

## Amy Ow

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**From:** Camille Leung  
**Sent:** Monday, December 5, 2022 9:24 AM  
**To:** Amy Ow  
**Subject:** FW: Question about San Mateo County Regional Housing Needs Allocation (RHNA) housing requirement pertaining to San Mateo Highlands

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**From:** Tom Finke <tomfinke2010@gmail.com>  
**Sent:** Wednesday, November 23, 2022 2:52 PM  
**To:** Will Gibson <wgibson@smcgov.org>; Camille Leung <cleung@smcgov.org>  
**Cc:** Tom Finke <tomfinke2010@gmail.com>  
**Subject:** Re: Question about San Mateo County Regional Housing Needs Allocation (RHNA) housing requirement pertaining to San Mateo Highlands

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Hey Will,

Thanks for your reply.

What I'm trying to do is persuade the San Mateo Highlands community that it may not make sense to protest the construction starting in May 2023 of 4 large new houses in the open space along Ticonderoga Drive in San Mateo Highlands, because San Mateo County has no choice but to approve their construction due to RHNA requirements.

Although the plans for these houses were approved by the Board of Supervisors back in 2010 when RHNA 4 (2007-2014) was in effect, since they haven't yet been built I think they will count toward RHNA 6 (2023-2031).

These 4 houses are in the 'Above Moderate' income category.

From what I can gather, in the 'Above Moderate' income category, the RHNA 4 requirement of 625 housing units has been met, and the RHNA 5 (2014-2022) requirement of 555 units also has been met.

I see the RHNA 6 requirement of 1121 housing units is significantly higher than in the past, but as of November 2022 the Development Capacity is 1589 units, and with Rezoning could increase to 1993 units.

The question is, if these 4 houses are not built, would the County still reach 1121 units over the next 8 years. I think given the large Development Capacity numbers the answer at first glance would be yes, however, there's no guarantee that actual construction would reach the capacity.

So based on your reply, would you recommend I tell the Highlands community that it would be hard to ask San Mateo County not to issue building permits for these 4 houses, because the County wants to seize every opportunity to hit the target of 1121 housing units?

Thanks,  
Tom

On Tue, Nov 22, 2022 at 5:10 PM Will Gibson <[wgibson@smcgov.org](mailto:wgibson@smcgov.org)> wrote:

Hi Tom- the planning period for the RHNA was previously 7 years, and is now 8, so the period was 2007-20214. The RHNA for that period was:

<u>Income Level</u>	<u>Housing Units</u>
Very Low	343
Low	247
Moderate	291
Above Moderate	625
<b>Total</b>	<b>1,506</b>

While we hope the rezoning program incorporated in the Housing Element will create a significant number of new sites for housing development, such that we do exceed the RHNA requirement for 2023-2031, those zoning changes are yet to be adopted, and also identification of available sites is not in itself sufficient to cause them to be developed, although we certainly intend that they will be. I can't speak to the development of the houses in the Highlands specifically, but I would say that in general we are prioritizing the development of every **\*currently\*** available site, because our shortfall of units at all income levels remains so significant, both for the current RHNA, and for the upcoming 2023-2031 period.

Best,

Will

Will Gibson (he/him)

San Mateo County Planning and Building Department

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**From:** Tom Finke <[tomfinke2010@gmail.com](mailto:tomfinke2010@gmail.com)>

**Sent:** Tuesday, November 22, 2022 12:07 PM

**To:** Will Gibson <[wgibson@smcgov.org](mailto:wgibson@smcgov.org)>; Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Subject:** Re: Question about San Mateo County Regional Housing Needs Allocation (RHNA) housing requirement pertaining to San Mateo Highlands

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Hi Will and Camille,

Thanks for replying! Couple more questions for you.

1. Since planning periods are 8 years, there must have been a RHNA document for 2005-2013. Is that document available somewhere on the <https://www.smcgov.org/planning> website where I can take a look?

2. Reading through the 593-page "SMCo 2023-2031 Housing Element Public Release Draft November 2022.pdf" document, it says with rezoning there will be a large surplus of housing units in all income categories, including a surplus of 872 units in the 'Above Moderate' income category. If that's the case, why would Directory Monowitz say "The county is in a real difficult spot in terms of meeting our Regional Housing Needs Allocation (RHNA) and every site that has infrastructure available to serve it and is close to transportation and other services really does need to densify if we have any hope of meeting our housing needs" ? I'm guessing because he said that in April, before he knew about the Development Capacity surplus numbers that were just published in November.

I'm asking these questions because I'm representing a lot of residents in San Mateo Highlands regarding land issues, and they've been asking me why the 4 new large houses to be built in the Highlands open space starting in May 2023 were approved in the first place. I was going to tell them that one of the main reasons was for San Mateo County to meet RHNA requirements, but now I think that's actually not the case, because according to the document there's a surplus of housing units in the 'Above Moderate' category.

Thanks,  
Tom

On Mon, Nov 21, 2022 at 6:00 PM Will Gibson <[wgibson@smcgov.org](mailto:wgibson@smcgov.org)> wrote:

Any projects substantially advanced in the permitting process and likely to be built, but which were not completed by June of 2022, will be counted toward the County's upcoming 2023-2031 RHNA numbers. Anything completed prior to this June would have counted toward our prior, 2014-2022 RHNA.

Best,

Will

Will Gibson (he/him)

San Mateo County Planning and Building Department

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**From:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Sent:** Monday, November 21, 2022 4:32 PM

**To:** Tom Finke <[tomfinke2010@gmail.com](mailto:tomfinke2010@gmail.com)>; Will Gibson <[wgibson@smcgov.org](mailto:wgibson@smcgov.org)>

**Subject:** RE: Question about San Mateo County Regional Housing Needs Allocation (RHNA) housing requirement pertaining to San Mateo Highlands

Hi Tom,

RHNA is about housing units allocated to a municipality. They are essentially units we need to approve to keep up with housing needs in the area. RHNA matters for the Planning process, at the Planning approval stage to influence decisions. Generally, if we haven't met RHNA and project generally complies, County is encouraged to approve Planning permits for such units (County can even be required to use a ministerial process [instead of discretionary process]). As far as when the Building permits get applied for and issued for the Planning-approved units, these factors are mainly within the applicant's control (when they apply for and get issued building permits).

These units have been approved in the Planning process already, with 7 Building Permits finalised (Lot 11 is close) and 4 more BLD permits pending review and issuance. At this point, I believe the County can already claim these 11 units already towards meeting some of its RHNA allocation. I'm copying Will to confirm.

Thanks

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**From:** Tom Finke <[tomfinke2010@gmail.com](mailto:tomfinke2010@gmail.com)>

**Sent:** Monday, November 21, 2022 10:54 AM

**To:** Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>

**Subject:** Question about San Mateo County Regional Housing Needs Allocation (RHNA) housing requirement pertaining to San Mateo Highlands

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Hi Camille,

In this April 6, 2022 article from The Daily Journal: [https://www.smdailyjournal.com/news/local/san-mateo-county-approves-townhome-project/article\\_f61f94e0-b55d-11ec-9d7c-8706a8089b91.html](https://www.smdailyjournal.com/news/local/san-mateo-county-approves-townhome-project/article_f61f94e0-b55d-11ec-9d7c-8706a8089b91.html), Director Monowitz said:

“The county is in a real difficult spot as you know in terms of meeting our Regional Housing Needs Allocation (RHNA) and every site that has infrastructure available to serve it and is close to transportation and other services really does need to densify if we have any hope of meeting our housing needs”

I was reading through the Association of Bay Area Governments' (ABAG) state-mandated "Regional Housing Needs Allocation (RHNA) Plan" (<https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>) as approved by The California Department of Housing and Community Development (HCD). It says the HCD required the Bay Area to plan for and revise local zoning to accommodate 441,176 additional housing units during the 2023-31 period. Specifically, the "Final Subregion Housing Needs Allocation by Affordability Level" approved by San Mateo County Board of Supervisors on April 11, 2013 says that unincorporated San Mateo County (which includes San Mateo Highlands) needs to build an additional 555 housing units of 'Above Moderate' income category.

Questions for you regarding San Mateo Highlands:

1. Are the 7 houses already built by Chamberlain Group / NexGen Builders considered to be part of the RHNA requirement for the 2023-31 period, or a prior period?
2. Are the 4 houses to be built starting in May 2023 by Chamberlain Group / NexGen Builders considered to be part of the RHNA requirement for the 2023-31 period?

Asking because it would be helpful for the Highlands community to know how the eleven Chamberlain Group houses fit into the RHNA requirements.

Thank you,  
Tom