

**From:** Michael Nash <[REDACTED]>

**Sent:** Monday, August 19, 2019 8:11 AM

**To:** Diane Papan; Maureen Freschet; Eric Rodriguez; Joe Goethals; Rick Bonilla

**Subject:** General Plan Study Areas

All:

I have learned that the Housing Leadership Council presented a “study” to support a significant increase in the expected housing needs in the City of San Mateo. I have also heard that the City’ staff worked to very late in the night to review this “study” and found it wanting. I later heard that the HLC is planning a demonstration at tonight’s meeting in support of up zoning all R1 areas in San Mateo.

The HLC is apparently using the same tactic as others to heighten the concern about housing, and I am glad to hear that the City’s view is that the study is not accurate. I applaud the effort to make sure we have accurate information in order to solve the real problem. Thanks to Kohar and team for the extra effort.

I have been supporting the General Plan Process for some time and as the President of SMUHA, I have advocated for all neighborhoods to participate in the outreach meetings held. While there is reason to question the nature of those in attendance, I can say that the City worked hard to include a diverse group of attendees. I would be more concerned if the City had not decided to conduct a scientific survey of all San Mateans that will cover General Plan items. This will ensure we have their proper input.

Further, while there are a number of comments in social media about the limited number of Hispanic people in attendance at these meetings, there is also a visible lack of presence from Asian and young professional people. The survey can fix this if done by a professional firm without bias. There are many “push” surveys in the market today that lead responders to a group’s desired conclusion. This is not a professional approach. I am sure the City will prevent that from happening here. As a professional marketer, I have conducted countless studies and will be observant of this process.

I have spoken to Kohar in the past about the adequacy of RHNA numbers and found her skepticism of figures to be impressive. We need to understand the real cause of the housing problem, and exaggerated needs assessments don’t help. There is much to be concerned about with the explosion of poorly written bills in Sacramento that will worsen the affordable housing situation in favor of unrestricted demolition and development of high end housing. The attacks on R1 Zoning are a part of this effort.

Please use the General Plan map of areas for study that staff has presented. The original version is the best. The compromise version that was a reaction to a Planning Commission meeting where only one side showed up to make public comments, should not be considered a good choice. It would be better if the people of San Mateo showed up to the Planning Commission meeting to balance the input of those who would “Build baby Build” regardless of impact. Please do not make the same mistake.

**Michael Nash**

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