

From: Dennis Keane [REDACTED]
Sent: Thursday, May 20, 2021 9:13 PM
To: General Plan <generalplan@cityofsanmateo.org>
Subject: Re: FW: New message on Strive San Mateo

I appreciate your time and response. Generally, if we were to hold the developers to that 15% (Ideally no excuses or in lieu fees to avoid building actual units), I would consider that a definite step forward in responding to the need for affordable housing.

Best wishes,
Dennis

On Thu, May 20, 2021 at 9:00 PM General Plan <generalplan@cityofsanmateo.org> wrote:

Hi Dennis,

The 15% BMR requirement went into effect on February 3, 2020, and applies to new projects submitted on or after that date. It did not apply the projects you've listed below because they had already received their project approval or their applications were already submitted prior to that date. I understand your perspective, and if you would like to submit your comment about doing more BMR to the Housing Element Update team, please send your comment to: housing@cityofsanmateo.org.

Thank you.

Julia

From: Dennis Keane [REDACTED]
Sent: Thursday, May 20, 2021 6:55 AM
To: General Plan <generalplan@cityofsanmateo.org>
Subject: Re: FW: New message on Strive San Mateo

Thank you for your response and clarification. Is the 15% a new requirement? When I asked the city about the BMR units for current developments I was given the numbers below. I appreciate the effort. Can we do more?

Dennis Keane

San Mateo BMR units

	#Units	Bonus	BMR
Concar Passage	725	961	73
123 Waters	190		19
single fam	28		
condo	162		
Station Park Green	599		60
	1704		152

On Wed, May 19, 2021 at 8:05 PM General Plan <generalplan@cityofsanmateo.org> wrote:

Hi Dennis,

Thank you for your comment below. I will share it with our project team.

Once thing I'd like to clarify is that the city does have a program requiring new developments to provide affordable housing. It's the city's Below Market Rate (BMR) Program which requires that all new developments with 11 or more units provide 15% BMR units. More information is available online at: <https://www.cityofsanmateo.org/3896/Developer-Resources> Please take a look.

Thank you.

Julia



Strive San Mateo | General Plan

Planning Division | Community Development Department

330 W. 20th Ave., San Mateo, CA 94403

650-522-7225 | generalplan@cityofsanmateo.org



From: Strive San Mateo <email@strivesanmateo.org>
Sent: Monday, May 3, 2021 4:48 PM
To: General Plan <generalplan@cityofsanmateo.org>
Subject: New message on Strive San Mateo

Name: Dennis Keane

Email: [REDACTED]

Message: My concern is that we are not building enough affordable housing - just more housing. We are not even enforcing the 10% affordable housing number that developers encouraged to build. SSF mandates 15% affordable housing. How are we going to make sure new housing is affordable?

Date: May 3, 2021

Time: 11:47 pm

Page URL: <http://strivesanmateo.org/participate-online/>

User Agent: Mozilla/5.0 (Windows NT 6.1; Win64; x64; rv:88.0) Gecko/20100101 Firefox/88.0

Remote IP: 162.144.147.225

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