ground floor, and residential uses on the first floor within the first 40 feet from the street are prohibited. (BMMC §§ 10-3-1877(C), 10-3-1879.) Moreover, each multi-family development must have at least 200 square feet for each dwelling unit, excluding front yards, balconies, and pedestrian accessways. (BHMC §§ 10-3-1886, 10-3-2803.)

The sites inventory contains no adjustment based on land use controls for new construction, as required by section 65583.2(c)(2). Rather, like the sites designated as conversions, the number of units for each site is calculated based on the land area multiplied by the maximum residential density. Moreover, the housing element contains no meaningful consideration and analysis of the governmental constraints on the development of housing, as required by § 65583(a)(5). Rather, the City relies on prior approved and proposed developments in arguing in conclusory fashion that "the current standards are not inhibiting development of housing." (JR 158-159, 203-04.) Accordingly, the housing element, including the sites inventory, fails to account for the realistic development capacity for the sites listed in the inventory.

With respect to respondent's contention that the maximum residential density exceeds the density set forth in section 65583.2(c)(3)(B)(iv), this only means that the

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[3] For example, for 8730 Wilshire Blvd., the parcel size is 11,863 square feet. (JR 233.) There are 1/43,560 acres in one square foot. (*See* https://www.britannica.com/science/acre-unit-of-measurement [43,560 square feet in 1 acre].) 11,863 square feet multiplied by 1/43,560 acre per square foot is 0.27 acres. 0.27 acres multiplied by 79.2 units per acre is approximately 21 units.

City does not have to provide an analysis demonstrating how its adopted density accommodates its share of the regional housing need for lower income households. (§ 65583.2(c)(3)(A-B).) However, the City still must adjust the number of units for each site based on the realistic development capacity of the site under section 65583.2(c)(1) and (c)(2) and provide an "analysis of potential and actual governmental constraints upon the...development of housing for all income levels" under section 65583(a)(5).

Petitioner also argues that the City designated the majority of the sites on the sites inventory as 100% low-income or 100% moderate-income housing without explaining the basis for such designation. (OB at 10:6-7.) Petitioner further argues that the City did not adjust the unit counts based on "typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction," as required by section 65583.2(c)(2). (OB 10:7-8.)

Petitioner, however, does not reference any statute that requires an explanation for the basis for the low-income or moderate-income housing designation. The housing element law only requires that the City specify "the number of units that can realistically be accommodated on that site and whether the site is adequate to accommodate lower income housing, moderate-income housing, or above moderate-income housing" and demonstrate "how the number of units determined for that site...will be accommodated." (§ 65583.2(c), (c)(1).) The sites inventory indicates the total number of units for each site. (JR 229 ["Total Units" column].) By indicating the number of units that are designated as low-income or moderate-income housing, the City also indicates "whether the site is adequate to accommodate lower income housing [or] moderate-income housing." (JR 229 ["Lower" and "Mod" columns].) While the City did not explain how the total number of units will be accommodated for the reasons stated above, the designation of housing as low-income or moderate-income is not deficient.

Nevertheless, it is not apparent from the sites inventory whether the City adjusted the numbers for low-income and moderate-income housing based on "typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction." (§ 65583.2(c)(2).) By multiplying the land area by the maximum residential density of 79.2 units per acre and designating all housing as low- or moderate-income housing, the City assumes that all units built on the site will be low-income or moderate-income housing. The City does not account for the possibility that only a certain percentage of the housing on the site will be designated for residents with low- or moderate-income. A revised housing element would need to contain an adjustment based on typical densities at similar affordability levels.

In sum, with respect to realistic development capacity, the housing element is deficient for the following reasons: (1) for conversions, the sites inventory calculates the total number of units based on a product of land area and the maximum residential density without accounting for the floor area of the building; (2) the sites

inventory does not contain any adjustments based on land use controls for new construction; (3) the housing element contains no analysis of the governmental constraints on the development of housing; and (4) the sites inventory does not contain any adjustments based on typical densities of existing or approved residential developments at similar affordability levels in the City.

2. Nonvacant Sites

For nonvacant sites, the housing element law imposes the following additional requirement:

> [T]he city or county shall specify the additional development potential for each site within the planning period and shall provide an explanation of the methodology used to determine the development potential. The methodology shall consider factors including the extent to which existing uses may constitute an impediment to additional residential development, the city's or county's past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

(§ 65583.2(g)(1).)

Petitioner argues that the City does not explain how its methodology relates to the sites it has included or excluded in the sites inventory. For underutilized nonvacant sites, respondent explains that it selected sites that were more likely to be redeveloped or converted based on evidence of a lack of investment in the property, such as a lack of maintenance or lack of recent upgrades and improvements; parcels with underutilized improvements; and parcels with existing commercial buildings that are higher than 3 stories but whose floor plan is conducive to residential conversion. (JR 202-03, 210-11.) Respondent also explains that existing uses do not constitute an impediment to additional residential development because the creation of the Overlay Zone creates opportunities for residential development; conversion from non-residential to residential use costs less than new construction; and high residential property values in the City create financial incentives for residential development. (JR 209-10.) However, respondent discusses its methodology for determining development potential generally, without engaging in any site-specific analysis.

Respondent contends that it need not engage in an analysis of the methodology of the development potential for each site. The Court disagrees. Section

65583.2(g)(1) states that, for nonvacant sites, "the city or county shall specify the additional development potential for each site within the planning period and shall provide an explanation of the methodology used to determine the development potential." Reading the subdivision as a whole, the City is required to provide an explanation of the methodology for each site in the sites inventory. Among the factors that the methodology must consider are "the current market demand for the existing use" and "an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development." (§ 65583.2(g)(1).) These factors necessarily relate to specific sites and cannot be discussed generally. Because the Legislature included these factors, the Legislature surely intended that the City provide "an explanation of the methodology used to determine the development potential" for each site.

Without a site-specific analysis, it is unclear how the methodology was applied. For example, as petitioner points out in the opening brief, the City purports to have excluded commercial buildings that contained medical uses and car dealerships from the sites inventory. (JR 210.) However, the sites inventory includes medical buildings and car dealerships. (*See, e.g.,* JR 229-30 [153 S. Doheny Dr., 239 S. La Cienega Blvd., 8833 W. Olympic Blvd., 8845 W. Olympic Blvd., 9134 W. Olympic Blvd.].) The City does not explain how the existing use does not serve as an impediment to residential development.

For the foregoing reasons, with respect to section 65583.2(g)(1), the housing element is deficient because the City did not provide an explanation of the methodology used to determine the development potential for each site, including a discussion of the factors probative of likelihood of redevelopment set forth in section 65583.2(g)(1).

Further, the sites inventory shows that the City is meeting all of its share of the need for lower-income housing through nonvacant sites. Accordingly, section 65583.2(g)(2), quoted below, is implicated:

> In addition to the analysis required in paragraph (1), when a city or county is relying on nonvacant sites described in paragraph (3) of subdivision (b) to accommodate 50 percent or more of its housing need for lower income households, the methodology used to determine additional development potential shall demonstrate that the existing use identified pursuant to paragraph (3) of subdivision (b) does not constitute an impediment to additional residential development during the period covered by the housing element. 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.

(§ 65583.2(g)(2).)

For nonvacant sites, the "Field Notes/Existing Conditions & Analysis for Keeping/Removing" column in the sites inventory only indicates the existing use of the site and whether the site is designated for conversion or has conversion potential. (JR 229-34.) The City does not engage in any discussion of occupancy rates, lease terms, viability of the business operating at the sites. Nor does the City present any other discussion demonstrating that the existing use for each site "does not constitute an impediment to additional residential development during the period covered by the housing element." (§ 65583.2(g)(2).) Without any evidence concerning the existing use of each site, the existing use is presumed to impede additional residential development. (*Ibid.*)

Respondent maintains that Culver City and Gardena obtained HCD approval based on a chart similar to its sites inventory. However, unlike Beverly Hills, Gardena's sites inventory sets forth the existing use of each site and why the existing use is likely to be discontinued during the planning period. (Reply RJN Ex. B; cf. Chen Decl. Ex. B at 71 [listing criteria used in selection of sites].) With respect to Culver City, the sites inventory does not set forth the reason why the existing use is likely to be discontinued. (Chen Decl. Ex. A at Appendix B.) However, elsewhere in the housing element, Culver City discusses sites that present opportunities for development based on positive responses from property owners and developers. (Chen Decl. Ex. A at B-9 to B-10.) Unlike Beverly Hills, Culver City discussed how the existing use at certain sites would not impede residential development. Beverly Hills did not engage in any site-specific analysis concerning how the existing use would not impede additional residential development.

Respondent contends that the Court of Appeal in *Martinez v. City of Clovis* (2023) 90 Cal.App.5th 193 determined that no site-specific analysis concerning the methodology used to determine development potential and additional development factors is required. This is not quite accurate. In *Martinez*, the Court of Appeal found that section 65583.2(g)(1) "does not mandate the City 'specify the additional development potential for each [nonvacant] site within the planning period and ... provide an explanation of the methodology used to determine the development potential' *in the housing element itself*." (*Martinez*, 90 Cal.App.5th at 248-49, emphasis added.) While specification of the additional development potential for each site does not have to be part of the housing element, the City still must demonstrate the additional development potential for each site. In *Martinez*, for example, the City of Clovis provided evidence outside of the housing element to demonstrate the development potential of a nonvacant site. (*Id.* at 249-51.)

Here, there is no analysis of the additional development potential for each site listed in the sites inventory in the housing element or elsewhere. Further, the housing element does not contain findings based on substantial evidence that the existing uses of nonvacant sites are likely to be discontinued, as required by section 65583.2(g)(2).

In sum, with respect to nonvacant sites, the housing element is deficient for the following reasons: (1) the City did not provide an explanation of the methodology used to determine the development potential for each site in the sites inventory, including a discussion of the factors probative of likelihood of redevelopment set forth in section 65583.2(g)(1); and (2) the City fails to demonstrate with substantial evidence that the existing use for each site in the sites inventory does not constitute an impediment to additional residential development during the period covered by the housing element.

C. Specific Sites

Petitioner also contends that certain sites were improperly included in the sites inventory. (OB at 15:6-17:1.) Petitioner maintains that the City did not make the findings based on substantial evidence that are required to rebut the presumption under section 65583.2(g)(2) that the existing use will impede additional residential development. (Reply at 4:13-14.)

However, in contending that additional residential development is not possible on certain sites, petitioner relies on extra-record evidence. For example, for 55 North La Cienega, the sites inventory indicates that the property will have 70 low-income units. (JR 229.) However, petitioner presents a Planning Commission Report and meeting minutes to assert that the City's Planning Commission approved development on the site with only 11 units of very low-income housing. (Gelfand Decl. Exs. C at 1, D at 3-4.)

"[W]here the scope of review of factual findings is substantial evidence, review limited to the administrative record is appropriate because extra-record evidence is irrelevant to whether the agency's decision is supported by substantial evidence." (*Cinema West, LLC v. Baker* (2017) 13 Cal.App.5th 194, 208.) Petitioner cannot challenge the inclusion of sites in the inventory based on extra-record evidence. Ironically, petitioner would have the Court consider the propriety of certain sites based on extra-record evidence, but then bar respondent from presenting extra-record evidence to rebut petitioner's argument. (Reply at 4:18-5:13.)

With respect to sites which petitioner contends are unlikely to disappear based on their existing use (OB at 16:21-17:2; JR 1557-58), the Court already finds that respondent did not make findings based on substantial evidence that the existing use for each nonvacant site in the sites inventory is likely to be discontinued. The City must make such findings in revising the housing element.

VI. Conclusion

The petition is GRANTED. Pursuant to Local Rule 3.231(n), petitioner shall prepare, serve, and ultimately file a proposed judgment and proposed writ of mandate.

Date: September 12, 2023

HON. CURTIS A. KIN

09/14/2023

From: Housing
To: Nicholas "Nicky" Vu; Manira Sandhir
Subject: FW: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form
Date: Monday, April 22, 2024 10:18:45 AM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, April 21, 2024 12:36 PM
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	Emily
Last Name	Morris
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	San Mateo County desperately needs more affordable housing, and I support efforts to meet this need. Please don't miss the opportunity to include multi-family housing in high resource areas. I want to live in a diverse community where people of all income levels are able to afford to live here, and I worry San Mateo is becoming out of reach for many families. Please do everything in your power to enable more truly affordable housing. Thank you.

Email not displaying correctly? View it in your browser.

From: Planning
To: Nicholas "Nicky" Vu
Subject: FW: Agenda Item #4: General Plan Amendment to Adopt San Mateo"s 2023-2031 Housing Element
Date: Tuesday, April 23, 2024 12:24:23 PM

Hi Nicky,

This sounds like more of a housing email. Please let me know if otherwise.

Thank you,
Jen

From: Justin Alley <bjustinalley@gmail.com>
Sent: Tuesday, April 23, 2024 12:09 PM
To: Planning <planning@cityofsanmateo.org>
Subject: Agenda Item #4: General Plan Amendment to Adopt San Mateo's 2023-2031 Housing Element

Dear Planning Commissioners and City Staff,

Many in the community went into the Housing Element update with the distinct hope that significant change might finally be possible. It was broadly felt that the tremendous weight of the ongoing housing crisis would make a lack of action impossible to bear. Rather than ardently preserve the status quo as so much past city planning had done, it was not just felt, it was strongly expected that the current update would signal a decisive course correction to the state of affairs that has delivered us to our untenable and ever deteriorating housing climate. Through public meetings and surveys, these were the sentiments routinely reinforced.

The place where we now find ourselves seems bizarrely disconnected from the hopes and demands of our community. Short of a miraculous revision to this deeply flawed Housing Element, we are left only with unanswered questions:

- What does this Housing Element do to make it appreciably easier to build larger quantities of affordable housing, including at deeper levels of affordability?
- Does this Housing Element provide credible paths to realizing even our most modest RHNA commitments?
- Does this element allow for the heights and densities that the city's own research indicate are a prerequisite for increasing the BMR mandate?
- Why is the vast majority of projected housing restricted to being built outside of the highest opportunity areas? How is this not a perpetuation and thus an exacerbation of housing segregation?

- What concrete commitments are made to protecting tenants?
- In all, what reason have we to believe that this Housing Element will not preside over another lost decade?

I hope these and other outstanding questions will be addressed so that we do not simply try to paper over our collective failure to address the profound needs of our time.

Regards,

Justin Alley
Resident of San Mateo
Secretary of Communications of One San Mateo

From:	Ashley Snodgrass
To:	Nicholas "Nicky" Vu
Cc:	Manira Sandhir
Subject:	FW: Comment on Proposed Housing Element, Agenda Item 4
Date:	Tuesday, April 23, 2024 1:16:56 PM
Attachments:	CalHDF San Mateo Housing Element Comment.pdf ~WRD0003.jpg

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Hi Nicky,

Please see the below comment.

Thanks,
Ashley

From: Dylan Casey [redacted]
Sent: Tuesday, April 23, 2024 1:14 PM
To: Planning Commission <PlanningCommission@cityofsanmateo.org>
Cc: City Attorney's Office <CityAttorneysOffice@cityofsanmateo.org>; Clerk <clerk@cityofsanmateo.org>; [redacted]
Subject: Comment on Proposed Housing Element, Agenda Item 4

Dear Planning Commissioners,

Please consider the attached written comment from California Housing Defense Fund (formerly California Renters Legal Advocacy and Education Fund) on the City's proposed Housing Element under consideration at tonight's meeting.

Sincerely,

Dylan Casey

Executive Director
California Housing Defense Fund

Image removed by sender.

April 23, 2024

City of San Mateo

Re: Sixth Cycle Housing Element

By email: PlanningCommission@cityofsanmateo.org

Cc: CityAttorneysOffice@cityofsanmateo.org, clerk@cityofsanmateo.org

Dear San Mateo Planning Commission:

The California Housing Defense Fund ("CalHDF") writes to inform the City that the Housing Element under consideration for adoption fails to comply with state law on numerous points. Many of these failures have been outlined in detail by the comments of other organizations, especially by those of the Housing Action Coalition. We write to alert the Commission to additional shortfalls that must be remedied for the city to achieve compliance under state law.

I. The Housing Element Fails to Analyze Governmental Constraints

The Housing Element Law mandates that the City's Housing Element analyze governmental constraints on housing development. (Gov. Code, § 65583, subds. (a)(5), (a)(6).) The current Housing Element does not do this in enough depth to satisfy the law. This is particularly troubling in light of the recent history of hostility to housing development by the San Mateo city government.

Gov. Code, § 65583, subd. (a)(5), as detailed below, requires the City to analyze governmental constraints on the development of housing for all income levels and for persons with disabilities:

> An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development. The analysis shall also demonstrate local efforts to remove

> governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7).

The Housing Element does outline many constraints on housing development in San Mateo, but it fails to conduct the required analysis showing how these constraints would affect the feasibility of housing development:

Parking

The Housing Element (page H-B-12) correctly states that minimum parking requirements are "a constraint that may limit a project's proposed dwelling unit mix and ability to achieve the maximum base density." Beyond this, however, the City fails to actually analyze the constraint aside from outlining proposed programs to reduce minimum parking requirements. Even under the reduced requirements, San Mateo would maintain parking requirements for multifamily buildings of over one space per unit where allowed under state law. These standards still pose a significant constraint on housing, yet the City fails to analyze or attempt to quantify the impact of this constraint. While some areas are subject to no minimum parking requirements under state law, the Housing Element again fails to analyze how much of the site inventory is subject to this exception.

Fees

In place of analyzing the impacts of fees on housing production, the city simply outlines existing fees and concludes that "City fees make up 7 percent or less of total cost of development and thus, are not considered barriers to residential development." (Page H-B-36). It is unclear why San Mateo thinks a 7% tax on new housing development, imposed on top of newly assessed property taxes, would not constitute a constraint on housing development. In any other context, imposing a 7% tax on a good would drastically constain production. State law requires that this type of impact be analyzed, not simply dismissed.

Design Standards

In the Land Use Controls section of the Constraints Analysis, the City briefly mentions the recent adoption of objective design standards for developments. The Housing Element assumes these standards will remove constraints to housing development by replacing previously subjective design standards. These standards, however, consist of 85 pages of novel design requirements for new multifamily housing, most of which would increase construction costs, in some cases significantly. These standards were not analyzed for feasibility when adopted, and the Housing Element fails to conduct its own analysis as required by state law, much less address, via policy, the extent to which that analysis reveals the standards impose constraints on housing construction.

Voter Approved Growth Limits

The proposed Housing Element correctly identifies Measure Y as a significant constraint on housing development. The City conducts some analysis of the impacts of this constraint, but like in other areas it fails to adequately analyze the magnitude of the constraint. Further, the Housing Element incorrectly identifies the issue as a "Non-Governmental Constraint to housing production." A voter-imposed limit is a governmental constraint, and San Mateo must analyze and plan for removing it or showing that the constraint will not affect housing production needed to meet RHNA targets.

These are just a few examples. Throughout Appendix B, the Housing Element simply lists existing policies that impose governmental constraints and proposed programs related to these constraints. These descriptions fail to analyze the impacts of these constraints on development, and how proposed programs will relieve these constraints.

II. The Proposed Sites Inventory Fails to Account for Constraints in Projecting Realistic Development Capacity

The Housing Element must not only analyze the governmental constraints to housing development, but it must also take the next step and apply those constraints to the proposed site inventory in order to project housing production. The City also fails to meet this statutory requirement. A compliant housing element must "specify for each site," vacant or nonvacant, "the number of units that can realistically be accommodated." (Gov. Code, § 65583.2, subd. (c).) If a site has a minimum zoned density, that density serves as the basis for calculating how many units the site can accommodate. (*Id.* at subd. (c)(1).) The current draft Housing Element instead looks to previous development patterns and assumes that future development will occur at between 75% and 90% of *maximum* density allowed on the site. Even if this initial step complied with state law, it is only step one. State law requires one more step: the number based on minimum density "shall be adjusted" to account for the effects of land use controls, other constraints, and the availability of utilities. (Gov. Code § 65583.2, subd. (c)(2).) The proposed housing element neglects these adjustments, notwithstanding major constraints that apply to each site, as outlined above and in Appendix B. These constraints may make it impossible to achieve the number of units projected by the Housing Element and required to meet the City's Regional Housing Needs Allocation, and the draft's failure to analyze that possibility means it is non-compliant.

◆◆◆

Overall, and throughout the Housing Element, the City must provide a more reasonable forecast for development that accounts for the numerous and significant constraints to housing development

The City should commit to doing more. In particular, CalHDF is concerned that the current Housing Element's programs will not do enough to ensure the site inventory develops as

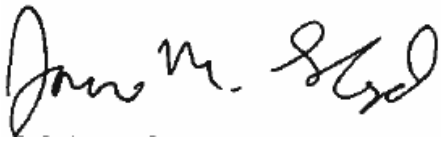
promised. San Mateo's history shows that the local governmental constraints on housing production have hindered development in the past. In 2018, the city denied a modest 10-unit housing development based on a design requirement similar to the requirements that the housing element failed to analyze as a constraint. This denial led to years of litigation between this organization and the city, eventually resulting in an appellate decision requiring the city to reverse the denial. (*CaRLA v. City of San Mateo*, 68 Cal. App. 5th 820 (2021)). The proposed Housing Element shows a city that has not changed its ways since this lawsuit, in part because the plan would maintain the same barriers to housing development that led the city astray from state housing law in the past.

The proposed Housing Element's failure to adjust the projected capacity for the numerous and substantial constraints on housing production, the failure to adequately analyze these constraints, combined with the many additional problems with the City's site inventory identified by the Housing Action Coalition's comment letters, all means that the plan fails to achieve substantial compliance. If this Housing Element is adopted, San Mateo has failed at housing element law's most basic mandate: identifying an inventory of land suitable for residential development to meet the City's RHNA targets. Beyond basic compliance with state law, the proposed plan would have no chance of achieving the housing production needed by San Mateo and the surrounding region, and San Mateo would likely face the consequences of state housing laws in the coming years, including ministerial permitting under Senate Bill 35.

CalHDF urges the City to take its legal obligations seriously. The problems presented here are major shortcomings, and the law demands they be addressed. CalHDF, formerly known as the California Renters Legal Advocacy and Education Fund,or "CaRLA", is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

From:	Housing
To:	Nicholas "Nicky" Vu; Manira Sandhir
Subject:	FW: Housing Element Recommendation To The San Mateo City Council: "OPT-IN" & ADOPT AB 1033
Date:	Tuesday, April 23, 2024 2:20:34 PM
Attachments:	Outlook-horizontal.png Outlook-JK Global .png Outlook-mgq5dvde.png ADUs & AB 1033 Petite PPP.pptx
Importance:	High

From: karim jkgrec.com [redacted]
Sent: Tuesday, April 23, 2024 1:50 PM
To: Housing <housing@cityofsanmateo.org>
Cc: [redacted]; Lisa Diaz Nash <ldiaznash@cityofsanmateo.org>; Patrice Olds <polds@cityofsanmateo.org>; [redacted]
Subject: Housing Element Recommendation To The San Mateo City Council: "OPT-IN" & ADOPT AB 1033
Importance: High

Greetings,

My name is Karim Sarraf, longtime resident of San Mateo since 1975, and Housing Builder, Provider and Advocate. It is my civic duty and honor to remind the City of San Mateo PC, Staff, and City Council of an impactful California Bill that was made into law beginning January 1st of this year. This law is AB 1033, also known as the new, "ADU Condo Law."

AB 1033 grants California municipalities the authority to allow the subdivision and sale of accessory dwelling units (ADUs) on residential lots. AB 1033 aims to expand housing units, inventory, and homeownership opportunities. Imagine this scenario: a first time home-buyer owning a free-standing home and lot in San Mateo for less than $1 Million dollars- what a concept!

More important to this conversation, AB 1033 provides another powerful tool to help municipalities up and down the state accomplish their Housing Element goals for the next eight years. While states like Oregon and Texas have seen success with ADU sales as condominiums, AB 1033 leaves this decision to local governments; thus, the City Council of San Mateo must "Opt-In" to this new law allowing the City to remove previous State law prohibitions against mapping and selling a single-family home and its ADU as condominiums. Even though this prohibition on condo conversion has been eliminated, it is up to Local Agencies to amend their codes to allow these entry-level homeownership opportunities.

Please see the attached, short presentation on (some of) the merits of AB 1033 and please join in recommending that the City Council **"OPT-IN" AND ADOPT AB 1033!** Thank you.

Sincerely,
Karim

P. S.- And don't forget the Tax revenue that the City, local governments will collect, a

WIN-WIN!

Karim Sarraf

JK Global Real Estate Consultants, Inc., Managing Broker
ADUNOW.HOUSE, PRESIDENT & OWNER

[redacted]
CalBRE#01795093
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LinkedIn

ADUs & AB 1033

Implementing The New ADU Condo Law

Presentation by Karim Sarraf of ADUnow.house

Disclaimer:

The following presentation is purely educational and not a financial solicitation. The data is deemed accurate but not guaranteed, and subject to change due to market conditions &/or due to new government legislation. Attendees are encouraged to confirm any and all financial and tax information with their CPA, Tax Attorney, or appropriate service professional.

CALIFORNIA AB1033 - THE NEW “ADU CONDO LAW”

AB 1033, passed in October 2023, and now law beginning January 1, 2024, grants California municipalities the authority to allow the subdivision and sale of accessory dwelling units (ADUs) on residential lots. AB 1033 aims to expand housing availability and homeownership opportunities. While states like Oregon and Texas have seen success with ADU sales as condominiums, AB 1033 leaves this decision to local governments, potentially sparking political conflicts over concerns such as parking and strain on local resources.

Property owners in eligible cities can now leverage their equity by selling ADUs, but several considerations must be addressed. Firstly, existing lender requirements should be reviewed, as selling a portion of the mortgaged property without consent may trigger loan defaults. Encumbrances like CC&Rs and easements need an examination to ensure they don't prohibit ADU subdivisions and sales, and compliance with laws such as Fair Housing regulations is crucial.

Moreover, compliance with the Subdivision Map Act and Davis-Stirling Common Interest Development Act is essential. Although creating a subdivision map or condominium plan may be considered cumbersome and expensive, attorney-based internet services (and AI) have greatly reduced the time and costs associated with this entire process.

AB 1033 BENEFITS

Here are some major benefits of AB 1033:

- AB 1033 opens the door to more housing inventory AND affordable homeownership by allowing ADUs to be sold as separate parcels.
- AB 1033 will help families burdened by high housing costs stay in the home and area where they were raised. Our children and many first-time homebuyers won’t have to move out of state to purchase a home.
- Employers are able to attract and retain workers who would otherwise leave our state due to a lack of affordable homes.
- Elders who want to downsize and stay in their communities will have new and more options that were once not available to them due to a lack of finances and poor retirement planning.
- Homeowners can use this law to pay off their mortgage as an "aging-in-place strategy" by living in the smaller ADU on their property.
- Detached ADUs in 2-unit properties have the simplest lender review requirements and are appraised as single-family homes.
- Conversion to “condos” allows families to live together on a lot, but with separate ownership, financing, privacy and the ability to sell their home separately.

CASITA COALITION

REUBEN JUNIUS & ROSE LLP

AB1033 – HOW TO IMPLEMENT THE NEW STATE ADU CONDO LAW

Today, nearly 20% of new housing units built in California are accessory dwelling units ("ADUs"). According to the California Association of Realtors Housing Affordability Index, only 17% of households can afford a single-family home, less than half of the national average. In many States across the country, ADU condo conversion projects are re-enabling a generation of home buyers to live in the communities of their choice near work and family. Such ADU condo conversion purchases are eligible for federally guaranteed mortgages, making them easy to finance for ordinary homebuyers.

AB 1033 removes the previous State law prohibition against mapping and selling a single-family home and its ADU as condominiums. Even though this prohibition on condo conversion has been eliminated, it is up to Local Agencies to amend their codes to allow these entry-level homeownership opportunities.

AB 1033 allows jurisdictions to remove all provisions in municipal codes that prohibit the sale or other conveyance of an ADU. These restrictions are typically included in local Condominium Codes and Zoning Codes. To align local rules with State law, jurisdictions can adopt changes to the municipal code that allow the conversion of a home and its ADU into condominiums subject to the requirements of the Davis-Stirling Common Interest Development Act (Cal. Civ. Code Sec. 4400-6150.)

PLEASE "OPT-IN" AND ADOPT AB 1033!

Thank You For Attending!

Please click the link below and watch this short 2-minute video on why California Cities and Counties should adopt AB 1033

https://youtu.be/AszNDqQk1co

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GO ONLINE & ARRANGE FOR A FREE VIRTUAL OR IN-PERSON MEETUP

From: Housing
To: Nicholas "Nicky" Vu; Manira Sandhir
Subject: FW: Online Form Submittal: Draft 2023-2031 Housing Element Comment Form
Date: Friday, May 3, 2024 11:28:45 AM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, May 3, 2024 9:35 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	Christopher
Last Name	Conway
Email Address	[redacted]
Comment on 2023-2031 Draft Housing Element	With all the pressure coming from high density/affordable housing advocates, the element preserves single family neighborhoods and I think that is terrific. The next fight is to preserve Measure Y and with SB9 just recently being struck down by the courts as unconstitutional, I think more decisions will go back to local control. Thank God.

Email not displaying correctly? View it in your browser.

From:	Housing
To:	Nicholas "Nicky" Vu; Manira Sandhir
Subject:	Fwd: Question: Where in the Housing Element is local business accommodation/retention discussed
Date:	Friday, May 3, 2024 1:23:24 PM

Sandra Belluomini
City of San Mateo
650-522-7239

From: keanedm@gmail.com [redacted]
Sent: Friday, May 3, 2024 1:11:56 PM
To: Housing <housing@cityofsanmateo.org>
Subject: Question: Where in the Housing Element is local business accommodation/retention discussed

Hi,

I can't find this discussed in any of the section indices. Can you direct me to any discussion of maintaining neighborhood small businesses, etc.?

Thank you,
Dennis Keane

From:	Rachel Horst
To:	Nicholas "Nicky" Vu
Subject:	FW: Public comment on housing element adoption
Date:	Monday, May 20, 2024 3:33:45 PM
Attachments:	image001.png image003.png image004.png image005.png image006.png image007.png image008.png

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Rachel Horst

Housing & Neighborhood Services Manager | Community Development Dept.
330 W. 20th Ave., San Mateo, CA 94403
650-522-7223 | rhorst@cityofsanmateo.org

From: Jeremy Levine [redacted]
Sent: Monday, May 20, 2024 3:26 PM
To: Amourence Lee <alee@cityofsanmateo.org>; Lisa Diaz Nash <ldiaznash@cityofsanmateo.org>; Richard Hedges <rhedges@cityofsanmateo.org>; Adam Loraine <aloraine@cityofsanmateo.org>; Housing <housing@cityofsanmateo.org>; Rob Newsom <rnewsom@cityofsanmateo.org>
Cc: Alex Khojikian <akhojikian@cityofsanmateo.org>; Christina Horrisberger <chorrisberger@cityofsanmateo.org>; Rachel Horst <rhorst@cityofsanmateo.org>; Zachary Dahl <zdahl@cityofsanmateo.org>
Subject: Public comment on housing element adoption

Good afternoon Sam Mateo City Council members,

I am writing today to support the adoption of San Mateo's housing element. The housing element, including the associated General Plan update, represents years of hard work by San Mateo's community and city council.

Approving the housing element today is an important first step toward implementing several policies that will improve housing affordability in San Mateo. The most important policies HLC intends to support include:

- Program H1.2: Public Land for Affordable Housing
- Program H1.3: BMR Expansion to Increase Flexibility
- Program H1.6: Streamline Housing Production
- Program H1.7: Zoning Code Update for Affordable Housing
- Program H1.20: General Plan Update
- Program H3.4: Strengthen Just Cause for Eviction Tenant Protections

The policy changes to which San Mateo's housing element commits represent historic incremental

change: Historic, because the city is doing more to promote housing affordability than it has in decades; incremental, because most policy changes reflect moderate, though meaningful, shifts relative to the status quo.

San Mateo's housing goals have more than tripled in the 6th RHNA cycle, and the city's housing element continues to assert that the city's rate of housing production could more than triple without any changes to existing zoning. As HLC has articulated in multiple past letters, we do not believe the city has demonstrated capacity to meet its production goals under existing zoning. As a result, San Mateo will likely fall behind on meeting its RHNA goals by the 2027 mid-cycle review, in which case San Mateo may need to make further revisions to its zoning rules and other development processes--regardless of whether the General Plan amendment passes. The city could have avoided this uncertainty by pursuing denser rezonings to address more constraints in a wider range of areas.

That said, we hope the city will be able to deliver on its housing goals regardless of new policy implementation. The currently proposed policy changes will help the city make significant progress on meeting the needs of the entire San Mateo community.

Thank you for your consideration,
Jeremy
--
Jeremy Levine (he • him)
Policy Manager
Housing Leadership Council of San Mateo County
[redacted]
www.hlcsmc.org
[redacted]

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