

Amy Ow

From: Camille Leung
Sent: Monday, November 21, 2022 4:32 PM
To: Tom Finke; Will Gibson
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

From: Tom Finke <tomfinke2010@gmail.com>
Sent: Monday, November 21, 2022 10:54 AM
To: Camille Leung <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, 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