

**From:** [Bob Whitehair](#)  
**To:** [Diane Papan](#); [Maureen Freschet](#); [Rick Bonilla](#); [Joe Goethals](#); [Eric Rodriguez](#); [General Plan](#)  
**Subject:** We need 25,000 new homes and better Single Family Residential Study Areas  
**Date:** Monday, August 19, 2019 12:31:03 PM

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Dear Mayor Papan, Councilmember Goethals, Councilmember Rodriguez, Councilmember Bonilla, and Councilmember Freschet:

I urge you to:

**1. Increase the number of homes in the 2040 General Plan.**

The current deficit is understated - it is actually a deficit of 11,000 homes considering all the people who can't, but could and would live here given the opportunity.

Instead, we torture people who can't live here by forcing them to drive up to 3 hours each way. According to our wonderful City's Vision, San Mateo is an inclusive, diverse, and prosperous community - which needs to include all its residents and workers.

As jobs in fixed building locations continue to grow in number and as jobs in the gig economy increase even faster, the deficit will increase by another 14,000 units, for a total of 25,000 units that are needed by 2040,

If we don't build homes in San Mateo, where will we build them? Sacramento? Auburn? Monterrey County? Will commutes become 4 hours? 5 hours? If we want to continue to have a diverse and economically vibrant city, we need to plan for more homes.

**2. Include ALL San Mateo Single Family Homes as Study Areas or at least follow the original Planning Commission recommendation for Transit area radii and Areas 1 and 5.**

Only one residential area of San Mateo has been fully included as a study area in the TAC/Staff recommendation - North Central. I stand with HANCSM to support expanding the proposed areas of study - specifically areas 1 and 5 - back to the size of the Planning Commission

recommendations. To exclude other single family geographical areas, even though some are within the 1/2 mile Transit radii as recommended by the Planning Commission, is discriminatory. The Staff recommendation has significantly reduced the sizes of Study Area 1 and Study Area 5. I find this odd and troubling.

Finally, merely building ADUs as an answer to the need for single family density, as proposed in tonight's staff report, is not the answer to our housing needs.

Thank you

Robert Whitehair  
San Mateo