

**From:** Laurence Kinsella [REDACTED]  
**Sent:** Thursday, November 15, 2018 10:45 AM  
**To:** Lily Lim <[llim@cityofsanmateo.org](mailto:llim@cityofsanmateo.org)>  
**Subject:** Is this the kind of San Mateo we want?

Hello Ms. Lim,

I was wondering if it would be possible to distribute the following to the general plan update committee:

A [new report](#) out from the Legislative Analyst's Office shows that the groundwork for the housing shortage was laid a long time ago, and it's going to be hard work undoing it.

If California had added 210,000 new housing units each year over the past three decades (as opposed to 120,000), California's population would be much greater than it is today. **We estimate that around 7 million additional people would be living in California. In some areas, particularly the Bay Area, population increases would be dramatic. For example, San Francisco's population would be more than twice as large (1.7 million people versus around 800,000).**

In order to keep housing prices in check, California overall would have had to build more (70,000 to 110,000 additional units each year), **build denser, and build especially in the coastal areas (including Los Angeles)** and central cities (as opposed to building mostly inland and in areas way outside of cities as has been done in the past). California also should have been doing this for decades already. Because it didn't, "the state probably would have to build as many as 100,000 additional units annually—almost exclusively in its coastal communities—to seriously mitigate its problems with housing affordability." And that's in addition to the 100,000 to 140,000 units that the Golden State is already planning to build.

If the state had done all that, California's housing prices still would have continued to grow and would still be higher than the rest of the country's now, but the disparity between them would have been less gaping.

**The report says, the 2010 state median housing price would have been a solid 80 percent higher than the US median, instead of 200 percent higher, which is what actually happened.**

<https://la.curbed.com/2015/3/18/9979526/housing-crisis-los-angeles-construction>

California builds 100,000 to 140,000 housing units a year. The LAO said the state probably needs 100,000 additional units annually, **almost exclusively in coastal communities**, to dent the housing shortage.

<http://www.sacbee.com/opinion/editorials/article167974537.html>

I would appreciate it. If it is not possible, would you let me know how to get the message to the members.

Thank you.

Laurence Kinsella