

San Mateo County “Let’s Talk Housing” Meeting

April 13, 2021: 6:00 PM- 7:30 PM

San Carlos Breakout Room Chat Transcript:

What people love about San Carlos:

- David Tuzman. I like the walkable and relatively lively downtown
- Brittani, love our downtown restaurants (and the especially walkable streets these last several months!)
- David Pollack. I love our potential
- Rich Hedges San Carlos has begun to build housing, but need to build to their limit of general plan. The downtown is beautiful which includes foods stores, retail and good places to eat.

Existing Land Use:

- David Tuzman: Wow that is a lot of sparsely used land

Housing Stock/ RHNA:

- Would love more of a mix so those who work here at all levels can live in the community!
- What is the estimated outcome of housing units built based on these policy actions?
- And how much could we multiply that impact by clearing the exclusionary constraint of the enormous yellow single-family zone from your map?
- I’d also like to note that the RHNA targets should not be considered a *maximum* of how much to zone/plan for. It should be considered a *minimum*, since not all of the capacity that we plan for will not be built
- Would love to build upwards significantly, it feels like the only way to make these projects and numbers work and build the capacity we need in our town! That, together with other changes like infill multiplex housing in our R1 zones could go a long way towards making this area a bit more equitable and accessible.
- I agree that infill multiplex housing in our R1 zones could go a long way towards making this area a bit more equitable and accessible.
- I’m excited by the reduced greenhouse gases that would result from more folks being able to live closer to work and get there in more sustainable ways; not super-commuting in solo in a car from 1-2 hours away!
- I’m worried that if we increase the mandatory allocation of affordable housing (and I support affordable housing wholeheartedly), without also raising our height limit, our projects become defacto impossible to build if we require developers to effectively lose large amounts of money on each project, or price the other units at incredibly high amounts to offset the subsidized units. I think this gets easier as we allow taller and more dense builds.