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To: General Plan <generalplan@cityofsanmateo.org>

Cc: Joe Goethals <jgoethals@cityofsanmateo.org>; Rick Bonilla <RBonilla@cityofsanmateo.org>; Adam Loraine <adamloraine@gmail.com>; Leora Tanjuatco <leora@hlcsmc.org>

Subject: Comment on Existing Conditions - general plan update

Sorry I couldn't make the meeting last night.

One consequence of having 88% of the housing stock built before 1990 is that **the housing stock is really old and not very good!** This is kind of obvious in some ways but has really bad side effects.

- We know much more now than we used to about how to build buildings that can withstand an earthquake.

- San Mateo has no registry of soft story apartments.

- New buildings are much more likely to be ADA compliant.

- New buildings do not use lead. The first lead law was passed in California in 1978. A majority of structures in San Mateo were built before 1978. Everything we know says that lead is really, really, really, really damaging to helping people grow, help children develop their brains and lead healthy lives.

- New housing has air conditioning, which can help seniors avoid heat stroke.

This is an argument for allowing lots of new housing to be built, since it has those nice things, and hopefully to replace the old housing. Since replacing housing at the same density does not pencil **it would be good to permit a density bonus for landowners who want to tear down a soft story/lead paint building and put an ADA compliant structure in its place.**

Specifically about existing conditions: **I wish the document had a section on displacement. How many people have been displaced from San Mateo since 2010 due to high rents?** We know for example that the Pilgrim Baptist Church, an institution of 82 years, was forced to close because its constituents can't afford it here anymore. How many other people are in their boat?

https://www.smdailyjournal.com/news/local/gathering-a-community-around-its-church/article_86c6c5ea-58bf-11e8-85bd-5bfa869b0813.html

Going forward **maybe we could make projections about how much displacement there would be under varying densities of housing under the new plan.**

Kevin

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