

From: Julie Lind Rupp <smclcjulie@sbcglobal.net>

Sent: Thursday, December 6, 2018 2:10 PM

To: General Plan <generalplan@cityofsanmateo.org>

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Subject: San Mateo General Plan Revision - Feedback



December 6, 2018

RE: San Mateo General Plan Visioning

Julia Klein, Principal Planner
Lily Lim, Associate Planner

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Esteemed Colleagues:

I am writing on behalf of the San Mateo Labor Council; we represent 110 affiliates and approximately 75,000 members, over 7,000 of which reside in San Mateo. We'd like to express our concerns about the General Plan revision process. We strongly believe that the revised Plan must address past and current exclusionary zoning policies that have had a negative impact on many San Mateo residents. To truly move the City forward, it is incumbent upon the General Plan to acknowledge the disproportionate impact current policies have had on low income people, people of color, young families, and renters, and propose real solutions, including the urgent need for housing **at all income levels**.

The Existing Conditions Report, on which the revised General Plan will be based, in no way reflects the impact that robust job growth with no accompanying building of housing has had on our community. This disconnect has led to the displacement of large numbers of former residents, especially our most vulnerable, who must now find more affordable housing elsewhere even while commuting back to jobs in San Mateo. If San Mateo is to continue being a community that takes pride in its diversity, this issue must be addressed.

The General Plan's vision statement should be a forward-looking document that aims to solve the problems outlined in the Existing Conditions Report. This vision should be an active, goal-based document that helps SOLVE the land use challenges, not glosses them over.

Please include the following as guiding principles for the vision statement:

- Racial diversity: One of the greatest assets of San Mateo is our diversity of cultures, ethnicities, and languages. Latino communities are at the greatest risk of displacement, and have been for the past several years. Many other ethnic community members have been priced out or displaced by current exclusionary policies in place. Ensuring San Mateo remains a City that is accessible to all should be prioritized.
- Decreased traffic and greenhouse gas emissions: The cost of living in San Mateo is currently astronomical, mostly due to the high cost of housing. This means that service workers have to commute into San Mateo from neighboring counties, which strains our infrastructure and pollutes our air.
- More room for open space: Greater density and heights will allow us to continue to grow while still maintaining our open space.
- Increased equity: Right now, the height and density limits make it almost impossible for housing developers to build affordable housing. If we want to maintain our diverse community, we must continue to build housing at all levels of affordability.

We hope you will take all these factors into consideration when revising the vision statement; we believe that the future of San Mateo as a thriving and diverse community depends on it.

Thank you for the opportunity to comment on this important document, and please feel free to contact me with any questions.

Respectfully submitted,



Julie Lind Rupp, Executive Secretary-Treasurer
San Mateo Labor Council

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