



**COMMUNITY
CONVERSATIONS**
HOUSING IN SAN MATEO

Highlights from San Mateo's May 18, 2019 Community Conversation

On May 18, 2019 over 90 community members, council members and planning commissioners came together at Hillsdale High School for a discussion about housing in San Mateo. This community conversation was the second of two gatherings jointly planned and sponsored by the City of San Mateo, Common Knowledge, and Home for All, a community collaborative addressing housing challenges in San Mateo County.

A key goal of these gatherings was to help create a shared understanding of how housing challenges affect the entire community. Feedback from these dialogues will also help inform the City's ongoing work on policies and programs to address housing affordability and availability in San Mateo. In her opening remarks, Mayor Diane Papan explained the reason for the meeting is to help community members connect with each other in a welcoming environment, and have an open dialogue about the future of San Mateo. Two short presentations set the framework for facilitated discussions at 10 tables, some of which were facilitated in both English and Spanish. A warm welcome from one of the Spanish-speaking facilitators was well-received, and Spanish interpretation of the presentations was available via headset. Councilmembers, Planning Commissioners, and City staff attended as listeners.

The meeting design was based on community engagement best practices, which Home for All is working to implement in San Mateo County. The City also took community feedback from the first event on April 27 and made some changes to help improve the experience for attendees.

Throughout this process, staff conducted extensive community outreach interviewing over 100 people throughout San Mateo, including people from diverse backgrounds and those who have not participated in previous conversations hosted by the City.





Always remember that quality of life in our city needs to be a starting place when considering development.



During the outreach process, City staff interviewed community members at community events, train stations, recreation centers, eateries, fitness centers and the Main Library. They also connected with business representatives and employees who both lived in and outside of San Mateo. Conversations also occurred with representatives from school districts and neighborhood associations. In these listening sessions, the most prevalent concerns were related to the increasing cost of living in San Mateo, people's inability to purchase homes, traffic impacts, seeing friends and families move away, and concern for being able to stay in the area over the long term.

A key goal of this program was to engage people who don't normally participate in housing discussions, and connect people with differing experiences and perspectives. Nearly 110 people participated in the April 27 discussion and May 18 connected about 70

discussion participants. In feedback forms, most said before the event they were more likely to have spoken to people with a similar living situation than those who had different experiences. As a result of the event, the vast majority of people reported gaining new perspectives about other people who live or work in San Mateo and a better understanding of the community's shared values and beliefs. People also said they wished there was more time to talk with one another.

This meeting summary includes input from the following sources:

- Perspectives and comments shared during the City's multi-week outreach effort
- Emails received prior to the meeting from people who could not attend
- Main themes from facilitators' table discussion notes. The complete notes are in Appendix 1.
- Individual input and feedback forms from 57 out of 70 discussion participants on May 18. The responses,

Presentation & Discussion #1:

Short-Term Solutions to Help Renters, Landlords, Homeowners

City staff gave an [opening presentation](#) that provided some data points on local demographics, including who lives and works in San Mateo. The presentation included information about various housing programs aimed at providing more immediate assistance to renters, landlords and homeowners. The presentation also revisited some of the themes that came from the first conversation and how the community's feedback informed the discussion for this second event. Participants then contributed to a first round of facilitated table discussions featuring these questions:

1. **How can we work together to better support renters, landlords and homeowners?**
2. **What other types of short-term assistance would be most helpful to people you know in the community?**

The table discussions and report outs from facilitators represented a wide range of challenges associated with how housing affordability and availability is impacting the quality of life in San Mateo. Many participants supported the creation of more affordable housing, especially to support the most vulnerable populations including the homeless, elderly, and those with disabilities. There was also significant interest in keeping teachers, service workers, and first responders in the community with affordable housing options. Like the first meeting, attendees expressed considerable interest in streamlining the process for accessory dwelling units, making information and resources more accessible and easier to access for the community, and in shared housing.



The following are highlights of participants' comments and quotes:

Supporting Landlords, Tenants, and Homeowners

- There's a need for more conversations and open communication between renters and landlords.
 - "Helping landlords understand renters and tenants struggles so they can empathize with these families who work tirelessly to keep a roof over their head."
 - We should have "more dialogue, involve larger landlords in the discussions and solutions. Broader landlord participation in 'self-policing' the industry to address inequities in housing, 'bad landlord' practices, etc."
- Help homeowners be more aware of the resources for sharing a room or building a secondary unit
 - There's strong support for streamlining the process for constructing accessory dwelling units
 - Many requested more information on home sharing and potentially creating a universal agreement or lease that could be used by community members
- Many attendees at both conversations asked that resources for finding affordable housing be clearer and easier to find
- Try to find ways to engage the business community in solutions and address the jobs-housing imbalance
- There was concern amongst attendees that traffic is negatively affecting quality of life in San Mateo
 - Try to find ways to encourage alternative modes of transportation, that are safe and easy to use
- Infrastructure was a theme of the conversation as well, with many expressing the need to upgrade schools, transportation, and social services to accommodate a growing population
 - "We should ensure infrastructure is growing along with housing growth. We should not be increasing housing until [the] corresponding infrastructure need is caught up."
 - We need "more and better transit, improve service and frequency of Caltrain, safer bike lanes, Caltrains into downtown SF or BART further south on Peninsula, more investment in transit infrastructure."

Other Types of Short-Term Assistance

- Attendees were supportive of financial assistance, particularly for seniors, for emergencies, relocation, and transportation
- The need for more information on the fees and process for building an ADU was a theme in this part of the discussion as well
- There was also some interest in outreach to landlords for accepting rent vouchers
 - "Assistance for seniors who are caught in the spaces between being able to retire but cannot because of cost of housing. Better landlord education and assistance to increase Section 8 voucher acceptance."

Presentation & Discussion #2:

Additional information on long-term solutions

The second presentation focused on longer-term solutions, including potential options as well as ongoing efforts the City has or will be implementing. Options to address housing availability in San Mateo included encouraging transit-oriented development, redeveloping publicly-owned properties, collecting funds for affordable housing, and other strategies.

During the second discussion, community participants were asked to consider these questions:

1. **As the City moves forward with planning efforts, which options would best match San Mateo's needs and community character?**
2. **What questions, concerns and ideas do you have?**
3. **What would you like to learn more about?**

The following are highlights of participants' comments and quotes:

Housing Options Favored to Help Meet Community Needs and Character

- Participants were very interested in community character, particularly keeping the city from becoming "generic" and "impersonal"
 - "We want to keep [the] town feel, not change over to [an] impersonal city."
 - "Maintaining the community of San Mateo. Make it so families can live, work, and learn here. Developing the city so commuting is easier. Making sure we are updating all systems if we make a shift in housing."
- Many were very interested in developments that have a mix of uses such as housing and retail, as well as building closer to transit
- Many discussed walkability and a need to improve transportation infrastructure
 - "We all need to accept that the Peninsula will become more urban and less suburban. I want more walkability, more density, while still maintaining great schools and services. More mass transit and less emphasis on driving."
- Many favored ways to support those who live or work here, and preserving existing housing
 - "There needs to be focus on enabling people who live here to continue to live here or work here and want to live here. There needs to be more focus on expanding things like ADU and in helping the mom and pop landlords stay in business."
- There was support for increasing existing inclusionary zoning policies to require new developments include more affordable units, as well as increasing developer fees



There are creative ways to help alleviate our current problems. ”

Questions, Concerns and Ideas

- Many community members raised concerns around traffic, parking and a need to first improve transportation infrastructure
- Some also questioned to what extent can the City grow

- “We must realize that no city can be everything to everyone. There is a natural and definite limit to how big we can be, how many we can house/employ.”
- Many were concerned about providing housing options for the most vulnerable of our neighbors including children, seniors, and those with mental or physical disabilities
- People expressed concerns about displacement as neighbors or friends move away

General Takeaways from the Event

- “Encouraged by the interest people showed and real solutions discussed.”
- “These meetings are great for bringing people of great knowledge together. Have more of them. Education of the public is very important.”
- “People are concerned and willing to work together.”
- “The need to attend these types of meetings is critical to all groups of people living and working in San Mateo.”

Next Steps for the City and Community

- The City is working on streamlining the process for building an ADU. Information can be found online: www.cityofsanmateo.org/3907/Accessory-Dwelling-Unit-ADU
- We created a Housing Resource Guide ([English](#) & [Spanish](#)), which is available at City Hall and online
- The Housing Division included a project and events section on its web page to help keep the community informed of housing-related items: www.cityofsanmateo.org/housing
- Community members can stay informed by signing up for email updates, attending meetings, and continuing to share their input with the City on projects and programs
- The community is strongly encouraged to engage in the General Plan 2040 Update process
 - The vision statement captures many of the ideas and comments expressed above: “Our Vision: San Mateo is a vibrant, livable, diverse, and healthy community that respects the quality of its neighborhoods, fosters a flourishing economy, is committed to equity, and is a leader in environmental sustainability.”
 - People can participate by attending meetings and sharing their thoughts online. Learn more at strivesanmateo.org

For more information or if you have any questions, please contact the City’s Housing Division at housing@cityofsanmateo.org. We also welcome your ideas about how to get more people engaged. Please also visit the Housing Division website at www.cityofsanmateo.org/housing for a calendar of current housing projects and events. Reports and presentations from the May 18 and April 27, 2019 events are available online at www.cityofsanmateo.org/chathousing.

FURTHER OPPORTUNITIES TO ENGAGE IN YOUR COMMUNITY

General Plan Update: StriveSanMateo.org

Sign Up for Email Notifications:

Visit: www.cityofsanmateo.org/chathousing



Appendix 1

San Mateo Home for All Community Conversation #2

Table Discussion Themes

May 18th, 2019



Questions:

1. How can we work together to better support renters, landlords and homeowners? What other types of short-term assistance would be most helpful to people you know in the community?
2. As the City moves forward with planning efforts, which options would best match San Mateo's needs and community character? What questions, concerns and ideas do you have? What would you like to learn more about?

Major Themes:

- Many participants supported the creation of more affordable housing, especially to support populations such as seniors, homeless, teachers, first responders, people with disabilities, vulnerable populations, and others
- There was a general interest in supporting more walkable neighborhoods with quality amenities
- Many were also interested in improving the quality of transportation within and outside of San Mateo
- Attitudes towards density were indecisive. Some were amendable to denser housing, but others were concerned about transportation and service impacts
- There was a strong interest in easing ADU permitting and more options for financing
- A need for improved public transit, subsidies to encourage ridership especially for seniors
- Service and infrastructure improvements (including schools, water, sewer, transportation, childcare, etc.) to house a growing population
- Interest in shared-housing and potentially developing joint agreements for renters and landlords
- Increased communication about existing housing projects and those in the pipeline as well as housing resources for community members
- Ideas on how to collaborate around housing included reactivating existing organizations like neighborhood associations, homeowner associations, and condominium associations
- There is a strong interest in keeping teachers, service workers, disaster workers, etc. in the community
- The community expressed the need for in continued inclusive discussions that diffuse tensions, bring landlords and renters to a shared understanding, and work together to find ways to address housing challenges in San Mateo

Table Notes:

Table 1 and 12: Melinda, Steve, Shira, Jean, Michael, Kary, Rhony

Discussion #1

- How can we work together to better support renters, landlords and homeowners?
 - Small landlord cooperation- different from large.
 - Neighborhood associations are reactive
 - Permanent (stable) affordable housing for disabled- creative financing.
 - Assist first time home buyers- rent eats savings
 - Keep stable population long term renters
 - Landlord inclusion= part of solution
 - Increasing security for renters- decrease fear of landlord retribution. Latino community wouldn't come to this meeting.
 - Renter protections

- Themes
 - Reactivate existing organizations like neighborhood associations, homeowner associations, condominium associations. Participation dropping off but structure still exists.
 - Creative financing, such as:
 - Permanent affordable housing for disabled (stability). Assist 1st time home buyers keep longtime residents and employees whose rent eats savings.

Discussion #2

- As the City moves forward with planning efforts, which options would best match San Mateo's needs and community character?
 - Employee housing- for teachers, police, firemen.
 - Limit high density developments- congestion.
 - Incorporate housing for disabled- stable affordable
 - Shuttle bus- hop on, small bus
 - Neighborhood Paseos- creates unity/ common ground.

- What questions, concerns and ideas do you have? What would you like to learn more about?
 - Land is key- nothing we can do about it being limited- no way we can reduce cost.
 - Quality of city is at stake
 - We don't do urban planning well- stop building take a breath- fix what needs it now.
 - Make conversation inclusive going forward.
 - How to manage below market units

- Prioritize affordable housing as land becomes available, but need to balance jobs and housing.
- Want to learn more about shuttle bus, regional planning- not city by city- San Mateo can be catalyst for regional conversation.
- More tolls to support housing.
- Better transportation options.

Table 2: Susan, Karen, Jordan, Peggy, Evelyn, Samantha, Molly

Discussion #1

- How can we work together to better support renters, landlords and homeowners?
 - Challenge of topography, require need to creatively provide accessible transportation to all people to stay in home (aging population)
 - Need to include the most in need of housing in discussions. Those living in autos, teachers, first responders.
 - Different levels of government charges make it difficult for multi-unit housing to keep rents affordable.
 - Different charges by different type of multifamily owners
 - Provide protections for those working with code enforcement, upgrades and improvement in property.
 - So confusing about how to build a granny unit- more clear as to how to add granny units sufficient to meet the need.
 - Education and case management for those seeking home.
 - Reducing stigma of homelessness.
 - Many housing agencies what fits for me to engage
 - Develop listening to fact others- develop how to be a good tenant.
 - Rehab program
 - Topography challenges- harder to walk to transportation modes that helps people stay as they can also help expand use of home.
 - Need to include those not housed- most in need. People living in cars, teachers, first responders, who are not in discussion- how to reach those not here/ low income as part of discussion.
 - Entry/level housing stigma/risk.
 - Protect existing housing. Code enforcement risk. Upgrades/ reducing expenses multi-unit government changes vs single family homes.
 - Scarcity- that impacts all- end up pushing out people with needs.

Discussion #2

- As the City moves forward with planning efforts, which options would best match San Mateo's needs and community character?
 - Walkability
 - Duplexes and triplexes.
 - Parking issues- discuss. Long time stored autos, clean up our streets
 - Transparent for ADUs. Rules, how can owners understand rules.

- Improve traffic flow and parking important.
- Wait list full on coordinating housing process discouraging. Make it more easy to access housing help services.
- Infrastructure- redo if increasing density, height/ working together. Working together on increasing infrastructure, transit oriented developments.
- Continue the community discussions.
- Education for tenants, new homeowners in how to be good renter, owner.
- The need to include those who provide our amenities in housing.
- Have the ability to live here if you work here
- New options for those who want to stay
- Better ratio of mixed use to balance more housing to jobs
- More transitory develop open conversations between developers and community, what kind of rules and regulations can provide for transparency about limitations and possibilities.

Table 3: Alicia, Valery, Linda, Asel, Liliana

Discussion #1

- How can we work together to better support renters, landlords and homeowners?
 - More affordable housing
 - Better transit options
 - More accessible transit. Need more parking at BART
 - Improved Caltrain stations
 - With higher density buildings, need to be thoughtful about parking/ BART
 - Sustainable infrastructure.
 - Schools need to be able to sustain population growth
 - Needs more parks/ recreation with growth
 - Police/ fire stations need to be able to sustain the population
 - Senior housing
 - Speedy permitting for in-law units
 - Gap is increasing between tech sector and non-tech sector
 - Adding social services
 - Housing help within social services
 - Children are the most affected
 - Services for service people who don't make six figures
 - Must have affordable housing for families
 - Try to have a sustainable community where we are not losing neighbors and friends who are all moving due to costs
 - Want more inclusion between tech workers and other community members

Discussion #2

- As the City moves forward with planning efforts, which options would best match San Mateo's needs and community character?
 - Great idea about employee housing! Expand this to other social service workers

- Like that the tech industries are contributing
- Would like to know more about co-housing
- Love the shuttle idea
- Need bus service to improve
- More accessible for kids and seniors (public transit). Make it free.
- School buses.
- Kids/ senior citizens need to have freedom to move around. Should be free for them.
- Subsidize housing by employers
- More regulations on development
- More people involved in decision making process
- Like time idea of parks/ open spaces
- Education system needs to improve
- Would like to have teachers/ firemen living in the community

Table 4: Louise, John, Rob, Lisa, Rosamana, Adam, Juliet

Discussion #1

- How can we work together to better support renters, landlords and homeowners?
 - Complex issue
 - Seniors are struggling. Tough to find a job. Capital gains tax. Feel stuck- family here. Financial support. Voucher- no one will take it. How do we make it more acceptable?
 - Traffic problems and infrastructure. Worry about earthquake and disaster. Ways to get through look at who workers here and doesn't live. Faster way to get across San Mateo Bridge.
 - More conversations at landlords, tenants, and homeowners. Better understanding.
 - Young families moving out, breakdown of community.
 - More oversight of landlords and putting others at risk.
 - Need to keep economy moving in the right direction, improve lives of everybody/ level of stress.
 - Great neighborhood- mix of incomes.
 - ADUs- more flexibility. Get grandparents in 640 square feet.
 - What % of new buildings go to affordable housing?
 - Comfort zone of some people who have low income housing.
 - Homesharing- risks not working well- more flexibility. Very good solution, now wary a few bad experiences. Challenge of increase risk and cheap rents. Idea: net people who can afford to pay more.
 - Question: who is looking at the traffic.
 - Continue face to face meetings about these topics!

Discussion #2

- As the City moves forward with planning efforts, which options would best match San Mateo's needs and community character?
 - Consider existing structure of the city. Some are served by transit, some are not. Still very car dependent. Should focus on the walkable areas- make it more vibrant (e.g. Bonn, Germany). Consider vibrancy, tax revenues, etc. 3rd, 4th avenues area, ½ miles around Cal train station. More things in the hub, barber, grocery store. Walkable greenery.
 - Could improve transportation- more affordable; problem with parking at the hospital.
 - Need to focus on west/ east- need shuttles! Have had limitations- need to offer more options.
 - Need to understand traffic impacts of current building. Need to trust those doing the studies.
 - Station Park Green- downstairs has been empty. Suspect rents and people want to drive lose another set of apartments. Need to develop "the right" housing.
 - Continue to give city planning input
 - Question: connections to state? For transportation support.
 - Affordability and quality of life. Raise funds through banks and companies- non-profit purchasing buildings- there is a way the city could help facilitate- preserve stock, keep stock low priced. Some developers bring back tenants.
 - ADUs- need to really work with city! Need more feasibility.
 - Good development at Bay Meadows; need to focus on 25th and 36th/40th area. 25th avenue is nail salons and restaurants, underutilized.
 - Need to create community. Too individual today!

Table 5: Ben. Amourance, Susan, Loretta, Karim, Matt, Len

Discussion #1

- How can we work together to better support renters, landlords and homeowners?
 - Education to beget empathy, understanding each other.
 - Register to vote
 - First responders, teachers, employees, nurses can't afford to live here. Housing insecurity, rent increases.
 - Long-term
 - Corporate ownership vs. individual owner ownership.
 - Low- income units disappear after 2-3 years to keep.
 - Service providers
 - Rent sustainability/ stability: inclusionary zoning, after sale of low-income units at market prices, monopolistic market setting
 - Looking for a place to live, affordable housing, inform wait listed.
 - "Fair Market Value"- Fair to who? It will take a different big picture perspective.
 - Sharing space vs. parking
 - Stockton's universal income program
 - Form-based- higher density with different codes for cars

- Permeant/ transferable inclusionary zoning.
- Shared communal homes.
- Denser homes.
- Communication re: affordable housing wait-listed.
- Anti-rent gouging
- Voting- when move, check voter registration on new driver's license.

Discussion #2

- As the City moves forward with planning efforts, which options would best match San Mateo's needs and community character?
 - Vision-zero street design- ped/bike- health
 - Form-based codes
 - Ratio of apartments to homes
 - Corporate helping with infrastructure
 - Balance and growth- micro/tiny apartments
 - Fair housing
 - How much development is too much: clarity re: too much?
 - Balance neighborhood ID stability vs. jobs
 - Balance: rental vs. ownership
 - Raising inventory
 - Way of life- millennials, seniors, overlaps needs and interests
 - Dislocation of beds and jobs
 - Transportation.
 - Anxiety, pressure- divorce, suicide.
 - ADUs- transferrable, financing
 - Talent drain
 - Change Planning- R1: single family homes.
 - TOD, High Density, Mixed housing
 - ADU is a small part of the solution and they're hard to finance.
 - Move away from LOS planning- less planning for cars
 - Vision zero (designing streets).
 - Form-based codes.
 - Urgency of housing because quality of life is going down.
 - When does development stop? What's the proper ratio of multifamily/ overpopulation/ jobs housing imbalance/ single family.
 - Corporations should help build public transportation
 - Reduce jobs/housing gap is the answer to above.
 - How are we going to grow more if we grow
 - Build for people not for profit
 - What are the benefits for the community with growth?
 - Need to preserve neighborhood identities
 - Need to housing investors
 - Needs of seniors are similar to needs of going working people.
 - THEMES:

- Increasing inventory to increase affordable housing, balance jobs housing gap. Matching needs of community
 - Controlling growth: improve infrastructure, protect vulnerable populations.
- 'one word' activity:
 - Happy- I want to continue to be engaged- love San Mateo!
 - Want to get more involved
 - Hopeful!
 - Informed
 - Shared community/bonding
 - Step in right direction but need action

Table 7

- Judy
- Evelyn
- Robert
- Sue
- Elida
- Jose
- Linda
- Joshua

Discussion #1

- How we can work together to better support renters, landlords, and homeowners
 - Second units: ease requirements for second units as affordable housing: parking, tax credits, remove permit fees, zoning setbacks
 - **Every human being should have a place to call home; as basic necessity as health care**
 - Work with landlords and rental advocates on rent increases: rental increases without upgrades nor enough notice. Work with rental advocates for time, amount of increases up to 100%, more BMR units and income levels below VLI and market rate. Take into account renters' incomes when raising rents.
 - More transparency on subsidized rental unit pricing
- Other types of short-term assistance that would be the most helpful to people you know in the community
 - More collective way to access/understand legal aid resources other than one on one appointments
 - Freelancers and entrepreneurs who can't show steady income can't qualify for rental applications
 - Compete with tech salaries and unbounded development for tech companies

Discussion #2

- Housing options that best match San Mateo's needs and community character

- Affordable housing: more AH required; 10-15% is not enough; ensure affordability for middle income. Connect rent rate to income. Allocation of units at income levels should be flipped to create incomes for the local rental rates.
- Rent control: Craft a more palatable rent control law that protects landlords from losing all control over their property, and then protect tenants from egregious rent hikes and lower income requirements for renters.
- Develop city owned land
- Questions, concerns, and ideas
 - Recognition of historical sites and features to encourage unity, pride in city. Connection to community.
 - Density increase need to consider increased infrastructure costs, wear
 - Businesses along C-T corridor are small business owners and as those convert to residential those businesses may not have alternative options in the city (light industrial)
 - Parking along Caltrain inadequate and pushes cars to nearby neighborhoods; pushing toward permit parking
 - In lieu fees are too low. What is happening with those acquired, and how much does city currently have?
- Options which you would like to learn more about
 - Transportation options needed for last mile

Table 8

- Thomas (SM 2005, on Peninsula, work in SF)
- Ken (1983 in SM)
- Marc (1987 in SM)
- Linda (lived for 5 years in SM)
- Laura (born and raised in SM, lived in SM since 2011)
- Karen (in SM since 8th grade)

Notes on attendees: two attended last meeting

Discussion #1

- How we can work together to better support renters, landlords, and homeowners
 - Work to understanding each other's positions: homeowners and renters, building ADUs, homeowners and existing development
 - ADUs: want more information about maximizing own space. Need adequate rules on parking, respect, openness
 - Landlords and tenants: better understanding – streamlining information and requirements. Bring more people into the conversation to discuss; not everyone is represented. May be a good idea to convene an advisory committee.
- Other types of short-term assistance that would be the most helpful to people you know in the community

- City develop a universal contract for room renting
- Address communication problems with renting
- Learn how to get more out of current housing: ADUs, renting rooms, shared housing
- Plan for future – traffic, lack of diversity
- Publicize information on the HEART foundation and HIP Housing, senior centers, and libraries
- encourage people to work where they live

Discussion #2

- Housing options that best match San Mateo’s needs and community character
 - Rezoning large lots
 - Transit oriented development can triple housing and reduce traffic; incentivize employers to build on transit lines; offer more shuttles, bike shares, etc.
 - ADUs: share housing; use underutilized housing
 - Replace duplexes; use space to increase housing
 - City going in right direction but need to continue to research potential negative impacts
 - Incentivize employers to hire San Mateo residents
- Questions, concerns, and ideas
 - Concerns with TOD: need higher affordable housing requirements
 - Need incentives for using public transportation; need traffic solutions along with housing development
 - What is the San Mateo community character? What is the vision? How does it influence the housing needs? Figuring out other revenue besides property tax
 - Be realistic about infrastructure; will more people use transit? Need to know actual impact; slow down development to be sure we can accommodate.
 - “Train is better than Bart”
 - Need to plan for change; learn from other cities and countries
 - Make investment in transportation
 - Make all city, state departments, etc. be responsible and accountable for the solution
- Options which you would like to learn more about
 - Need regional approach for regional problem
 - These are all good problems

One to three words to describe how you’re feeling

- More engaged +1
- More informed
- Hopeful and excited
- Motivated

Table 9

- Bill
- Renee
- Janice
- Tom
- Marisol
- Susan

Discussion #1

- How we can work together to better support renters, landlords, and homeowners
 - Better marketing on HIP Housing; there are controls so folks are not taken advantage of
 - **Increasing housing at all levels through zoning, TOD, assistance**
 - **Improve transportation:** public transit needs to be more convenient, east west improvement, how to convince folks not to use car, not currently reliable
- Other types of short-term assistance that would be the most helpful to people you know in the community
 - **Renter protections but encourage joint living agreement**
 - Can't build out unless you will live there

Discussion #2

- Housing options that best match San Mateo's needs and community character
 - Inclusionary housing: talk more. Ensure better mix based on income and ethnicity, where to find public information about which projects are coming, what were the good/bad impacts of Bay Meadows development on transit and lessons learned
- Questions, concerns, and ideas
 - Impacts on infrastructure and retail for new development
 - Better bike infrastructure protected
 - Transit-oriented development
 - Better coordination among regional transit authorities
- Options which you would like to learn more about
 - Better PR on transit options
 - Better trip planners
 - East west transit fixes
 - More mixed used especially in downtown
 - Need to maintain community character and history

Table 10

Discussion #1

- How we can work together to better support renters, landlords, and homeowners
 -

- Other types of short-term assistance that would be the most helpful to people you know in the community
 -

Discussion #2

- Housing options that best match San Mateo’s needs and community character
 -
- Questions, concerns, and ideas
 - Density: yes/no, for/against
 - Tall buildings
 - Teach Spanish
 - Incentives to landlords
 - Gold rush versus planning
 - Money is highly valued – highest value
 - Change the value system
 - High density – mixed use
 - Bike share on El Camino – really?
 - What’s affordable to ordinary folks
 - Linkage fees
 - Jobs/housing imbalance
 - Too much local government; need for regional planning
 - Unsatisfactory transit schedule
 - Private bus (“Google busses”) not democratic; clutters roads and doesn’t serve the public
 - Achieve consensus
 - Good outreach for this meeting
- Options which you would like to learn more about

Table 13

- Diarizu
- Brian
- Betty
- Tina
- Annie
- Alejandra

Discussion #1

- How we can work together to better support renters, landlords, and homeowners
 - Permitting for repairs shouldn’t be so expensive; we need to have competent inspectors
 - Parking requirements for ADUs should be dropped
 - **Should be easier to build ADUs**

- Other types of short-term assistance that would be the most helpful to people you know in the community
 - Find better/easier ways to find people to move in with seniors; addressing intergenerational differences around finding roommates. Increase trust in the process.
 - People on fixed income need protection from rent increases

Discussion #2

- Housing options that best match San Mateo's needs and community character
 - House sharing to take advantage of the underused we have now; educate
- Questions, concerns, and ideas
 - Concern about state taking over areas near transit
 - Relaxing permitting
 - More flexibility on height limits and higher density in certain areas, like downtown and near transit
 - Concern about encroaching on open space
 - Tiny houses as ADUs
 - More mixed use, especially in downtown and near transit; live-work units
 - How to other countries/cities solve these problems?
 - What is the state trying to do?
- Options which you would like to learn more about
 - How to take advantage of now empty spaces that used to be shops/shops that we are going to close
 - Concern/opportunity with the need for caretakers for an aging population
 - Empty strip malls/offices to housing? Change zoning!