

[REDACTED]

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**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

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**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.

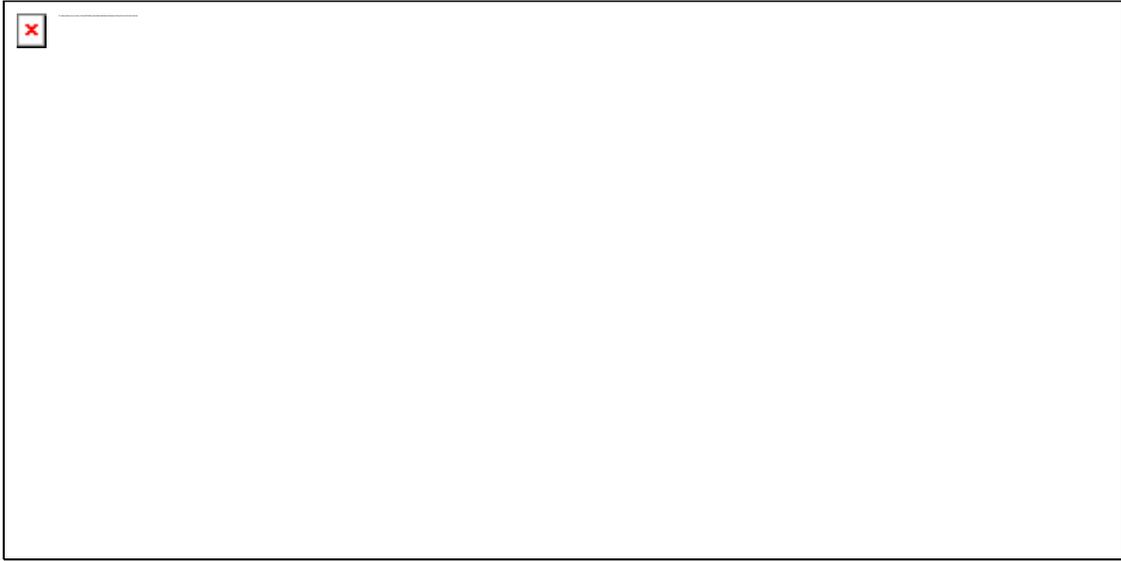
Please consider the density of housing in San Mateo.

- 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](mailto:generalplan@cityofsanmateo.org)>  
**To:** Maureen Zane [REDACTED]  
**Sent:** Thu, May 12, 2022 9:16 am  
**Subject:** City Council Draft Housing Element Meeting



## 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. 20<sup>th</sup> Avenue, San Mateo, CA 94403; and Remotely via zoom, please visit [www.cityofsanmateo.org/publicmeetings](http://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](mailto:housing@cityofsanmateo.org);

City of San Mateo, Planning Division, 330 West 20th Avenue, San Mateo, CA 94403

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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](mailto: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!**



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Questions? Contact:

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

[REDACTED]  
office: City Hall-Planning Division, 330 W. 20<sup>th</sup> Ave, San Mateo, CA 94403

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



[REDACTED]

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**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]

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**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



"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 20<sup>th</sup> Ave.  
San Mateo, CA 94403  
Via Email: [housing@cityofsanmateo.org](mailto: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/aff-cio



[REDACTED]

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**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]

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**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

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

May 12, 2022

Christina Horrisberger

**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).<sup>1</sup> 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<sup>2</sup> and low-income students are concentrated in areas zoned for lower-performing schools.<sup>3</sup> These areas include the Shoreview, North Central, and Fiesta Gardens neighborhoods (Figures 2 and 3).<sup>4</sup>

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

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<sup>1</sup> 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.

<sup>2</sup> 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%).

<sup>3</sup> 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>.

<sup>4</sup> 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 6<sup>th</sup> 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.<sup>5</sup> 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.<sup>6</sup>

**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.

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<sup>5</sup> Johnson, Rucker C. 2019. *Children of the Dream: Why School Integration Works*. New York: Basic Books; Turner, Margery Austin, Matthew M. Chingos, and Natalie Spieva. (2021). *White People’s Choices Perpetuate School and Neighborhood Segregation: What Would It Take to Change Them?* Washington, DC: Urban Institute.

<sup>6</sup> 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.<sup>7</sup> 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

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<sup>7</sup> 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

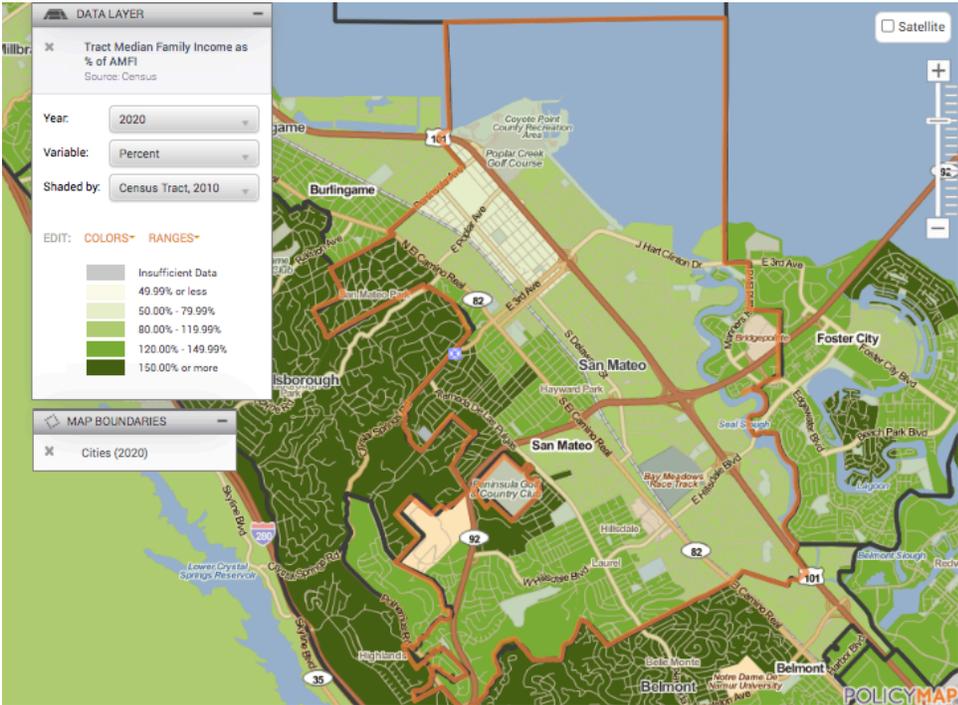
# Appendix

**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**



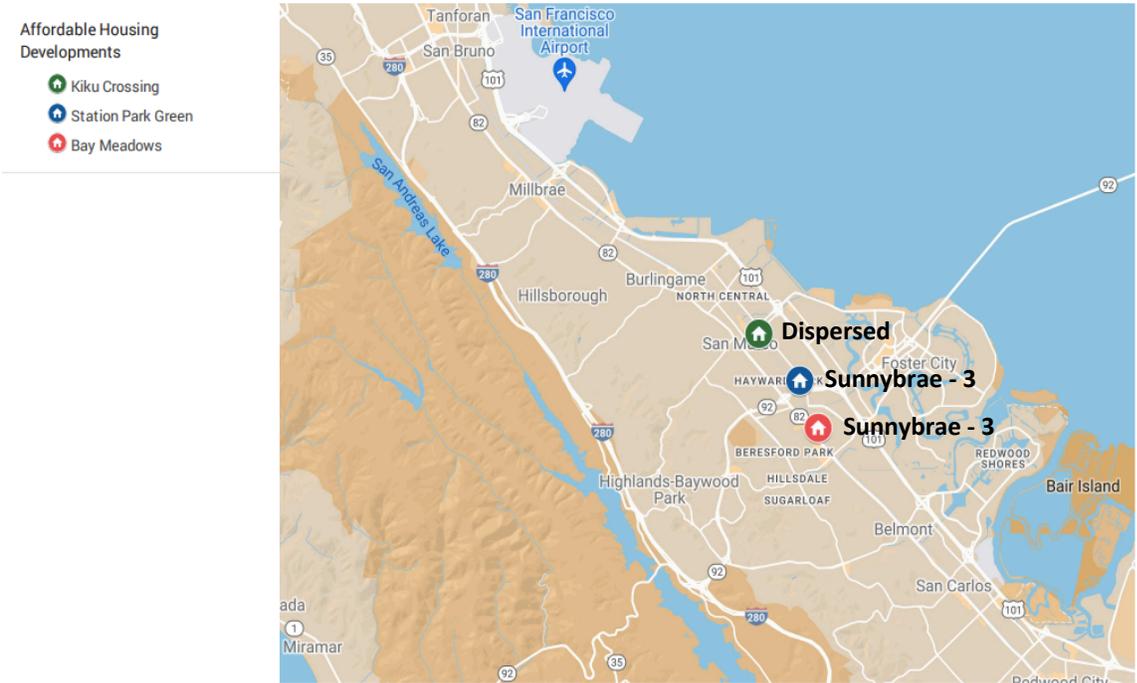
Source: PolicyMap using American Community Survey 5-Year Estimates (2015-2019).

**FIGURE 3**  
**Percent Hispanic or Latino**



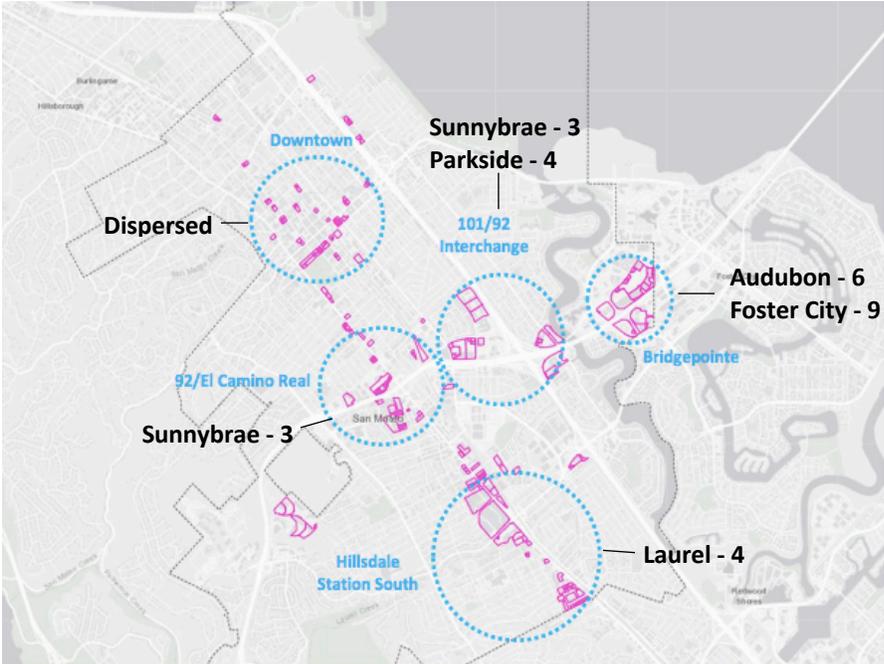
Source: PolicyMap using American Community Survey 5-Year Estimates (2015-2019).

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



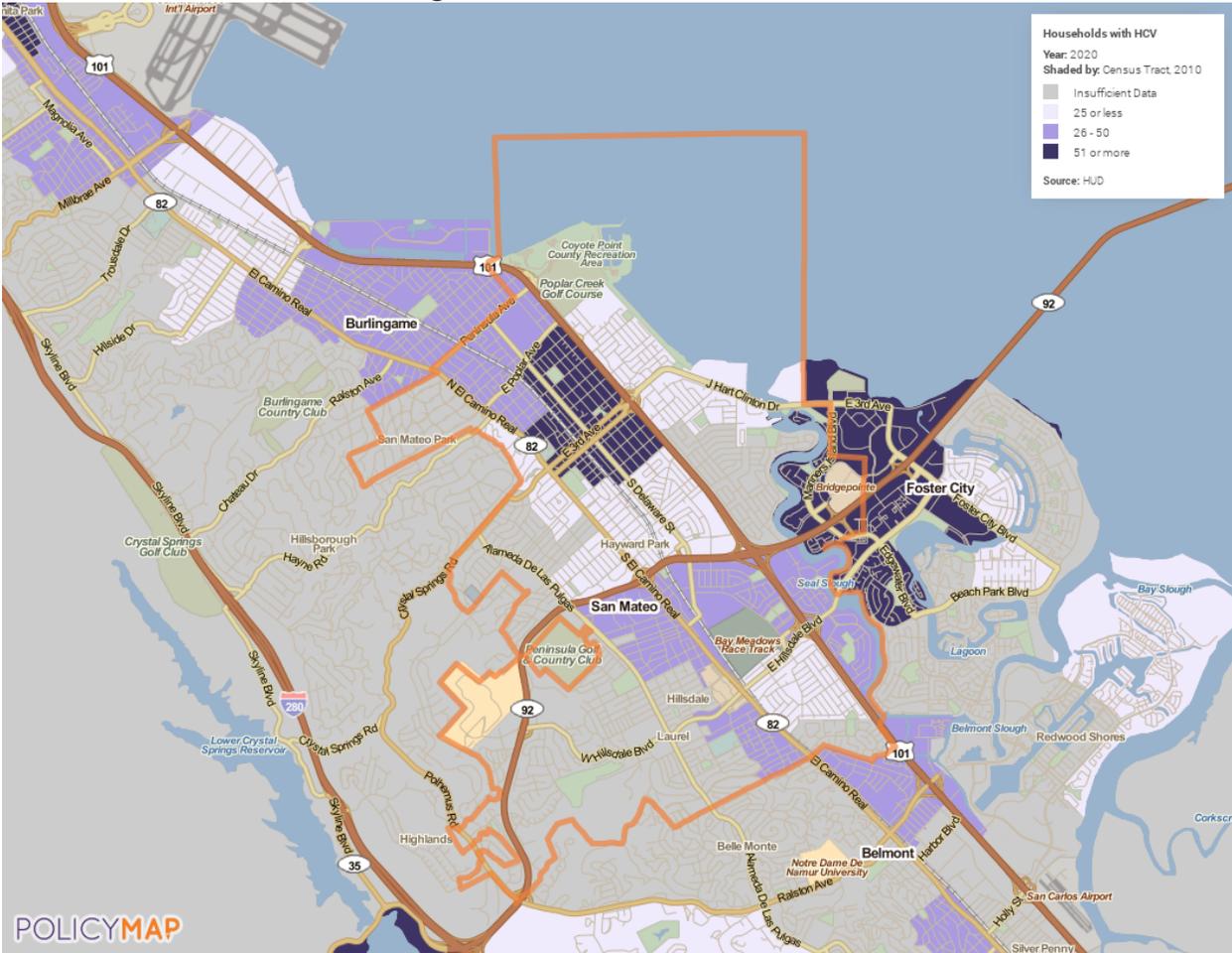
**Notes:** Kiku Crossing marked as “dispersed” because it is located in North Central San Mateo, where students are assigned to various elementary schools throughout San Mateo.  
**Source:** Google Earth using the City of San Mateo’s Draft 2023-2031 Housing Element; GreatSchools (2022).

**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).