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RE: San Mateo general plan visioning

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YIMBY Action is a pro-housing advocacy non-profit with over 2,500 members from Marin to San Jose. We believe the cost of housing is out of control and the Bay Area must end the housing shortage and build more homes. If our region is going to live up to our goals of being inclusive, environmental and neighborly, we must build more homes in every community, especially in places with good transit, good schools and good jobs.

We are writing to you 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 provide meaningful guidance for the next 20 years of development, it must acknowledge the displacement and hardship that the 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, especially affordable housing.

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 the community. This disconnect has led to the displacement of large numbers of former residents, especially our most vulnerable residents, who must find more affordable housing elsewhere, even while commuting to jobs in San Mateo. If San Mateo is to continue being a community that takes pride in its diversity, it must tackle the displacement of large numbers of people caused by the lack of affordable and all forms of housing

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 gloss 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.
- 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 affordable housing developers to build affordable housing. If we want to maintain our diverse community, we must continue to build affordable housing.

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.

Respectfully submitted,

Laura Foote
Executive Director, YIMBY Action