

From: Adam Nugent <adam.william.nugent@gmail.com>
Sent: Tuesday, December 18, 2018 4:23 PM
To: General Plan <generalplan@cityofsanmateo.org>
Subject: Example General Plan/Comprehensive Plan - Minneapolis

Hi Julia,

A speaker at the December 17th General Plan Subcommittee meeting mentioned Minneapolis's ground-breaking and applauded new Comprehensive Plan, and I wanted to send the Subcommittee a link to view this newly approved document. It can be read here:

https://minneapolis2040.com/media/1427/pdf_minneapolis2040_12_7_2018.pdf.

I am proud of my former city and wanted to highlight their goals section at the beginning of the document, which corresponds to the Vision Statement section of California-style general plans. While the housing crisis is the most looming issue mentioned in the San Mateo's visioning outreach, and Minneapolis now deals with its own affordability problems, a closely related goal from Minneapolis that the city put at the forefront of its comprehensive plan did not get enough consideration last night from the Subcommittee. Even though the final public commentator very eloquently referenced it and placed it at the forefront of our attention, our General Plan must strive to eliminate disparities based on race, ethnicity, gender, place of birth, religion, and zip code. These disparities are greatly affected by past government interventions and planning policies - namely, exclusionary zoning - that are still with us today.

This is the wording of Minneapolis's very first goal: "In 2040, Minneapolis will see all communities fully thrive regardless of race, ethnicity, gender, country of origin, religion, or zip code having eliminated deep-rooted disparities in wealth, opportunity, housing, safety, and health."

As I had referenced earlier in the process with [The Color of Law: A Forgotten History of How Our Government Segregated America](#) by Richard Rothstein, our past policies have greatly harmed minority groups and these harms are still present today. While last month's public outreach is hugely important, basing priorities simply on the quantity of responses is not enough and risks continued harm for minorities that have been historically disempowered by local democratic means. I encourage the Subcommittee to take the comments from the outreach events and use their own insight to ensure the final outcome of the visioning process serves even those who are disinclined to participate, and especially those who have been harmed by past policy.

Last month I spent my weekends knocking on doors to encourage participation by renters. While we did see valuable information gathered from a mix of people, I failed to achieve the level renter participation that I had hoped for. Anecdotally, I have found that many renters feel skeptical of a planning process that has to-date enriched longstanding homeowners and landlords while it continues to extract wealth from those who have been less fortunate in life.

Likewise, I want to strongly encourage the Subcommittee to reflect on how aspects of the General Plan's Vision Statements range on the spectrum from "nice-to-haves in 2040" through "fixing today's annoyances" and on to "Remedying dire problems that affect the health, safety, and welfare of the community in 2040" as they weigh and discuss the final form of the General Plan's Vision and upcoming planning priorities. While many people are immediately affected by the longstanding housing shortage, and this should be a hallmark of the General Plan, if we do not undertake local measures to combat climate change, we will be replacing one similarly pressing crisis for another in 2040 and beyond.

Do we need more homes at a great mix of affordability levels for all residents? Absolutely. Better here than Gilroy or Tracy. Nevertheless, we must include 1) the creation of a less resource-intensive, safer, and more sustainable city with 2) the elimination of disparities in our efforts to provide an adequate supply of homes for all residents, current and future. We should take a cue from Minneapolis's program "to undo the legacy that remains from racially discriminatory housing policies by increasing access to opportunity through a greater diversity of housing types, especially in areas that lack housing options as a result of discriminatory housing policy" (Minneapolis 2040, page 12). This precedent should inform our final vision for our future.

Best,
Adam Nugent, PLA