



TOWN OF HILLSBOROUGH *California*

October 12, 2022
State Department of Housing and Community Development
C/O Land Use and Planning Unit
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Please find herein the Town of Hillsborough's Draft Housing Element Update for the 2023-31 Cycle. The Town has spent significant time engaging our community and developing strategies that address the Regional Housing Needs Allocation (RHNA) and are overwhelmingly supported by our community. Our Town is committed to implementing a housing plan that builds much needed housing throughout the town through a "Yes In My Backyard" approach. Our plan provides comprehensive programs that support, educate, and assist property owners with the development of Accessory Dwelling Units (ADUs) and then match and support those individuals who are seeking housing with available units in Hillsborough. The Hillsborough community is committed to building and renting ADUs.

Hillsborough is a unique, civic minded and philanthropic community that is proud of its track record of ADU production. This is an approach that the town has utilized since 2002 to add affordable housing options throughout the community. In the RHNA-5 cycle, the Town issued 192 ADU building permits which exceeded the Town's RHNA Cycle 5 allocation of 91-units. Hillsborough is one of 38 communities in the State that met its RHNA-5 allocation. The Town has also met or exceeded its RHNA obligation in Cycles 1-4. Our submitted plan builds on this historic trend of success.

The Town is a warm and welcoming place to live and ADUs provide housing that is integrated into the unique fabric of the community. The Town has and will continue to do its part to address the critical need for housing while maintaining the Town's character – a beloved character that has been cultivated over 100+ years.

Hillsborough is a hilly labyrinth of curvilinear streets, dead ends and cul-de-sacs that are especially difficult to navigate; particularly so with fire apparatus. Approximately 60-70% of Town is designated as within a high-fire hazard severity zone and 50% of the privately owned vacant land is so steep that development is challenging. The plan considers the challenging topography and the extreme fire danger by distributing housing that contributes to the overall RHNA requirement in a reasonable, achievable and, most importantly safe manner for everyone.

It should be noted that Hillsborough is a 100% residential community. There are no commercial or industrial areas that provide affordable housing redevelopment opportunities. Hillsborough is also limited in its ability to finance affordable housing, as the Town's revenues are primarily reliant on property taxes. The Town does not have the fiscal resources needed to provide incentives for affordable housing without impacting funding for basic government services, such as the Town's ADU Ombudsman.

Although the Town owns property, the majority is deed restricted as open space. These large parcels of land were donated to the Town many decades ago and are deed restricted to revert to the donor if other uses are proposed. The single open space property with no deed restriction is constrained by steep topography, with slopes ranging from 30

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to 90 percent, and difficult access which severely limit development opportunities. The Town could purchase land but the cost of purchasing, and development are prohibitive for a housing development inclusive of affordable units. The Town has not been competitive when applying for federal, state, and local grants due to its small population and demographics.

Hillsborough is committed to achieving our RHNA obligation for Cycle 6 and providing affordable housing in the San Francisco Bay Area. Hillsborough's plan creates affordable housing throughout the community and does so while protecting the community by recognizing the constraints of access, fire danger, and topography and preserving the Town's historic development pattern.

The Town is confident in its ability to successfully implement our draft plan due to the tremendous amount of support it received during the Town's robust community engagement process.

The Town of Hillsborough exceeded the public participation requirements of AB 215 (Chapter 342, Statutes of 2021) by extending the required public comment period to 45-days. The draft document was made available for public comment beginning August 4, 2022. The draft was posted on the Town's website and physical copies made available at Town Hall. It was promoted via the Town's email newsletter, public notice posted at the Town Hall and the Fire Stations, public notification in the newspaper, email outreach to interested parties, and physical mailings to effected properties. The draft was made available for public comment through September 19, 2022. The Hillsborough City Council reviewed over 2,000 pages of public comment received from more than 700 residents during the public review period and hours of oral communications at its public meetings on September 12, 2022, and September 26, 2022. On September 26, 2022, the City Council provided direction to staff to incorporate the public comments in a revised Draft Housing Element. On October 6, 2022, the revised Draft Housing Element that incorporated public comments and City Council direction was posted on the Town's website. The City Council, at its October 10, 2022, meeting reviewed the revised Draft Housing Element and authorized transmittal to HCD.

Thank you for your time and attention in reviewing this document.

Respectfully,

Alvin L. Royse
Mayor

Cc: Hillsborough Town Council

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Town of Hillsborough

2023-2031 HOUSING ELEMENT

October 11, 2022

Draft for HCD Review



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PURPOSE
AND HISTORY

Purpose of the Housing Element

The Housing Element of the Hillsborough General Plan is intended to plan for the housing needs of the Hillsborough community while meeting the State's housing goals as set forth in Article 10.6 of the California Government Code. The Housing Element analyzes housing needs in Hillsborough, the resources available to meet those needs, and the governmental and non-governmental constraints that tend to work against increasing the supply of affordable housing. Goals, policies, and action programs have been crafted to facilitate the Town's use of its limited financial resources and buildable land to maximum advantage.

The Hillsborough Housing Element represents a sincere and creative attempt to meet local and regional housing needs in a community that doesn't meet the urban norms around which the State Housing Element law was created. The Town has developed innovative ways to provide housing for all segments of the population, within the constraints of very limited land availability, the extreme steepness of the terrain, and the extraordinarily high cost of land in Hillsborough.

Over the past 20 years, Hillsborough has experienced changing demographics. The population of Hillsborough has been diversifying while also seeing an increase in the median age. Home values have increased significantly since 2000, with a significant portion of the housing stock being owner-occupied single-family units and 100 percent of extremely low-income, and most low-income homeowners, in Hillsborough being cost burdened. Jobs in Hillsborough have decreased significantly from 2002-2018, as most workers commute to other cities to work. These changes in demographics will help the Town plan for housing that is accommodating for all demographics over the next 8-year cycle.

History of the Town

In 1824, 16-year-old William Davis Merry Howard, son of a wealthy Hillsboro, New Hampshire shipping magnate, sailed on one of his father's ships from Boston around Cape Horn to the West Coast. Upon returning home, he convinced his father of the fortunes to be made in the West and returned to California some 15 years later. Howard became a partner in a general merchandising firm in 1845.

The following year, he purchased Rancho San Mateo from the Mexican Governor, Pio Pico. The Rancho was a tract of land that became the City of San Mateo. He paid \$25,000 for the tract, or approximately \$3.88 an acre. For the next few years, Howard and his wife, Agnes, lived a comfortable life on the isolated Peninsula. They built a fine home which they called El Cerrito and made San Mateo a successful working ranch.

When the Gold Rush began a few years later, the thousands of prospectors flooding California needed provisions, and only a few outlets were present. In a short time, Howard and his partner became wealthier than even the most successful gold seekers.

Mexican rule ended legally in 1848, and California became a state in 1850. Although Howard died in 1856, his children and his wife's family "set the pattern for genteel living down on the Peninsula," according to historian Frank Stanger. The Howards, the Poetts, and several other families became the leading members of the community. By the late 1860s, parcels of the Howard estate had been sold in chunks large enough to provide ample estate property for the new generation of founding families.

The area also became attractive to many San Francisco businessmen who wanted to live in a relaxed, uncrowded country setting while working in the city.

As San Mateo and Burlingame continued to grow, the need for money to make improvements became acute, and the residents began to show interest in annexing the estate owners' lands. The owners of the estates were not well disposed to contributing tax dollars toward the improvement of neighboring city life; nor were they interested in any of the benefits incorporation would bring, e.g., sidewalks and other amenities which would detract from the atmosphere of the area. Accordingly, in 1910, residents filed incorporation papers with the County Board of Supervisors, and on April 25th of the same year, by popular vote of 60-1, the Town of Hillsborough was born. The Town had 89 registered voters at the time out of an estimated population of 750. (Women did not have the franchise to vote.) Hillsborough was incorporated on May 5, 1910.

Between 1910 and 1938, Hillsborough's population grew from an estimated 750 to over 2,500, but the era of unusually large estates was coming to a close. Uplands, Home Place, La Dolphine, and other classic estates were gradually subdivided into smaller lots, usually leaving the original house and several acres intact. Hillsborough's zoning laws varied throughout the earlier years, but the policies behind the laws basically stayed the same: preserve the character of Hillsborough. More recently, the Town reduced its lot size minimum to one-half acre single-family lots, and its frontage minimum to 150 feet, which are the limits in force today.

One of the main attractions that Hillsborough has for homebuyers is its charm, which is not always captured in newer developments. In that regard, Hillsborough resembles other similar communities in Northern California such as Atherton, Los Altos Hills, and Woodside, and still offers escape from the pressures of the city. In addition to its generally quiet atmosphere, Hillsborough has excellent, award winning public schools, public works, and stability. These are qualities that have formed the character of the town for over 100 years.

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PUBLIC
PARTICIPATION

Introduction

The Town of Hillsborough conducted a robust public engagement campaign to build community consensus and ensure transparency throughout the Housing Element update process. The Town's multifaceted approach involved the establishment of a Housing Element Advisory Committee, a series of public meetings and elected and appointed official updates, one-on-one meetings with potential opportunity site property owners, a project website, online questionnaires, e-newsletters, community-wide mailings, and more as detailed in the schedule of participation below. Additional detail on the purpose, process, and outcomes of the public workshops and online questionnaires is included in the following pages while full summaries are included in the Public Outreach Appendix.

Feedback received through these many avenues formed the foundation of the policies, programs, actions, and opportunity sites included in this Housing Element. This document reflects the community's vision for expanding housing opportunity and affordability for all current and future residents while protecting community character and the Town's beloved sense of place.

Note: Due to the COVID-19 pandemic and guidelines regarding social distancing in place during the majority of the Housing Element update process, the majority of outreach activities were conducted virtually.

- **Electronic and Mailed Communications**

- 88 e-announcements (electronic)
- 4 Town Newsletter articles (paper; sent to all Hillsborough residents)
- 1 Hillsborough Living article (paper and electronic)
- 1 informational handout (paper; distributed at Light Up the Town, Celebrate May, and available at the public information counter at Town Hall and the Hillsborough Police Department)
- 2 post cards (paper; sent to all Hillsborough residents)
- 7 invitations to participate in the public review process sent Hillsborough City School District (HCSD) families (electronic; via the HCSD newsletter)

- **Virtual Engagement**

- 2 community-wide questionnaires (online)
- 7 Housing Element Advisory Committee meetings (one upcoming)
- 17 City Council Subcommittee meetings
- 14 City Council Meetings
- 1 Architecture and Design Review Board (ADRB) Meeting
- 5 Citizen Communications Advisory Committee (CCAC) Meetings
- 1 community-wide virtual Visioning Workshop
- 1 community-wide virtual Open House

- **In-Person Engagement**

- In-person Open House #1 on August 18, 2022
- In person Open House #2 on September 6, 2022
- City Council Study Session on September 12, 2022
- City Council Meeting to review policy alternatives on September 26, 2022
- City Council Meeting to review revised Draft Housing Element on October 10, 2022

City Council Subcommittee

Two representatives of the Hillsborough City Council were included in the Housing Element Subcommittee. The role of the City Council Subcommittee was to provide strategic direction to Hillsborough staff and the consultant team as well as act as a liaison to the wider City Council.

Housing Element Advisory Committee

A 17 person ad-hoc committee to the Director of Building and Planning was formed to advise Town of Hillsborough staff on the Housing Element update. The Housing Element Advisory Committee (HEAC) was comprised of Town residents with a broad range of perspectives, ages, abilities, and backgrounds. HEAC members were selected through an application process that was open to all residents of Hillsborough. In the application, prospective members were asked:

1. What experience do you bring? Please explain any skills, experience or other factors that you feel uniquely qualify you to serve on the Town of Hillsborough HEAC.
2. What civic affiliations and community activities have you been involved in?
3. Why are you interested in serving on the HEAC?

The Committee will meet 8 times throughout the course of the update process and provided invaluable feedback that was integral to the development of this document. Additional detail on the purpose, process, and outcomes of the HEAC meetings is included in the following pages and full summaries as well as links to meeting recordings, agendas, and other materials are included in the Public Outreach Appendix.

Public Workshops

Virtual Visioning Workshop

Purpose

The Virtual Visioning Workshop was held to provide the community with an overview of the RHNA and California Housing Element update process and discuss how this applies to the Town. The workshop also aimed to collect stakeholder and citizen feedback to generate ideas for potential Town-specific approaches to meet the Town's RHNA and to gain insight on the greatest challenges and opportunities that face Hillsborough.

Process

Eleven Hillsborough residents participated in the Virtual Visioning Workshop as well as Town staff and members of the consultant team.

The workshop began with an introduction of the consulting team, a workshop agenda and a detailed project introduction that described the RHNA and Housing Element update process. The workshop then transitioned into a visioning exercise where participants were split into breakout rooms. Facilitated discussion questions were then asked to gather feedback on strategies Hillsborough should consider to meet the Town's RHNA, and challenges and opportunities the community feels are most important. Participants then regrouped and presented the major themes from the breakout room discussions to the larger group. Question-and-answer segments were conducted throughout the workshop in which attendees could provide written input through the Zoom chat feature.

Outcomes

Highlights from the facilitated discussion questions include:

What strategies could the Town consider using in order to successfully meet the state mandate?

Participants discussed that increased density on Town owned sites near transit and amenities are appropriate strategies to be considered in Hillsborough. Participants also shared that amending the Town's zoning and subdivision ordinance to allow for more density and affordable units and increasing housing diversity through alternative housing types that complement the existing character of Hillsborough would also be appropriate strategies.

What do you think is the best way to address the state's affordability requirements?

Participants discussed inclusionary zoning to allow for affordable housing through ADU's and multi-family development as good ways to address the states affordability requirements. Additionally, participants would like to see new workforce and senior housing, and to explore subsidies to fund affordable housing and supporting infrastructure projects.

What about the RHNA 6 process are you most concerned about?

Participants discussed that the process lacks a holistic approach to meet the Town's housing needs, that they are concerned about the effectiveness of zoning to meet future housing demands, and the impacts of zoning changes in high fire hazard severity zones.

What opportunities do you see for the Town as a part of the RHNA 6 process?

Participants discussed that there is opportunity for an inclusive, Town-wide discussion on housing challenges in Hillsborough and an opportunity to brainstorm creative solutions as a community.

HEAC Meeting 1

Purpose

HEAC Meeting 1 was intended to be an introductory meeting to introduce the Housing Element Advisory Committee (HEAC), the RHNA and California Housing Element update process, and how it applies to the Town. The meeting also provided the HEAC with an overview of the Virtual Visioning Workshop and discussed major themes from the participant's feedback.

Process

The meeting was joined by 32 participants which included HEAC members, Town staff, the consultant team, the Housing Element City Council Subcommittee, and members of the public.

HEAC Meeting 1 started off with introducing Town staff, the consultant teams, and the HEAC members, followed by an overview of HEAC member roles and responsibilities, an overview of the Housing Element update and RHNA process, and an opportunity for question-and-answer. The meeting then opened general poll questions for HEAC members to respond to, as summarized in the outcomes section below. After the poll questions were answered, the presenter provided an overview of the feedback received from the facilitated discussion questions during the Virtual Visioning Workshop. Then the presenter discussed how HEAC members can spread the word to community members to participate in the Housing Element update process. Then project next steps were reviewed, and a second question-and-answer opportunity was given. The meeting concluded with an opportunity for public input.

Outcomes

The HEAC members were asked to answer general poll questions regarding the Housing Element update. Below are the key themes from the poll questions. A full summary of the poll is available on the Housing Element webpage on the Town's website.

What do you like most about living in Hillsborough?

Quality schools and sense of safety and security received the most votes, with 23 percent of HEAC members choosing the topics. Single-family residential character received the second most votes with 17 percent of members choosing for the topic.

As the Town seeks to meet the state mandate to plan for 554 new housing units at all levels of affordability, which housing types do you feel are most appropriate for Hillsborough?

Accessory dwelling units/junior accessory dwelling units received the most votes, with 22 percent of HEAC members choosing this housing type. Mixed income senior housing received the second most votes with 20 percent of HEAC members choosing this housing type.

How can Hillsborough address housing affordability within Town limits?

The allowance for an increase in density received the most votes, with 19 percent of HEAC members choosing this option. Encouraging preservation of existing smaller-scale housing received the second most votes with 16 percent of HEAC members choosing this option.

HEAC Meeting 2

Purpose

HEAC Meeting 2 was held to introduce the HEAC members to the Public Safety Element, Land Use Element and recent State legislation that will influence the 6th cycle Housing Element update. The meeting also gave Town staff and the consultant team an opportunity to address questions that the HEAC members submitted via email prior to the meeting during the question-and-answer. Process

The meeting was joined by 35 participants which included HEAC members, Town staff, the consultant team, the Housing Element City Council Subcommittee, and members of the public.

HEAC Meeting 2 started off by introducing the consultant teams and their roles in the process, followed by an overview of the Public Safety Element, and an opportunity for question-and-answer. The presenter then provided an overview of the Land Use Element followed by a second opportunity for question-and-answer. The next part of the meeting included an overview of Housing Element related legislation relevant to the 6th cycle Housing Element update and a third opportunity for question-and-answer. The presenter then went over the project next steps and how HEAC members can spread the word to community members to participate in the Housing Element update process. The meeting concluded with an overview of the ADU Survey, which was sent out after the meeting, a question-and-answer opportunity regarding the ADU survey, and an opportunity for public input.

Outcomes

HEAC meeting 2 was intended to provide the HEAC members with an overview of the Land Use Element, Public Safety Element, and Housing Element related legislation. Question-and-answer opportunities were provided for each topic where the HEAC members asked clarifying questions regarding each topic. The outcome of the meeting was a better understanding of the various elements and related legislation by HEAC members.

HEAC Meeting 3

Purpose

HEAC Meeting 4 was held for HEAC members to discuss the how, what, and where in regard to housing to meet Hillsborough's RHNA requirements, to provide direction for the development of the policies and programs to be included in the Town's Housing Element, and to identify what additional data is needed to further inform the HEAC members to reach consensus. Process

The meeting was joined by 38 participants which included HEAC members, Town staff, the consultant team, the Housing Element City Council Subcommittee, and members of the public.

HEAC Meeting 3 started off with a welcome from the Housing Element City Council Subcommittee. Then, HEAC members were given the opportunity to ask questions regarding the pre-meeting reading materials that were sent to the group and covered the Town's housing needs, constraints and opportunities. The presenter then provided an overview of the meeting goals and discussion format, followed by the meeting discussion which was structured around three questions as summarized in the outcomes section below. The meeting concluded with project next steps, and an opportunity for public input.

Outcomes

The HEAC members answered three questions from a survey that was sent prior to the meeting. Below is summary of the key take-aways from the responses of each question. A full summary of the results of the Hillsborough HEAC Meeting 3 Prep Questionnaire is included in the Public Outreach Appendix.

What housing types and densities would you find acceptable in Hillsborough?

HEAC members discussed that housing types such as ADUs, JADUs, smaller single-family detached homes, duplexes, and fourplexes may be appropriate in Hillsborough. They also expressed that increased density throughout the community should be accomplished through lot splits while greater density should be concentrated near El Camino Real due its proximity to transit stops.

Where in Hillsborough should these new housing types and densities be located?

HEAC members discussed that multiple ADUs per lot and Missing Middle Housing types should be allowed throughout the Town, and that higher density housing should be located in areas near transportation like the Town owned property, the DeGuigne estate, as well as school and country club property. They also mentioned that higher density housing should be located in areas near transportation such as El Camino Real, Crystal Springs Road and I-280, and that developing new high-density housing should avoid open space and natural hazard areas.

How can the Town encourage/promote the development of these new housing types and densities? What barriers exist? How do we overcome them?

HEAC members discussed that the biggest barriers to developing new housing types in Hillsborough are public opposition, the Town's current zoning ordinance standards, and the likeliness that developers will want to develop these housing types. The HEAC members discussed ways that Hillsborough can overcome these barriers and encourage the development of new housing types and densities through financial incentives that support higher density and affordable housing, amending the Town's current zoning ordinance to enable new housing types and densities, and to provide transparency and education to residents.

HEAC Meeting 4

Purpose

HEAC meeting 4 was intended to provide an overview of the findings on the different strategies to meet Hillsborough's RHNA, and then receive direction for the development of the policies and programs to be included in the Town's Housing Element. The meeting also helped to identify what additional data is needed to further inform the HEAC members to reach a consensus.

Process

The meeting was joined by 34 participants which included HEAC members, Town staff, the consultant team, the Housing Element City Council Subcommittee, and the public.

HEAC Meeting 4 started off by introducing the consultant teams and a Housing Element City Council Subcommittee welcome, followed by a question-and-answer opportunity for the Hillsborough Preliminary Policies and Programs HEAC Feedback Questionnaire Summary. In April 2022, the Town of Hillsborough developed a preliminary list of policies and programs for inclusion in the 6th Cycle Housing Element. The questionnaire was intended to gain feedback from HEAC members to continue to facilitate the development of policies and programs during the Housing Element Process. Then, HEAC members were provided with an understanding of how ADUs, subdivisions under current standards, and the development of the Town Hall Campus impact the Town's RHNA. HEAC members were then asked to discuss their preferences regarding amendments to the subdivision standards as a strategy for planning for the remaining RHNA. The meeting concluded with project next steps, an opportunity for public input, and an opportunity for HEAC members to provide closing comments.

Outcomes

A follow up questionnaire was sent out to HEAC members after the meeting to gauge whether or not the group had reached consensus on key topics discussed. Below are the highlights of the Key Consensus Points Questionnaire. A full summary of the results of the HEAC Meeting 4 Follow Up Questionnaire is available on the Housing Element webpage on the Town's website.

ADU's

- 87 percent of HEAC members agree that ADU's should be utilized to fulfill the Town's RHNA requirements.
- 80 percent of the HEAC members agree that more than one ADU should be allowed on a lot greater than one acre in size.

Town Hall Campus Site

- 73 percent of HEAC members agree that a density greater than 20 dwelling units per acre should be explored for the Town Hall Campus site.
- 100 percent of the HEAC members agree that building heights greater than 22-32 feet should be considered for the Town Hall Campus Site and 50 percent of HEAC members would support a building height of 6+ stories.

Subdivision Standards

- 40 percent of HEAC members agree that new standards for minimum lot area and lot width should be explored to encourage the subdivision of existing lots.

Proximity to Transportation Corridors

- 80 percent of HEAC members agree that higher density housing should be allowed in key locations of the community.
- 73 percent of HEAC members agree that the area within both a quarter mile and a half mile of El Camino Real is a key location for higher density housing.
- 60 percent of HEAC members agree that the area within a quarter mile of I-280/Black Mountain Road is a key location for higher density housing.

HEAC Meeting 4.5

Purpose

HEAC Meeting 4.5 was held to have additional discussion, carried over from HEAC Meeting 4, on how the Town can meet its RHNA focusing on zoning standards.

Process

The meeting was joined by 32 participants which included HEAC members, Town staff, the consultant team, the Housing Element City Council Subcommittee, and members of the public.

HEAC Meeting 4.5 began with a Housing Element City Council Subcommittee welcome, followed by an overview of where the Town currently is in the Housing Element update process, and an overview of the responses to the Key Consensus points questionnaire that was sent out after HEAC meeting 4. The meeting then transitioned into the main discussion, which continued from HEAC meeting 4. Prior to the discussion, the presenter provided an overview of how new base and overlay zoning districts could be established to allow for more density. Then each HEAC member answered a series of questions regarding these strategies. The meeting concluded with an overview of the project next steps, and an opportunity for public input.

Outcomes

A follow up questionnaire was sent out to HEAC members after the meeting to gauge whether or not the group had reached consensus on key topics discussed. Below are the highlights of the Key Consensus Points Questionnaire. A full summary of the results of the HEAC Meeting 4.5 Follow Up Questionnaire is included in the Public Outreach Appendix.

Affordable Housing Overlay

83 percent of HEAC members agree that an affordable housing overlay district should be established.

New Base Zoning District

67 percent of HEAC members agree that a new base zoning district that allows for higher density missing middle housing, should be established.

Senior Village

83 percent of HEAC members agree that a Senior Village that consists of multiple, small-scale single-family homes on a single lot, should be allowed on properties 10 acres and larger.

City Council Project Updates

Purpose

The City Council has discussed the Housing Element Update at 14 individual meetings. Many meetings, staff brought the item to provide the City Council and community with an update of the Housing Element Update status.

Process

The initial meetings included a detailed project introduction that described the RHNA and Housing Element update process, an overview of the project timeline. At subsequent meeting, staff provided the status of the project, a summary of what has been completed, upcoming HEAC meetings and project next steps with an opportunity for question-and-answer. At each meeting staff provided information on how to stay up to date with the Town's Housing Element update and how to provide feedback.

Online Questionnaires

Housing Element Questionnaire

Purpose

The purpose of the Housing Element Questionnaire was to identify the community's housing needs and priorities, as well as identify the community's preferred choices to meeting the Town's state housing requirements. The responses gathered from this initial questionnaire has served as an overall foundation for the Town's strategy to meet its RHNA requirement. This questionnaire was shared through ArcGIS Survey123 after the initial Virtual Visioning Workshop and continued to be available throughout the Housing Element update process. A total of 72 surveys were collected.

Outcomes

Highlights from the Housing Element Questionnaire are included below. A full summary of the results of the Hillsborough Housing Element Survey is included in the Public Outreach Appendix.

What do you like most about living in Hillsborough?

Single-family residential character received the most votes with 76 percent of participants choosing this option. Sense of safety and security received the second most votes, with 67 percent of participants choosing this topic.

How important do you think these housing-related challenges are in Hillsborough?

Concerns about environmental impacts on new housing received the most votes with 40 percent of participants voting that this challenge is very important. Concerns about increased traffic and parking for new housing received the second most votes, with 38 percent of participants voting that this challenge is very important.

As the Town seeks to meet the state mandate to plan for 554 new housing units at all levels of affordability, which housing types do you feel are most appropriate for Hillsborough? (Select your top three answers).

ADUs and JADUs received the most votes with 68 percent of participants choosing this option. Smaller single-family homes on smaller lots received the second most votes, with 46 percent of participants choosing this topic.

How can Hillsborough address housing affordability within Town limits? (Select your top three answers).

Encourage preservation of existing smaller-scale housing (preventing up-sizing) received the most votes with 44 percent of participants choosing this option. Streamline residential approval process (ADRB) received the second most votes, with 42 percent of participants choosing this topic.

What do you think are the most important ways to ensure housing opportunities are available to all members of Hillsborough, especially those who have not had fair access to housing in the past? (Select your top three answers).

Education and counseling on fair housing received the most votes with 33 percent of participants choosing this option. Landlord and tenant counseling services received the second most votes, with 24 percent of participants choosing this topic.

Is there anything else you would like to tell us about housing needs in Hillsborough?

In general, Participants shared that they would like to see ADU and infill development that supports aging in place and employee housing. Participants also expressed concerns about new development due to the desire to preserve the Town's character, quality schools and open space, and concerns of development in Very High Fire Hazard Severity Zones (VHFHSZ).

ADU Questionnaire

Purpose

The purpose of the ADU Questionnaire was to gain input on the community's opinions towards ADU development. The questionnaire was broken into three parts. The first was aimed at current ADU owners, the second to homeowners who are interested in building an ADU on their property, and the third to homeowners who are not interested in building an ADU on their property. This questionnaire was shared through ArcGIS Survey123 after the second HEAC Meeting. A total of 160 responses were collected.

Outcomes

Highlights from the Current ADU Owner Questionnaire are listed below:

- 54 percent of respondents intend for their ADU to be occupied by a renter. A majority answered that they charge a monthly rent of \$0-\$2,175.
- Easing zoning standards, speeding up the ADRB process, and providing tax incentives were cited as ways that Town could encourage property owners to build a second ADU.

Highlights from the Perspective ADU Owner Questionnaire are listed below:

- 54 percent of respondents would intend for their ADU to be occupied by a renter and a majority answered that they charge a monthly rent of \$2,176-\$3,480.
- Minimizing the time and cost, providing development subsidies, assistance with finding a tenant and providing legal advice on laws and regulations were cited as ways that Town could incentivize perspective ADU owners to offer their ADU at a more affordable rental rate.
- Providing financial incentives and reducing the cost and the ADRB process were cited as ways that the Town could encourage perspective ADU owners to build an ADU. Additionally, some participants shared that there was nothing the Town could do to encourage ADU construction due to the lack of space or need for an ADU.

Highlights from the Homeowner Questionnaire are listed below:

Simplifying and providing assistance with the permitting and review process, amending the Town's zoning ordinance to be less restrictive, and providing financial incentives were cited as ways that the Town could encourage Homeowners not interested in an ADU to build an ADU or JADU. Providing advice and assistance on current ADU laws, regulations and the planning process, allowing for more flexibility with the Town's zoning standards, and providing financial incentives were cited as additional ways the Town could encourage residents to build an ADU or JADU.

Preliminary Policies and Programs Questionnaire

Purpose

The purpose of the Preliminary Policies and Programs Questionnaire was to gauge the HEAC members position on the appropriateness of the preliminary policies and programs that the Town had developed. The HEAC members were asked to rate each program with 1, 2, or 3 stars based on its appropriateness for Hillsborough. The results helped to refine the policies and programs included herein.

Outcomes

The top three programs that were most favorable to the HEAC members are listed below with the most common responses for each. A full summary of the results of the Preliminary Policies and Programs Questionnaire is included in the Public Outreach Appendix.

Program 1 of Policy 2: Improve internal procedures to make it easier for property owners to develop ADUs and JADUs.

85 percent of HEAC members gave this program 3 stars and explained their rating by stating that this program would be very effective and favored by the public. The HEAC members would also like to see an analysis on the administrative cost of this program, the degree to which this program would help to accelerate the development process, and what the primary barriers to developing ADU's currently are.

Program 2 of Policy 2: Improve public information on the ADU application and permit process so it is clear and comprehensive.

92 percent of HEAC members gave this program 3 stars and explained their rating by stating that this program would streamline the process, offer development incentives and would enable communication to residents on the process. Additionally, HEAC members would also like make sure this information is clearly explained so everyone can understand the process and would like to see the Town encourage residents to communicate with one another.

Program 4 of Policy 9: Develop a plan to better meet the needs of seniors. Provide education and outreach on all options for seniors, including “age in place”, assisted living, and independent living (Carried forward from the Town's Cycle 5 Housing Element).

92 percent of HEAC members gave this program 3 stars and explained their rating by stating that this program would allow senior residents to remain in Hillsborough. The HEAC members would also like to provide outreach to senior residents to clarify what their housing needs are.

Public Workshops: Public Review Draft

To facilitate robust community engagement in the refinement of the Public Review Draft Housing Element, the City Council extended the required 30-day public comment period by 10 days. The public comment period began with a presentation of the draft document to the Town Council in a public work session where public comment was received. Then, during the 45-day public comment and review period, the Town hosted two community Open Houses to collect comments and feedback on the Draft Housing Element from the public.

Open House #1 on August 18, 2022: 80 members of the community attended.

Open House #2 on September 6, 2022: 134 members of the community attended.

After the public open houses, the key themes of public comments received to date were presented to the City Council in a public work session where public comment was received. Then, after the close of the 45-day public review period, alternative policy directions, drafted based on the feedback received from the public, were presented to the City Council in a public work session where public comment was received.

All public comments received during the 45-day public review period are included in ***Attachment 1***.

Recordings and PDFs of presentations made at the City Council work sessions discussed above are available on the Town's website <https://www.hillsborough.net/AgendaCenter/City-Council-3>

3

**REVIEW OF PAST
PERFORMANCE**

Overview

As a part of the RHNA 6 Housing Element update, state housing element law requires communities to assess their progress in achieving the policies and programs that they committed to in their previously adopted Housing Element. This analysis should include the following components:

- **Progress & Effectiveness:** How much progress was made in implementing the plans that the jurisdiction outlined in the previous element? How successful was the jurisdiction during the last RHNA cycle in achieving the goals, objectives, policies, and programs of their previous housing element and, more specifically, what has been the cumulative impact on special needs populations?
- **Appropriateness & Lessons Learned:** What was learned in the last RHNA cycle, and how has that informed the current RHNA 6 housing element update?

The following narrative will outline the Town's key accomplishments during the RHNA 5 period, assess the overall progress and effectiveness of the RHNA 5 policies and programs, and discuss RHNA 5 lessons learned and applied to the Town's RHNA 6 update.

Discussion

RHNA 5: Progress and Effectiveness

The Town laid out the following four goals during the RHNA 5 cycle, and overall, the Town was exceptionally effective in achieving them. These goals and an overview of the Town's key accomplishments related to each are outlined below. A full overview of the Town's progress in accomplishing the goals outlined in the RHNA 5 policies and programs is provided in Table 3.3.

Goal 1: Increase Housing opportunities in Hillsborough and surrounding communities

Key Action: The Town issued building permits for 192 of the 91-unit RHNA 5 allocation.

Between January 1, 2014-December 31, 2021, the Town issued building permits for 192 new units, exceeding the 91 RHNA 5 allocation by 111%. Per the most recent SB 35 Determination Memo issued by the California Department of Housing and Community Development (HCD) on June 30, 2022, the Town of Hillsborough is one of only 38 jurisdictions in the state to have achieved this goal. The Town has satisfied the RHNA 5 income category distribution assignment as follows:

- **Very Low-, Low- and Moderate-Income Units:** In the RHNA 5 Cycle the Town was assigned 70 units in the very low, low- and moderate-income categories. The Town has exceeded this assignment through the development of Accessory Dwelling Units (ADUs), discussed in greater detail, below. In 2021 alone the Town received 89 applications for ADU development, issued planning entitlements for 82 ADUs, and issued building permits for 64 ADUs.
- **Above-moderate Income Units:** To date the Town has issued permits for 30 of the 21 above-moderate units needed by the end of 2022, primarily through the development of net new single-family homes on vacant lots (note that this is not one-for one replacement on previously developed lots).

Table 3.1, below, demonstrates the breakout all building permits by income category, following the HCD-approved methodology identified in the Town's certified RHNA 5 Housing Element.

Table 3.1: Town of Hillsborough RHNA 5 Building Permits Issued by Income Category								
RHNA Allocation per Income Level	2015	2016	2017	2018	2019	2020	2021	Total Units (all years)
32 Very Low	16	4	8	6	9	9	24	76
17 Low	8	2	3	4	2	7	18	44
21 Moderate	10	2	4	3	4	6	13	42
21 Above Moderate	5	2	3	3	5	3	9	30
Total RHNA								91
Total Units	39	10	18	16	20	25	64	192

Key Action: Technological Upgrades Made to Streamline the Development Review Process

During the RHNA Cycle 5 period the Town consistently worked to improve and streamline the development review process. Improvements since 2014 included:

- Making back-end changes to the Town's aging permit tracking system to allow building permit applications to be submitted an online portal;
- Establishing a workflow to enable digital planning application submissions via the use of a cloud-based .ftp site;
- Allowing payment by credit card and e-check at no fee to applicants
- Securing funding for an upgrade to the Town's aging permit tracking software, including an approved General Fund allocation request and SB2 grant award;
- Soliciting proposals from cloud-based permit tracking software vendors in preparation for an upgrade to the Town's platform;
- Executing a contract with the selected vendor and beginning upgrade rollout. Once training is completed (late 2022) the new application submittal program will be available for both planning and building division applications, and available to applicants 24-hours/day, 365 days/year.

Goal 2: Housing consistent with the character of the community

Key Action: Significant Increase in Accessory Dwelling Unit Production

The Town of Hillsborough has only one zoning district, Residence District (RD), and the sole housing type allowed within that zone is single-family residential. As such, given their small scale and low-density (currently only one Accessory Dwelling Unit and one Junior Accessory Dwelling Unit are permitted per single-family home), ADUs are the housing development type most consistent with the character of the Hillsborough community.

As such, the Town of Hillsborough has a strong track record of supporting and encouraging accessory dwelling unit (ADU) development. In response, the Town has seen a significant uptick in ADU development applications during RHNA Cycle 5. The Town's ADU Permits Issued by year for the years between 2014-2022 (June) are outlined in *Table 3.2*.

To support this trend and facilitate further ADU development, in 2020 the Town established an ADU Ombudsman program staffed by an ADU Specialist specifically trained to guide people through the Town's ADU review and approval processes. Since the establishment of this program, ADU development has doubled since June 2017.

Table 3.2: ADU Building Permits Issued By Year	
Year	ADU Building Permits Issued
2014	16
2015	39
2016	10
2017	18
2018	16
2019	20
2020	25
2021	64
2022 (Jan-September)	45

Goal 3: A continuum of housing opportunities for the members of the Hillsborough community in all stages of life with or without disabilities

Key Action: The Town exceeded the annual RHNA 5 funding goal for County homeless and transitional programs by an average of 36% per year

During the RHNA 5 Cycle, the Town contributed annual grant awards to County homeless and transitional programs such as the Human Investment Project (HIP housing), HEART of San Mateo County, LifeMoves, and the County of San Mateo Department of Human Services. The Town's objective was to contribute \$7,000 per year to these efforts, but rather contributed an average of \$9,500 per annum, an additional \$2,500/year, or an increase of 36%.

Goal 4: Equal Housing Opportunities for All

Key Action: Approval of Request for Reasonable Accommodation

During the RHNA 5 Cycle the Town continued to implement Chapter 17.42 of the Zoning Ordinance, Requests for Reasonable Accommodation, to expedite retrofit efforts and to allow for exceptions to development standards to best accommodate disabled community members and to comply with the Americans with Disabilities Act (ADA). The Town received and timely granted one such request during the RHNA Cycle 5 period, the first such request to the Town during the RHNA 5 cycle and the only such request in recent memory. The Town also provided guidance to several other individuals considering submitting Reasonable Accommodation requests, and is committed to providing flexibility in the development of housing for persons with disabilities.

RHNA 5: Lessons Learned & Policy Appropriateness for RHNA 6

Much has changed since 2014 and much has been learned during the RHNA 5 Cycle that has informed the Town of Hillsborough RHNA 6 Housing Element Update. Key insights are outlined below:

ADUs for the Win in Single-Family Residential Communities

With appropriate promotion and support, ADUs can be an extremely successful and housing solution in predominately built-out, single-family residential communities.

- This lesson learned is captured in the Housing Element Update in Policy 2: Promote the Construction and Affordability of Accessory Dwelling Units (ADUs). The goals under this policy will include:
 - Continuing to support and fund a Town ADU Ombudsman to guide property owners through the Town's ADU process.
 - Allowing one JADU and ADU on lots one acre and larger on qualifying parcels.
 - Creating programs to encourage and expedite the conversion of accessory structures to recorded ADUs/JADUs and retroactive permitting for existing, unpermitted ADUs.

Government Must Move at the Speed of Technology

The world is becoming ever more digital and ever less paper based. Applicants expect the ability to interface with their government in 24-hours/day, 7 days/week, and do not expect to pay extra to do so (e.g. convenience fees)

- This lesson learned is captured in the Housing Element Update in Policy 1, through the Town's plan to complete the update of our permit tracking software to offer a streamlined, user-friendly web-based platform accessible to applicants 24-hours/day, 365 days/year.

Every Little Bit Helps

Providing funding to housing related programs is critical, and more can always be done.

- This lesson learned is captured in the Housing Element Update in Policy 3: Facilitate Housing Development on Public, Recreational, and Institutional Sites, through a Town-owned property study to identify those properties which may be suitable for future redevelopment for housing.
- This lesson learned is additionally captured in Policy 6: Actively Participate in Addressing the Housing Needs of the Region, where the Town plans to continue to provide financial support to local housing, homelessness, and mental health support programs, such as the Human Investment Project (HIP housing), HEART of San Mateo County, LifeMoves, and the County of San Mateo Human Services.
- The Town plans to develop and adopt a Town philanthropy policy which establishes consistency in giving to local housing, homelessness, and mental health support programs whose organizational missions align with the Town's value statement.

Specificity = Achievability

Broad objective and goal statements may be intended to be all-encompassing; however, focused, quantifiable actions best allow for an objective analysis of progress—and positive recalibration, if needed.

RHNA 5: Cumulative Impact of RHNA 5 Policies and Programs in Meeting Housing Needs of Special Needs Populations

The Town remains committed to eliminating discrimination in housing and meeting housing needs of Special Needs Populations.

The most notable implementation is through the Town's implementation of Chapter 17.42 of the Zoning Ordinance (Requests for Reasonable Accommodation) to comply with the Americans with Disabilities Act (ADA). Housing that is accessible to people with disabilities has been identified as a special housing need in the town's housing element adopted in 2002.

Chapter 17.42 of the Town's Municipal Code establishes a formal procedure for persons with disabilities seeking equal access to housing to request for reasonable accommodation may include a request for modification or exception to the Land Use Rules for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of that person's choice. To date the Town has granted all requests for reasonable accommodation.

Information related to fair housing laws is easily available on the Town's website and at key Town facilities, including the Town Hall Campus and Police Station.

**Table 3.3: Town of Hillsborough Previous Housing Element Evaluation
2014-2021 Housing Element Program - Progress: RHNA Cycle 5**

Goal 1: Increase Housing opportunities in Hillsborough and surrounding communities

Policy 1-A: Actively participate in meeting the housing needs of the community.

1-A1	Appoint a councilmember for regional housing efforts.	YES For the duration of RHNA Cycle 5 the City Council has annually appointed a councilmember to represent the Town and provide continuing participation with Association of Bay Area Governemnts (ABAG).
1-A2	Work with nearby communities to explore subregional housing needs and solutions and develop innovative ideas to increase the supply of housing.	YES During the RHNA Cycle 5 the Town has participated in the following local collaborative efforts: <ul style="list-style-type: none"> • The 21 Elements project, a collaboroative, housing-related information and resource sharing group of all 21 jurisdictions in San Mateo County. • The Chan Zuckerberg Initiative (CZI) "Shift the Bay" 8-series housing learning lab. • Association of Bay Area Governments (ABAG) "Wildfires and Housing" 5-series learning lab. • The "Little Four" meetings, a regular collaboration and brainstorming effort of the four small, high-resource, predominately single family communities in San Mateo County • Annual "Housing Leadership Day" hosted by the Housing Leadership Council
1-A3	Work with local institutions under Chapter 17.16 of the Zoning Ordinance to consider developing employee housing on existing institutional lands in Hillsborough.	YES <ul style="list-style-type: none"> • In June 2003 the Town updated Chapter 17.16.030 of the Hillsborough Municipal Code to allow housing on Private school properties via an amendment to their special use permit. This language remained in place for the duration of RHNA Cycle 5. • The Town annually undertakes an analysis of Town-owned properties to assess what sites may be identified as surplus and reports such properties on in its Annual Progress Report to the California Department of Housing and Community Development (HCD) for addition to the list of sites to be made available to affordable housing developers. • In May, 2022 the Town initiated a study of the Town-owned Town Hall Campus site to determine how the site may be re-developed to include mixed-income housing. This study will continue into the RHNA 6 Cycle.
1-A4	Promote development of affordable multifamily housing on nearby institutional lands, such as Burlingame Country Club.	YES <ul style="list-style-type: none"> • In June 2003 the Town updated Chapter 17.16.030 of the Hillsborough Municipal Code to allow housing on Private school properties via an amendment to their special use permit. This language remained in place for the duration of RHNA Cycle 5. • In June 2003 the Town updated Chapter 17.16.010 of the Hillsborough Municipal Code to allow housing by right on the Burlingame Country Club property. This language remained in place for the duration of RHNA Cycle 5.

**Table 3.3: Town of Hillsborough Previous Housing Element Evaluation
2014-2021 Housing Element Program - Progress: RHNA Cycle 5**

1-A5	Evaluate and report annually to the City Council on progress in developing cooperative solutions to regional housing issues.	<p>YES</p> <ul style="list-style-type: none"> During the RHNA 5 Cycle the Town has been actively involved in subregional housing planning efforts via participation with the following groups: The 21 Elements project, a collaborative, housing-related information and resource sharing group of all 21 jurisdictions in San Mateo County. The Chan Zuckerberg Initiative (CZI) "Shift the Bay" 8-series housing learning lab. Association of Bay Area Governments (ABAG) "Wildfires and Housing" 5-series learning lab. The "Little Four" meetings, a regular collaboration and brainstorming effort of the four small, high-resource, predominately single family communities in San Mateo County Annual "Housing Leadership Day" hosted by the Housing Leadership Council The Town reports on its efforts annually to Council in March as a part of the Annual Progress Report (APR) submittal to HCD.
1-A6	Contribute to County homeless and transitional programs and partner with existing programs. Objective is \$7,000 per annum funding.	<p>YES</p> <ul style="list-style-type: none"> -During the RHNA Cycle 5 period, the Town contributed annual grant awards to the Human Investment Project (HIP housing), HEART of San Mateo County, LifeMoves, and the County of San Mateo Human Services. From 2014-2022, the contribution goal of \$7,000/year was exceeded by 36%. The Town contributed an average of \$9,500 per annum, an additional \$2,500/year.
Policy 1-B: Facilitate the private development of housing in Hillsborough.		
1-B1	Process design review applications and building permits promptly. Continue to assist in the housing development process. Objective is to have 21 above-moderate income units built.	<p>YES</p> <ul style="list-style-type: none"> During the RHNA Cycle 5 period the Town consistently worked to improve and streamline the development review process. Improvements since 2014 included making technological upgrades to allow permit applications to be submitted online (2020), the acceptance of payment by credit card and echeck (2020), the hiring of an ADU ombudsman to assist ADU applicants in navigating the application process applications (2020), the hiring of additional full-time Planning staff to assist with administrative application processing (2021), and timely updates to the Town's municipal code in response to state housing legislation (ongoing). As of June 30th, 2022 the Town has issued building permits for 192 net new units, exceeding the 91 total unit RHNA 5 allocation by 111%. As of June 30th, 2022 the Town has exceeded the goals for every AMI income category assigned in RHNA Cycle 5.
Policy 1-C: Continue to improve the land use entitlement process.		
1-C1	Maintain a list of certified mediators who specialize in land issues. Cost of the mediator is borne by landowners.	NONE
1-C2	Partner with Peninsula Conflict Resolution Center (PCRC). Services range from one time help resolving a conflict to ongoing assistance and mediation.	<p>YES</p> <ul style="list-style-type: none"> Throughout the RHNA 5 cycle the Town continued to support the Peninsula Conflict Resolution Center (PCRC) via an annual contract for services. Under this contract, the Town provides funding to PCRC and Town staff can then refer conflicted parties to PCRC's mediation services where they will pay a reduced/no fee for services.

**Table 3.3: Town of Hillsborough Previous Housing Element Evaluation
2014-2021 Housing Element Program - Progress: RHNA Cycle 5**

1-C3	Identify opportunities to use technology to improve public outreach and customer service.	<p>YES</p> <ul style="list-style-type: none"> The Town has made technological upgrades to its ageing permit tracking software program to allow permit applications to be submitted online and the acceptance of payment by credit card and e-check (2020). The Town has entered into contract for a new, cloud-based permit tracking software to facilitate and further streamlined and user-friendly application process (2022). Once training is completed (late 2022) the new application submittal program will be available to applicants 24-hours/day, 365 days/year.
Policy 1-D: Use vacant land on the periphery of Hillsborough to increase housing opportunities.		
1-D1	Consider annexations of adjacent land to Hillsborough that permit housing opportunities. Objectives: 20 units; 12 Above-Moderate units, 1 moderate income second unit, 2 second units affordable to low-income households, 1 affordable to very low-income households, and 4 affordable to extremely low-income households.	<p>YES</p> <ul style="list-style-type: none"> While no annexations occurred during the RHNA 5 Cycle, the Town has periodically approached property owners of land adjacent to Hillsborough, including the San Francisco Public Utilities Commission (SFPUC) and Pacific Gas and Electric (PG&E), to discuss potential annexation and land swap opportunities which might support the development of additional housing. To date, none of these entities has reciprocated interest; however, the Town remains open to such conversations in the future.
Goal 2: Housing consistent with the character of the community.		
Policy 2-A: Allow subdivision of existing vacant lots larger than one acre.		
2-A1	Permit subdivision of vacant parcels for 2+ lots, especially those that can accommodate two or more half-acre lots, but cannot meet street frontage or width requirements.	<p>YES</p> <ul style="list-style-type: none"> The Town has a codified process that allows exceptions from street frontage and lot width requirements when the City Engineer can make the findings that will such exceptions will not be materially detrimental to the public health, safety or welfare or injurious to other property in the town, and that there are special circumstances or conditions affecting the property that make strict compliance with the subject requirement(s) unjustifiable, unnecessary or inadvisable (Hillsborough Municipal Code Chapter 1.24). Using the above exception process, in 2020 the Town Council approved a new, 8-lot subdivision which could result in a total of up to 24 net-new units when considering the possibility of ADU and JADU development in addition to eight single family homes. This subdivision is the largest to occur in Town in recent history, and in the RHNA 5 cycle. In 2021, the Town updated the Hillsborough Municipal Code to implement requirements of Senate Bill 9 (SB9), which allows all properties within a "single-family residential zone" to be subdivided into two parcels and to be developed with two primary dwelling units per lot, irrespective of local standards.
Policy 2-B Promote more housing options while preserving the character of Hillsborough.		
2-B1	Continue to use the density bonus, as provided by Chapter 17.60 of the Hillsborough Municipal Code, to encourage affordable or senior housing or both, as well as affordable housing for families of five or more persons.	<p>YES</p> <ul style="list-style-type: none"> While no density bonus applications were received by the Town during the RHNA 5 cycle, the Town has adopted a density bonus ordinance pursuant to California Government Code Section 65915 and continues to allow density bonuses for projects meeting the requirements of California Government Code Section 65915.

**Table 3.3: Town of Hillsborough Previous Housing Element Evaluation
2014-2021 Housing Element Program - Progress: RHNA Cycle 5**

Goal 3: A continuum of housing opportunities for the members of the Hillsborough community in all stages of life with or without disabilities.

Policy 3-A Support seniors and other special needs populations

3-A1	As required by State law, continue to allow board and care facilities for six or fewer residents. Objectives: 1 or more houses serving 6 seniors, disabled, and other qualifying residents, as follows: 4 above moderate, 1 moderate income, and 1 low income.	YES <ul style="list-style-type: none"> During the RHNA 5 Cycle the town has continued to allow for Residential Care Facilities for the elderly in a single-family dwelling, pursuant to the requirements found in California Health and Safety Code Section 1569.85.
3-A2	Continue to ensure that the transitional and supportive housing is allowed as specified in State law.	YES <ul style="list-style-type: none"> During the RHNA 5 Cycle the town has continued to allow for Transitional and Supportive Housing pursuant to the requirements of and as defined respectively in California Health and Safety Code Sections 50675.2(h) and 50675.14(b).
3-A3	Inform local developers of opportunities to provide transitional and supportive housing. Primary outreach through information on the Town website and through interacting with developers.	NONE
3-A4	Continue to allow an emergency shelter at the Town's Civic Center within the former fire station as a permitted use, subject to standards, as required by State law.	YES <ul style="list-style-type: none"> During the RHNA 5 Cycle the town has continued to allow as a permitted use an Emergency Shelter pursuant to the requirements of and as defined in California Health and Safety Code Section 50801(e).
3-A5	Develop a plan to better meet the needs of seniors. Consider the desire of most seniors to "age in place," and ensure that the senior plan includes the input of all relevant stakeholders.	NONE

Policy 3-B: Continue to permit the renting of rooms in Hillsborough homes to provide additional housing opportunities for single people.

3-B1	Continue to allow the renting of individual rooms in Hillsborough houses	YES <ul style="list-style-type: none"> During the RHNA 5 Cycle the town has continued to allow for long-term (30+ days) renting of individual rooms pursuant to Hillsborough Municipal Code 17.16.010 and as defined at 17.08.115.
3-B2	Continue to support and promote the shared housing concept.	YES <ul style="list-style-type: none"> During the RHNA 5 Cycle the town has continued to allow for long-term (30+ days) renting of individual rooms pursuant to Hillsborough Municipal Code 17.16.010 and as defined at 17.08.115. During the RHNA Cycle 5 period, the Town contributed an annual grant award to the Human Investment Project (HIP housing) in the amount of \$5,000/year. During the RHNA 5 cycle the Town maintained a partnership with HIP Housing to offer a home sharing program specifically for Hillsborough. This program connects Hillsborough homeowners with available rooms/ADUs/JADUs to rent with housing seekers.

**Table 3.3: Town of Hillsborough Previous Housing Element Evaluation
2014-2021 Housing Element Program - Progress: RHNA Cycle 5**

Policy 3-C: Encourage both attached and detached second units where currently permitted.

3-C1	Continue to waive planning and building permit fees for second units.	<p>YES</p> <ul style="list-style-type: none"> From Fiscal Year 2014/15 until Fiscal Year 2021/22 (Seven of eight RHNA Cycle 5 years) the Town waived all Planning and Building development application review fees for ADU and JADU applications. In Calendar Year 2020 interest in ADU development increased substantially. In response, the Town established an ADU Ombudsman program, hiring an ADU Specialist to guide people through the Town's ADU review and approval process. Beginning in Fiscal Year 2021/22 a modest application fee was re-added to the Town's Planning Division fee schedule so that the Town might recover a portion of the costs for this new program. Building Division permit fees continue to be waived.
3-C2	Promote and Inform the public about Accessory Dwelling Units (ADUs). Provide the public with the specific information as to the viability of ADUs, jADUs, and other secondary dwelling units, as well as providing information about potential funding sources to promote secondary unit development.	<p>YES</p> <ul style="list-style-type: none"> In Calendar Year 2020 interest in ADU development increased substantially. In response, the Town established an ADU Ombudsman program, hiring an ADU Specialist to guide people through the Town's ADU review and approval process. The Town has readily available at Town Hall and online San Mateo County-produced ADU collateral providing information about potential funding sources to promote secondary unit development.
3-C3	Approve ADUs administratively; ascertain planned use for ADU and affordability.	<p>YES</p> <ul style="list-style-type: none"> ADU review and approval is consistent with the state requirements for ADU permits and streamlining. During the RHNA 5 Cycle the Building & Planning Department has implemented permit streamlining processes for ministerial reviews of accessory dwelling units, which do not require discretionary planning review, in an effort to encourage the development of smaller, more affordable units.
3-C4	Permit property owners to legalize unauthorized domestic housing when they are upgraded to code.	<p>YES</p> <ul style="list-style-type: none"> In 2021, the Town updated Chapter 17 of the Municipal Code to provide additional options for property owners to legalize unpermitted housing units, while still ensuring compliance with applicable building standards, Health and Safety Codes, and fire department requirements.
3-C5	Implement additional measures to encourage ADUs. Ensure that future ADU production meets the needs of Hillsborough residents.	<p>YES</p> <ul style="list-style-type: none"> In Calendar Year 2020 the Town established an ADU Ombudsman program, hiring an ADU Specialist to guide people through the Town's ADU review and approval process. During the RHNA 5 Cycle the town held an annual permitting and construction forum which includes a section specifically focused on ADU development. In 2021, the Town updated the zoning ordinance to implement all requirements of Senate Bill 9 (SB9), as appropriate. SB 9 allows all properties within a "single-family residential zone" to be subdivided into two parcels and developed with two primary dwelling units per lot, irrespective of local standards.
3-C6	Continue to allow rental (not short term rental) of ADUs.	<p>YES</p> <ul style="list-style-type: none"> During the RHNA 5 Cycle the Town has continued to allow for long-term (30+ days) renting of individual rooms and ADUs, pursuant to Hillsborough Municipal Code 17.16.010 and as defined at 17.08.115.

**Table 3.3: Town of Hillsborough Previous Housing Element Evaluation
2014-2021 Housing Element Program - Progress: RHNA Cycle 5**

Goal 4: Equal Housing Opportunities for All

Policy 4-A: Eliminate discrimination in housing based on age, race, color, religion, sex, marital status, national origin, ancestry, or occupation.

4-A1	Continue to designate the City Attorney as the appropriate City official to receive and forward housing discrimination complaints. Support fair access to housing for all persons without regard to race, color, religion, sex, marital status, national origin, or ancestry. Assemble and promote the distribution of information to landlords regarding fair housing. Involve Project Sentinel to aid in housing problem resolution.	<p>YES</p> <ul style="list-style-type: none"> • While the Town received no housing discrimination complaints during the RHNA 5 Cycle, the Town has continued to support fair access to housing for all regardless of race, color, religion, sex, marital status, national origin, or ancestry, with the City Attorney designated as the appropriate City official to receive and forward housing discrimination complaints. • During the RHNA 5 Cycle the Town regularly updated the Housing Resources page of its website, which includes links to fair housing information. • During the RHNA 5 Cycle the Town continued to maintain its connection with Project Sentinel, referring tenant/landlord related inquiries to them.
4-A2	Continue to implement Chapter 17.42 of the Zoning Ordinance (Reasonable Accommodation) to expedite retrofit efforts to comply with the Americans with Disabilities Act (ADA), require ADA compliance in all new development that is subject to ADA, and provide flexibility in the development of housing for persons with disabilities.	<p>YES</p> <ul style="list-style-type: none"> • During the RHNA 5 Cycle the Town continued to implement Chapter 17.42 of the Zoning Ordinance (Reasonable Accommodation) to expedite retrofit efforts to comply with the Americans with Disabilities Act (ADA). Chapter 17.42 complies with the Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act. The Town received and granted one such request during the RHNA Cycle 5 period, providing flexibility in the development of housing for persons with disabilities. • Housing that is accessible to people with disabilities has been identified as a special housing need in the Town's housing element as of 2002.
4-A3	Reach out to local service providers of special needs groups to assist in the identification and analysis of constraints to the provision of housing for persons with disabilities.	<p>YES</p> <ul style="list-style-type: none"> • During the RHNA 5 Cycle the Town continued to support and partner with local service providers to assist in the identification and analysis of constraints to the provision of housing for persons with disabilities via the 21 Elements project..

4

**GENERAL PLAN
CONSISTENCY**

General Plan Consistency

State law requires all elements of the General Plan to be consistent with each other. The Town will amend the General Plan, originally adopted in 2005, after the adoption of the Housing Element to ensure the Goals, Policies, and Programs of the General Plan correlate with the new Housing Element.

Section 65580(e) of the Government Code reads: “The Legislature recognizes that in carrying out this responsibility ... to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community [65580(e)] ... each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.”

5

HOUSING
NEEDS

Introduction

The Town of Hillsborough is located in San Mateo County, California with an area of 6.23 square miles and a current population of ~11,000. Incorporated in 1910, the Town is a general law city governed by a five-member City Council elected at-large, with a council-manager form of government. The Town employs approximately 90 staff who provide essential services including police protection, land use planning, building permitting and inspection, and maintenance of roads, public facilities, water, sewer, and storm drainage infrastructures. The Town also funds fire protection services provided by the Central County Fire Department. The Town is zoned exclusively single-family residential, with permitted non-residential uses including public and private schools, a country club, a racquet club, various public facilities, utility installations, and open space.

The Town of Hillsborough is a charming residential community located on the San Francisco Peninsula, bordering the Cities of Burlingame and San Mateo, in the northeastern part of San Mateo County. The town was founded in 1846 and was incorporated in 1910. Hillsborough sits about 20 miles south of San Francisco and about 38 miles north of San Jose, where its community character contrasts the densely urbanized cities surrounding it.

Directly west of Hillsborough, on the other side of the Santa Cruz Mountain Range, is the City of Half Moon Bay and the Pacific Ocean. To the east is the City of Burlingame, the San Francisco International Airport and the San Francisco Bay. Hillsborough is in close proximity to both the City and the scenic natural features of northern California.

The Town is substantially built out under its current development standards, making site identification for the purposes of net new RHNA units a somewhat challenging exercise. Currently, the Town is mostly built out with its housing stock consisting of single-family housing, some with Accessory Dwelling Units on their lots. The land that is zoned for residential uses in the Town has a maximum density of one single-family unit per half acre. The Town of Hillsborough has recognized the need for additional workforce housing and has permitted multi-family development on school and institutional properties.

Key Takeaways

- **Median Age Increase:** The 55+ population has experienced the most growth since 2000
- **Lack of affordability/housing stock diversity:** The average home value in Hillsborough is \$4,571,820 according to Zillow, a 256% increase since 2001, with the largest portion of homes costing \$2M+. Consistently, the largest portion of rentals cost \$3,000 or more per month with the average rent in Hillsborough costing \$3,200 per month, according to Zillow. In 2020, about 99% of these units were single-family residential and about 1% were 2–4-unit multi-family residential.
- **ADU Program:** Hillsborough has the opportunity to expand its ADU program.
- **Inadequate amount of larger rental units compared to large families:** Roughly 18% of Hillsborough households are large households of five or more people. In 2017, about 43% of large households paid 30% or more of their income on housing and about 4% of large households were in the very low-income bracket, earning less than 50% of the area median income (AMI). Larger households who are cost burdened could benefit from larger rental units with 3 or more bedrooms per unit. While 98% of the housing stock consists of housing units with 3 or more bedrooms, only 6% of these units were occupied by renters.
- **Large export of workers:** Between 2002 and 2018 Hillsborough has seen about a 14% decrease in jobs with a .45 ratio of jobs to resident workers.
- **Cost Burdened Households:** 100% of extremely low-income homeowners and most low-income homeowners are cost burdened.

Population Characteristics & Trends

The following describes and analyzes the various population characteristics and trends in Hillsborough that affect housing need.

Population Growth

Since 2000, Hillsborough's population has increased by 5.5%; this rate is below that of the region as a whole, at 14.8%. In Hillsborough, roughly 7.1% of its population moved during the past year, a number 6.3 percentage points smaller than the regional rate of 13.4%.

In 2020, the population of Hillsborough was estimated to be 11,418 (*Figure 5.1: Population Growth Trends*). From 1990 to 2000, the population increased by 1.5%, while it remained stable in the first decade of the 2000s. In the most recent decade, the population increased by 5.5%. The population of Hillsborough makes up 1.5% of San Mateo County.

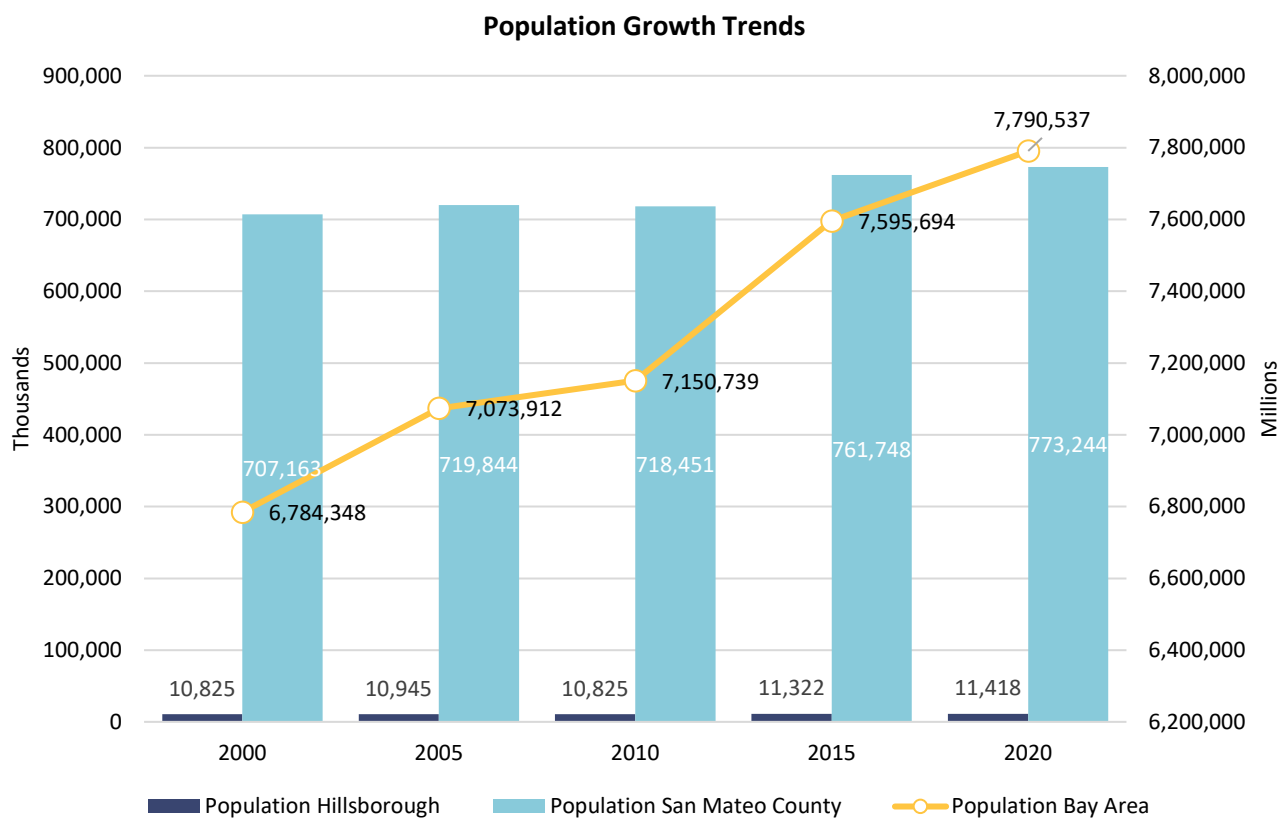


Figure 5.1: Population Growth Trends

Age Composition

The age structure of a population is also an important factor in evaluating housing and community development needs and determining the direction of future housing development. Typically, each age group has distinct lifestyles, family types and sizes, incomes, and housing preferences. As people move through each stage of life, housing needs and preferences change. For example, young households without children will have different housing preferences than middle-aged households with children or senior households living alone. Consequently, evaluating the age characteristics of a community is important in determining the housing needs of residents.

Age Distribution & Trends

The distribution of ages of Hillsborough's population has shifted since 2000. The population under the age of 14 has remained relatively stable while the population between 15 and 24 years of age has increased by 51%. The population between 25 and 54 years of age has decreased by 19% while the population 55 years of age and over has increased by 25%.

Median Age

Hillsborough's population, as measured by the median age of its residents, is older than in neighboring communities and the County as a whole. Hillsborough's median age in 2000 was 45.4; by 2019, this figure had increased to 47.9. Meanwhile, the median age in San Mateo County in 2000 was 39.2 and in 2019 was 39.7.

Race and Ethnicity

Different racial and ethnic groups often have different household characteristics, income levels, and cultural backgrounds, which may affect their housing needs and preferences. Studies have also suggested that different racial and ethnic groups differ in their attitudes toward and/or tolerance for "housing problems" as defined by the Federal Department of Housing and Urban Development (HUD), including overcrowding and housing cost burden. According to these studies, perceptions regarding housing density and overcrowding tend to vary between racial and ethnic groups. Especially within cultures that prefer to live with extended family members, household size and overcrowding also tend to increase. In general, Hispanic and Asian households exhibit a greater propensity than White households for living with extended families.

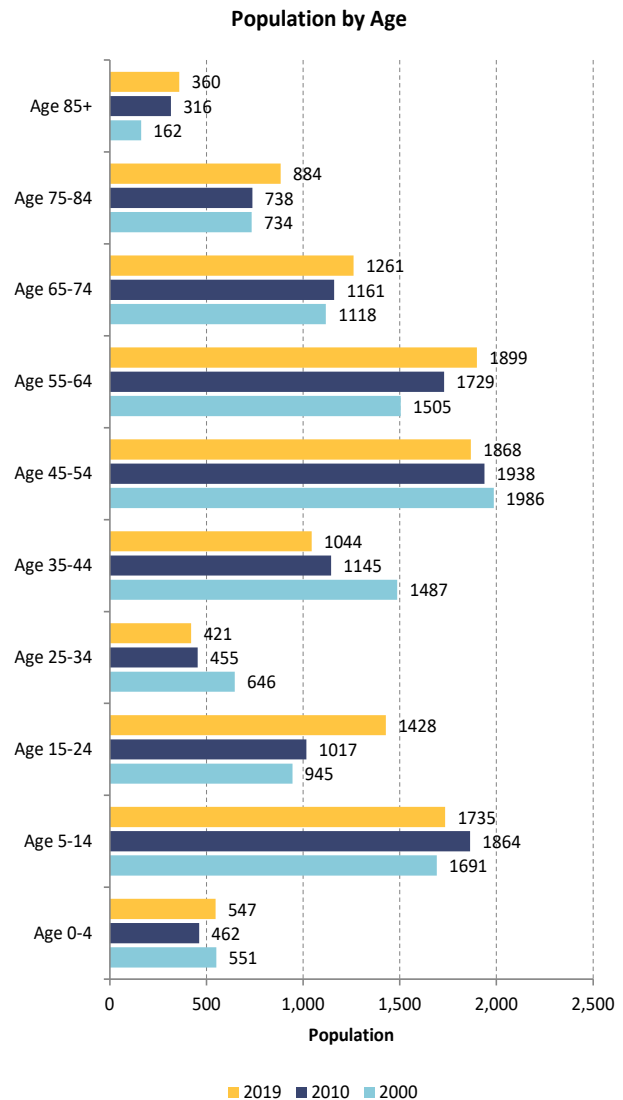


Figure 5.2: Population by Age

However, with the housing crisis in California and the recent economic challenges presented by COVID-19, extended family members sharing housing arrangements or adult children moving back with parents have become a trend in many California communities across all groups.

In 2019, the predominant racial group in Hillsborough was White (not including those that identify as Hispanic/Latinx), at almost 57% while the second largest racial group was Asian/Asian Pacific American (not including those that identify as Hispanic/Latinx), at nearly 32%. The least represented racial group in Hillsborough is Black/African American identifying residents (not including those that identify as Hispanic/Latinx) who accounted for approximately 1% of the population in 2019.

Since 2000, the percentage of residents of all races and ethnicities aside from White has increased by 14.6 percentage points, with the 2019 population standing at 6,502 (see Figure #04). More specifically, the Asian/Asian Pacific American population increased the most while the White, Non-Hispanic population decreased the most.

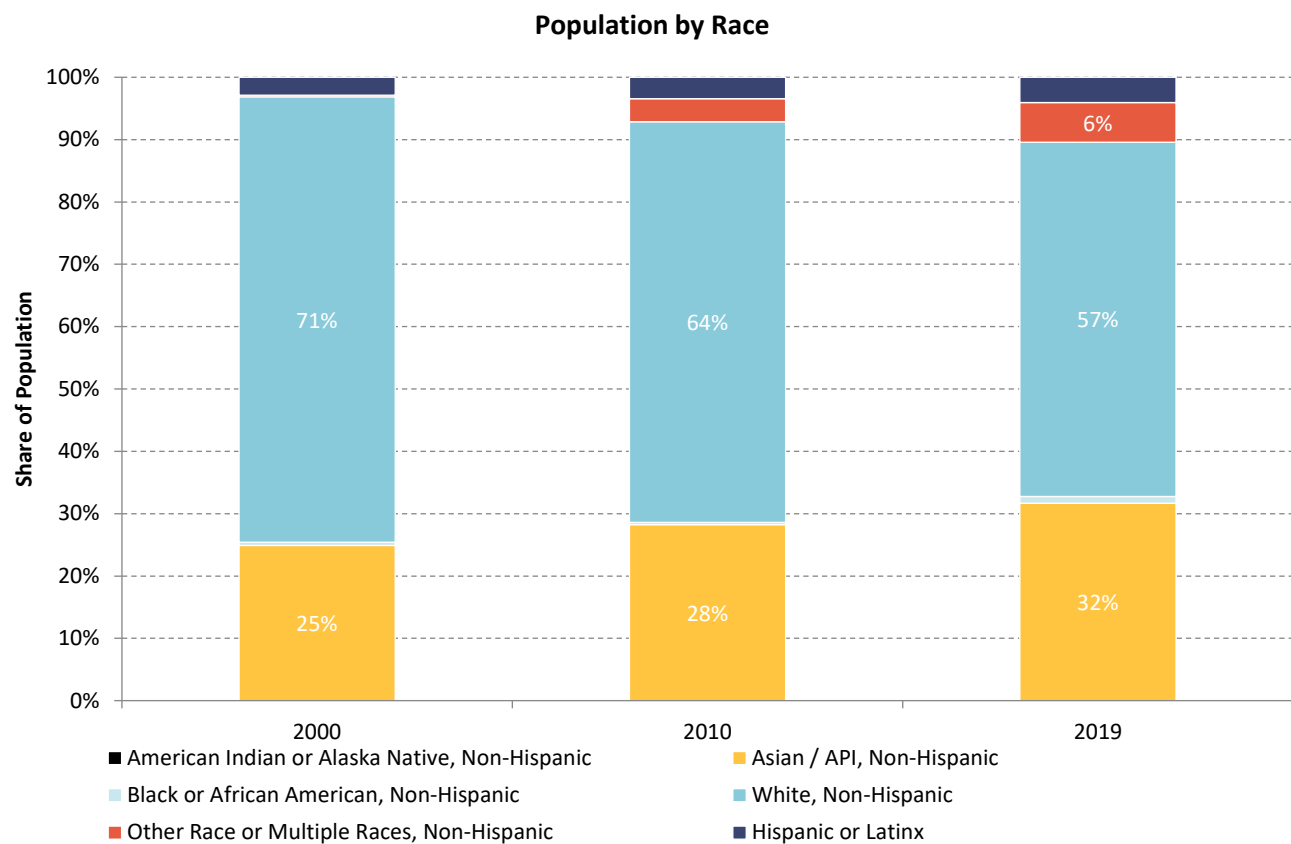


Figure 5.3: Population by Race

Employment Profile

An assessment of the community needs must take into consideration the type of employment offered within that community, as well as held by Hillsborough residents. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford.

Occupation and Labor Participation

The American Community Survey (ACS) provides information about employment, specifically the number of City residents by industry type, who are employed by businesses either outside or within their community. The two largest industries for Hillsborough residents are Financial & Professional Services, 44% of the jobs held by employed residents, and Health and Educational Services, 25% of the jobs held by employed residents. The largest sector in which San Mateo County and Bay Area residents work is Health & Educational Services. (Figure 5.4: Employment Profile). These two industries account for 69% of the jobs held by employed residents in Hillsborough. Similarly, these categories accounted for about 57% of jobs held by San Mateo County residents and 56% of jobs held by resident in the Bay Area region. The proportion of City residents in all other occupations was similar to the occupation profile of County and regional residents, with the next highest proportion of Hillsborough residents being employed in Manufacturing, Wholesale and Transportation. Legal and Management occupations were the highest paid occupations in San Mateo County in the first quarter of 2021. Legal occupations had a 17% increase in average yearly salary while management increased by 24%. Overall, average yearly salaries for all occupations increased by 19.7% over the same period.

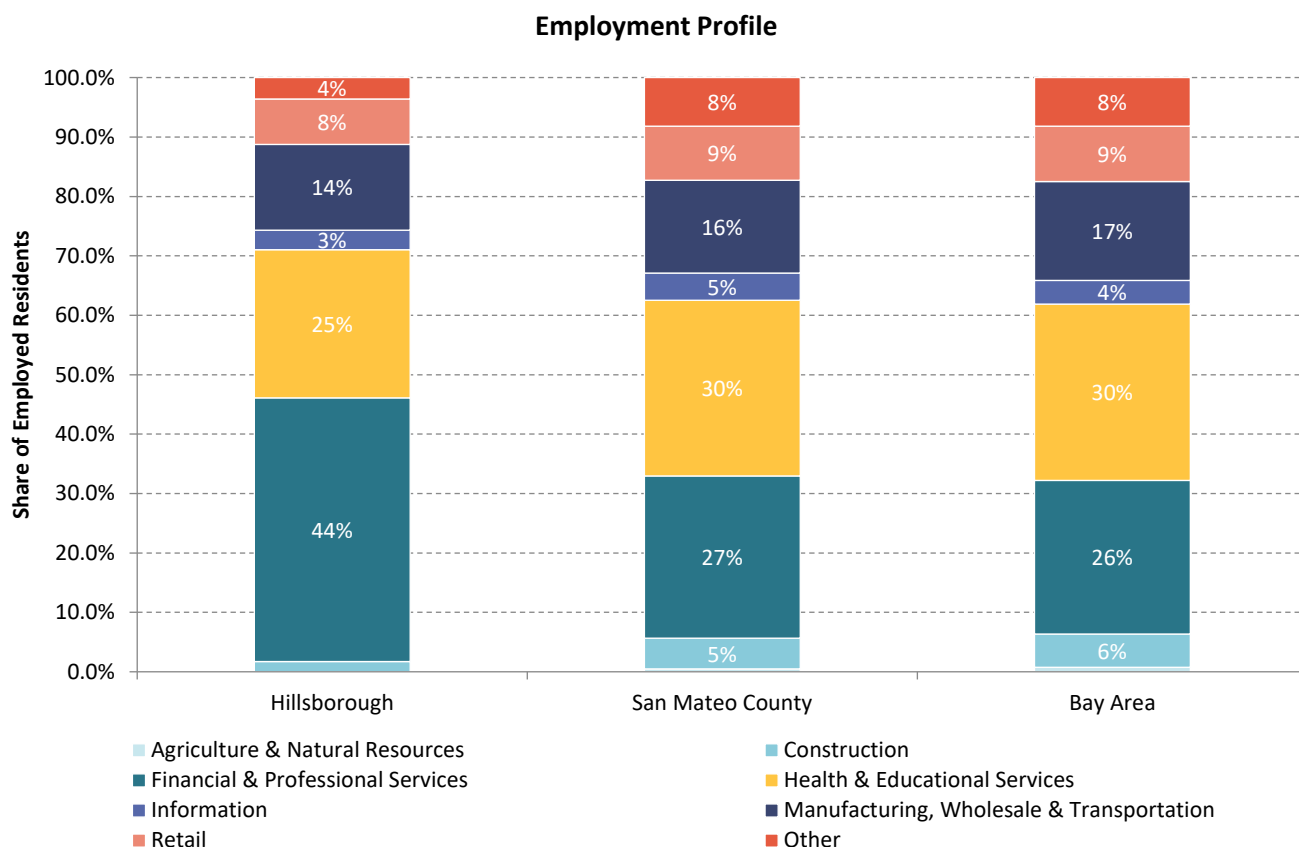


Figure 5.4: Employment Profile

Worker Import & Export

Employed residents either work in the community where they live or commute to work elsewhere in the region, which has become the more popular trend in most communities as city jobs employ more residents who live outside of city limits. This occurs through worker import or export. For example, in smaller cities, there are typically more employed residents than jobs, so it exports workers to other cities, while larger cities typically have a surplus of jobs and import workers. The efforts of the regional transportation system are to connect a region’s main economic hub to outside communities in order to facilitate the flow of worker imports and exports. Despite these efforts, the cost of living near popular districts or downtown areas is high due to increased housing demand and poses challenges on community members living in surrounding communities due to a lack of transit options and long commutes which may arise from local jobs and worker populations being imbalanced.

Hillsborough is a net exporter of workers, with 4,736 employed residents and 2,135 jobs. Between 2002 and 2018, the number of jobs in Hillsborough has decreased by 13.7% and the ratio of jobs to resident workers is .45.

Worker Place of Residency by Wage

Understanding the availability of jobs for low-income workers in a community compared to the availability of housing options for low-income workers in the community, or the inverse can help illustrate the need for more affordable housing options.

In Hillsborough, there are more low-wage residents than there are low-wage jobs (jobs paying an annual salary of less than \$25,000 a year). Additionally, Hillsborough also has more high-wage residents than high wage jobs (jobs paying an annual salary of more than \$75,000 a year). This could be an indicator that Hillsborough exports more workers to other cities in the region.

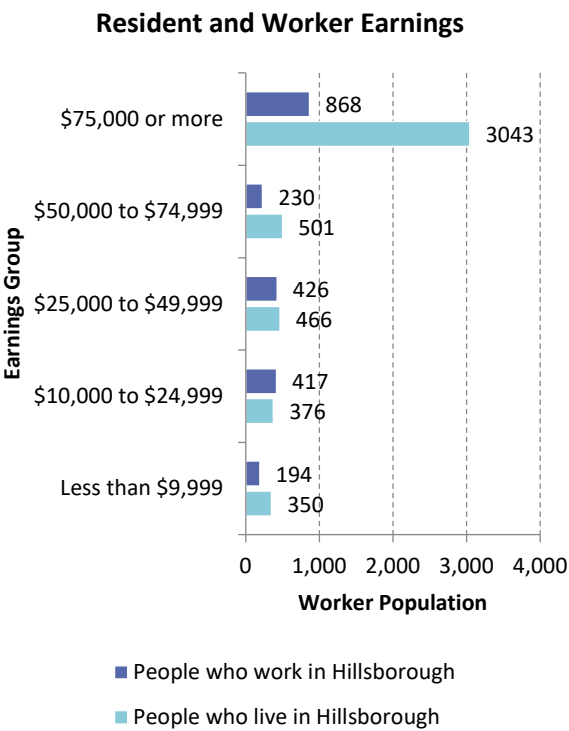


Figure 5.5: Resident and Worker Earnings

Jobs to Households

The presence of jobs in a community will potentially attract new residents, creating a high demand for housing relative to local supply, resulting in exclusion of workers to live where they work and sometimes resulting in displacement. This most commonly affects lower-wage workers, however, also has effects on freeway congestion due to a high volume of commuters traveling long distances to work, affecting all freeway users and accelerating the impacts of climate change.

In Hillsborough, the jobs to household ratio have decreased from 0.62 in 2002 to 0.54 in 2018.

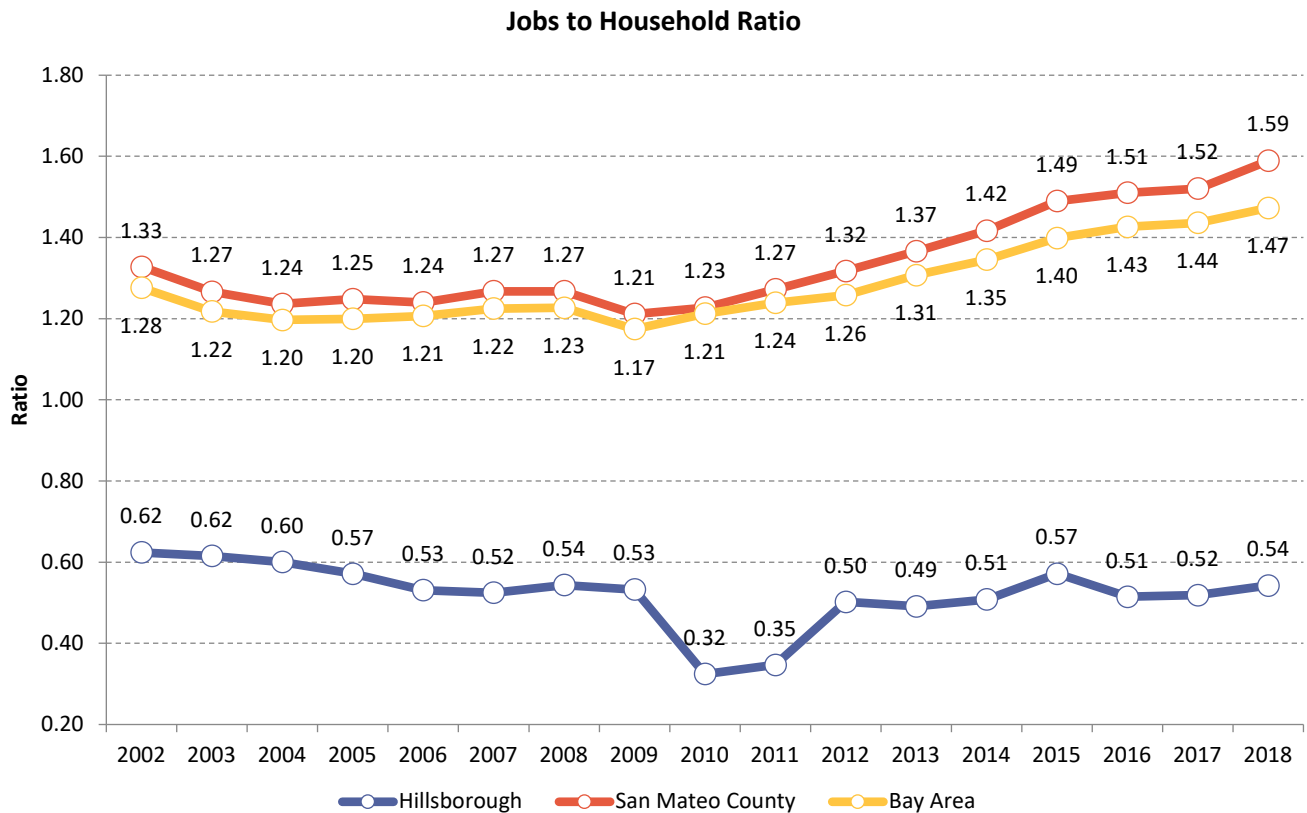


Figure 5.6: Jobs to Household Ratio

Unemployment

Unemployment trends can provide a need for more affordable housing units in a community. Impacts due to the COVID-19 pandemic sparked a dramatic increase in the unemployment rate in 2020. Hillsborough's unemployment rate trended downward from January of 2010 to January 2019 from 7.9% to 2%. Unemployment jumped to 9.6% in April 2020 due to a loss of jobs as the COVID-19 pandemic magnified. The Town, however, began to recover from the pandemic and unemployment fell to 5.9% in January 2021. Overall, Hillsborough has seen a 2% decrease in its unemployment rate from January 2010 to January 2021.

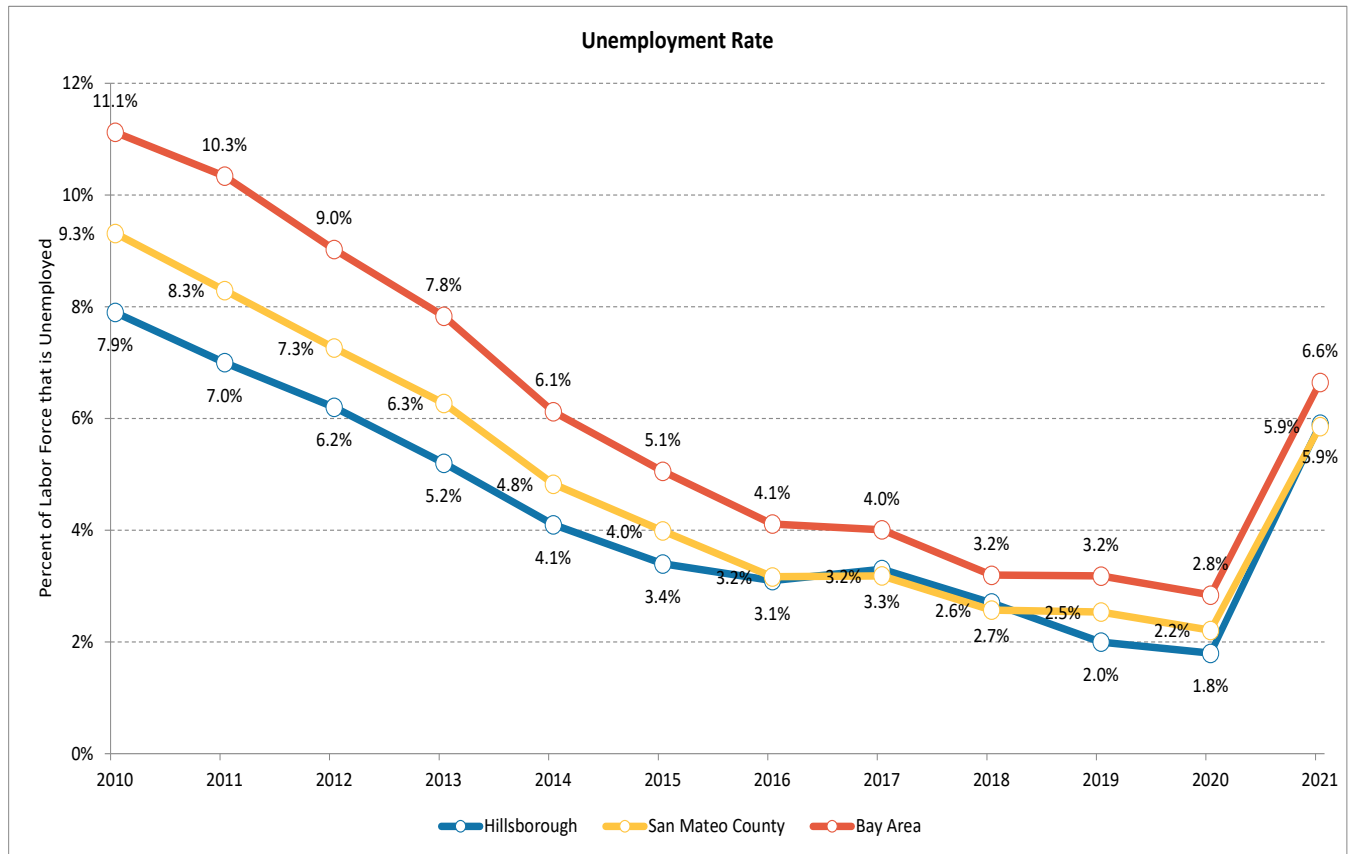


Figure 5.7: Unemployment Rate

Household Characteristics

The U.S. Census defines a household as all the people who occupy a housing unit. This includes related family members and unrelated people such as lodgers, foster children, wards or employers who share a housing unit. A household is broken up into two categories: “family households,” which are the family householder and all the people who occupy the housing unit who are related to the householder by birth, marriage or adoption. The other category is “nonfamily households,” which are the householder living alone or where the householder shares a home with people they are unrelated to. Data regarding household characteristics are important to understanding housing needs within a community based on household type and size relative to the existing housing stock.

Household Type

Different household types have different housing needs. Seniors or young adults typically comprise most single-person households and tend to reside in apartment units, condominiums, or smaller single-family homes. Families often prefer single-family homes. According to the ACS, in 2019, there were 3,633 housing units in the Town of Hillsborough. Of these households, 8%, or 299 units, of the total housing stock were single-person households which has decreased by 55 units since the 2010 Census (354 single-person households), while households with seniors (65+) comprised about 35%. Single-person households in Hillsborough contrasted those of San Mateo County, consisting of 22%, and 25% in the Bay Area Region. 43% of households housed children under the age of 18, a higher proportion compared to San Mateo County with 33% and The Bay Area, with 32% of Households which housed children under the age of 18. The majority of Hillsborough’s households are comprised of Married-couple Family Households at 83%. When compared to the 2010 ACS, Hillsborough’s Married-couple Family Households composition is slowly trending upward, from 79% in 2010 to 83% in 2019.

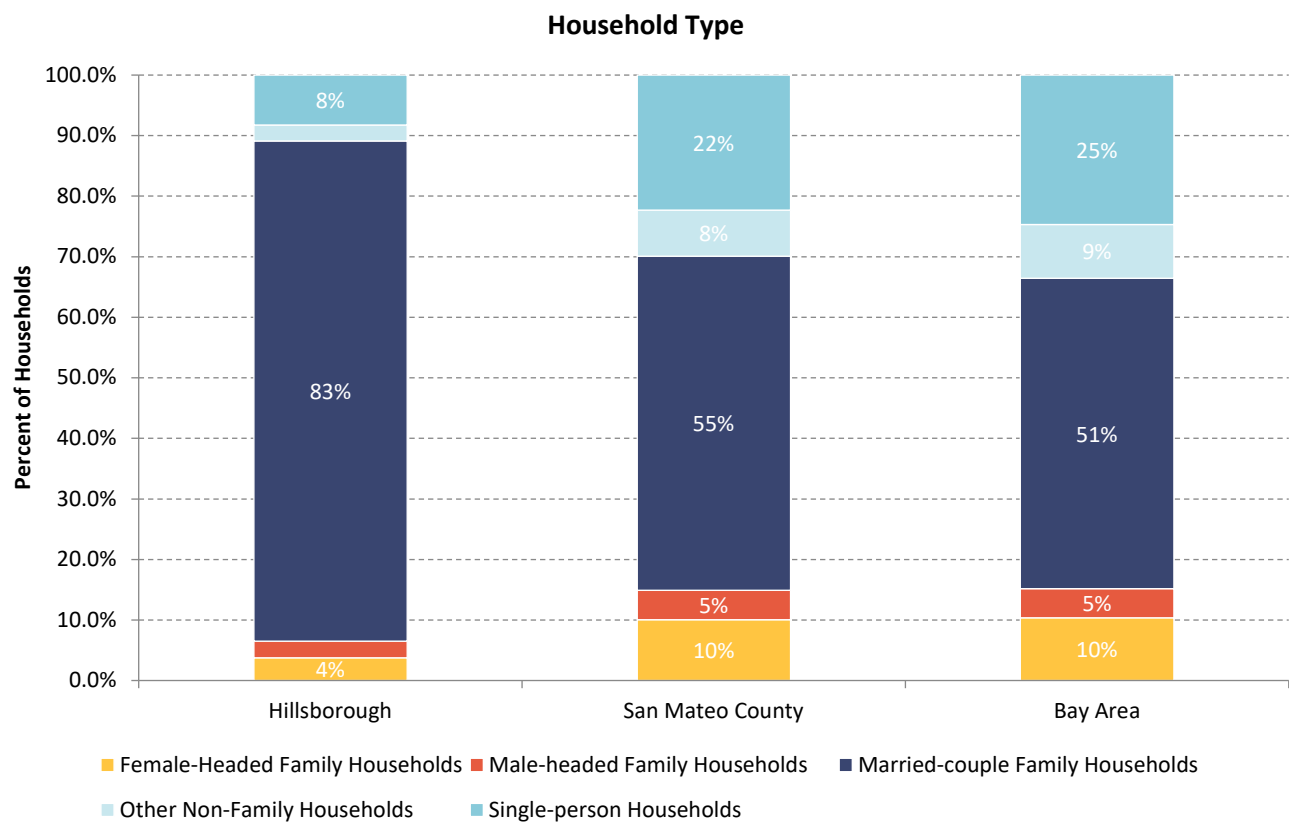


Figure 5.8: Household Type

Household Size

Household size identifies sources of population growth and overcrowding of housing units. In communities where the population is aging, the average household size frequently declines simultaneously because elderly residents often live without children. While Married-couple Family Households in Hillsborough have increased since 2010, 2 person households remained the largest household size in Hillsborough from 2010 to 2019, despite decreasing from 1,523 to 1,407 while 5 or more person households increased from 488 units in 2010 to 644 units in 2019.

While the ACS describes overcrowded households as households with five or more individuals, the level of affluence and household income in Hillsborough paired with an increase in Married-couple Family Households and percentage of households with children may explain the increase in households with 5 or more individuals while having a 0% overcrowding rate.

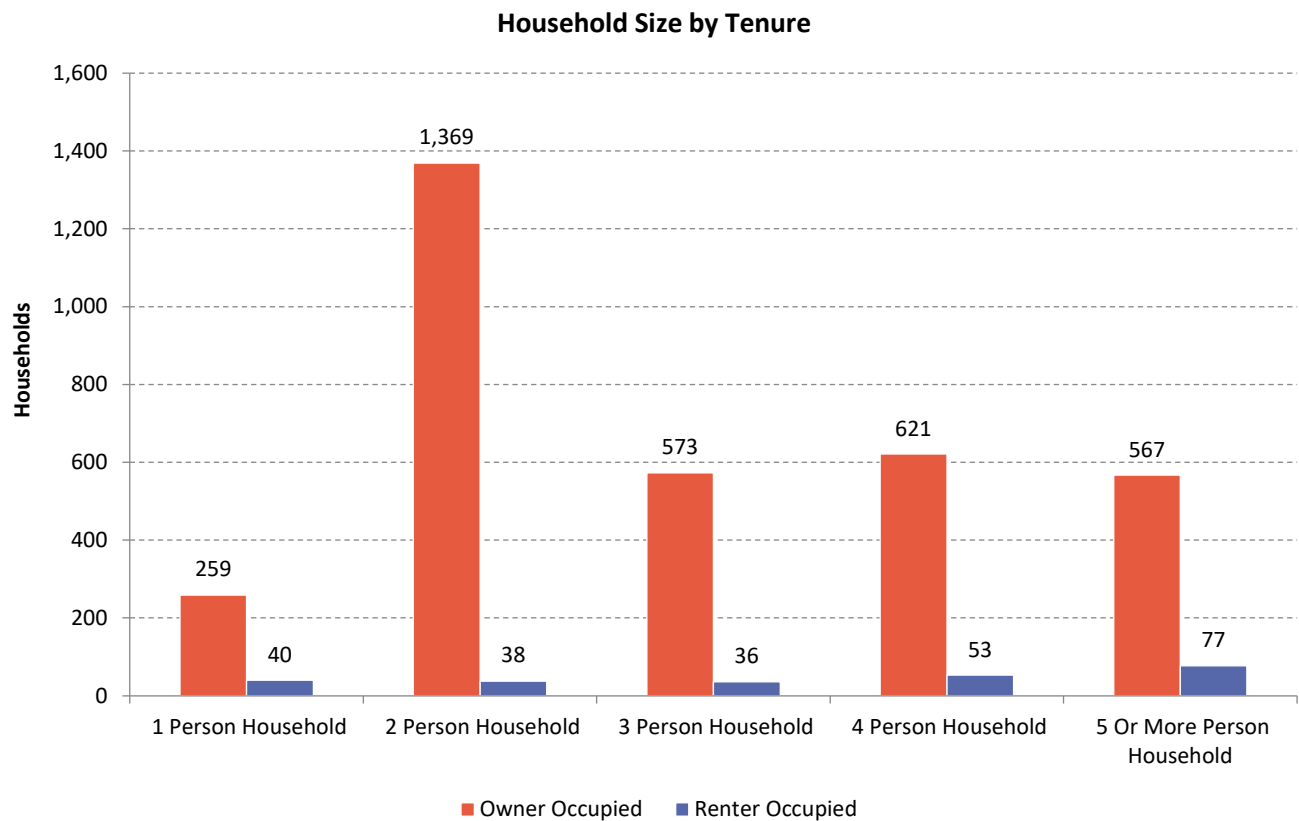


Figure 5.9: Household Size by Tenure

Household Income

Household income is an important consideration when evaluating housing and community development needs because lower income typically constrains a household’s ability to secure adequate housing or services. While housing choices such as tenure (owning versus renting) and location are very much income-dependent, household size and type often affect the proportion of income that can be spent on housing.

According to ACS estimates, 2% of Hillsborough households in 2019 had incomes lower than \$15,000, while 5% of households earned incomes between \$15,000 and \$34,999 (*Figure 5.10: Household Income Distribution*). Households with incomes that earned less than \$15,000 have increased slightly since 2010, while households with incomes that earned between \$15,000 and \$34,999 have decreased slightly since 2010, however they have stayed relatively the same. In 2019, approximately 6% of households earned incomes between \$35,000 and \$74,999, while roughly 14% had incomes between \$75,000 and \$149,999. 73% of Hillsborough households earned \$150,000 or more. In contrast, less households in Hillsborough earn incomes between \$50,000-\$149,999 when compared to households in San Mateo County overall (17.9% in Hillsborough compared to 36% in San Mateo County). The ACS estimates that the median household income in Hillsborough was \$250,000+ as of January 2019, while the median income for the County was estimated to be \$138,500.

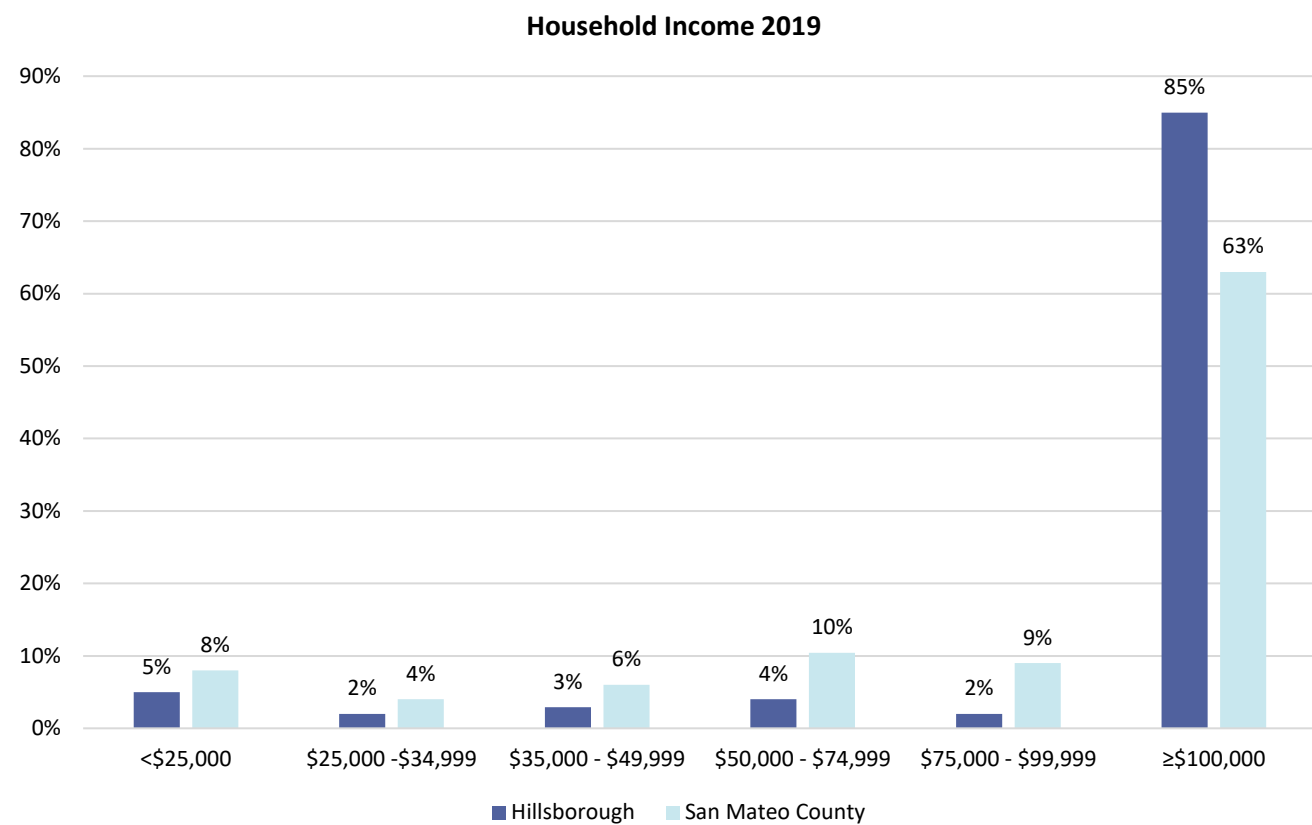


Figure 5.10: Household Income Distribution

Overcrowding

An overcrowded housing unit is defined by the U.S. Census as a unit occupied by more than one person per room (including living and dining rooms but excluding kitchen and bathrooms). Units with more than 1.5 occupants per room are considered severely overcrowded. Overcrowding can result when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, and/or when families reside in smaller units than they need to devote income to other necessities, such as food and health care.

In Hillsborough, no owner-occupied or renter-occupied households had more than 1.0 occupants per room, which meets the ACS definition for overcrowding. Additionally, no owner-occupied households and no renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

According to the U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release, 0% of Hillsborough households experienced overcrowded living conditions in 2018 (*Table 5.1: Overcrowding*). Of these, 0% were in owner-occupied households, and 0% were renters.

While 98% of occupied housing units in the Town had three or more bedrooms (the minimum size considered large enough to avoid most overcrowding issues for large households), only 6% of these units were occupied by renters. This pattern suggests an inadequate supply of larger rental units.

Additionally, low-income households and communities of color are more likely to experience the impacts of overcrowding. In Hillsborough, 0.0% of very low-income households (below 50% AMI) experience severe overcrowding, while 0.0% of households above 100% experience severe overcrowding. Consistently, no communities of Color in Hillsborough experience overcrowding.

Table 5.1: Overcrowding			
Geography	1.00 occupant per room or less	1.01 to 1.50 occupants per room	1.50 occupants per room or more
Hillsborough	3,633	0	0
San Mateo County	242,599	12,333	8,611
Bay Area	2,543,056	115,696	72,682

Cost Burden

State and federal standards for housing cost burden are based on an income-to-housing cost ratio of 30% and above. Households paying more than 30% of their income on housing have limited remaining income for other necessities. Upper income households generally can pay a larger proportion of income for housing; therefore, estimates of housing cost burden generally focus on lower- and moderate-income households.

According to the 2015-2019 ACS, 33% of Hillsborough households overpaid for housing in 2019 (30% or more of their income) and housing cost burden affected a larger proportion of owners (33%) than renters (16%) (*Table 5.2: Cost Burden by Tenure and Income Level*). Cost burden affected a smaller proportion of households in 2017 than 2010 with 33% of households overpaying for housing in 2017, whereas 43% did so in 2010. Since 2010, the proportion of cost burdened renter-households has increased from 0% to 11%. By contrast, the proportion of cost burdened owner-households decreased from 44% to 34% in seven years. 20% of households paid over 50% of their income on housing while 13% spent 30-50% of their income on housing.

Cost Burden by Tenure and Income Level				
Income Categories	Renter Occupied		Owner Occupied	
	Cost Burden >30%	Cost Burden >50%	Cost Burden >30%	Cost Burden >50%
Household income <30% AMI	0	0	160	135
Household income >30% and <50% AMI	30	30	110	110
Household income > 50% and <80% AMI	0	0	185	125
Household income >80% to <100% AMI	0	40	80	65
Household Income >100% AMI	0	0	635	245

Cost burden affected a majority of lower and moderate-income households in 2017 regardless of tenure; however, the incidence of cost burden was greatest among extremely low-income homeowners (100%) and very low-income renters (88%). With a high prevalence of cost burden amongst lower income households, households may attempt to mitigate cost burden by taking in additional roommates or occupying smaller and presumably cheaper units, leading to overcrowding.

The cost of housing in a community is determined by a range of supply and demand factors. These include the composition of demographics within the community, labor market and economic base, current wages and job outlook. These are combined with land and construction costs, and in the Bay Area, these factors have resulted in the highest housing costs nationwide. With housing costs being high and rising at a steep rate, it is important to look at the home values in a community to determine housing needs that are affordable to other income brackets. Hillsborough’s home values are significantly higher than those in the region with the average home estimated at \$4,571,820 by December 2020 according to Zillow, contrasting with average home values in San Mateo County (\$1,418,330) and the Bay Area (\$1,077,230).

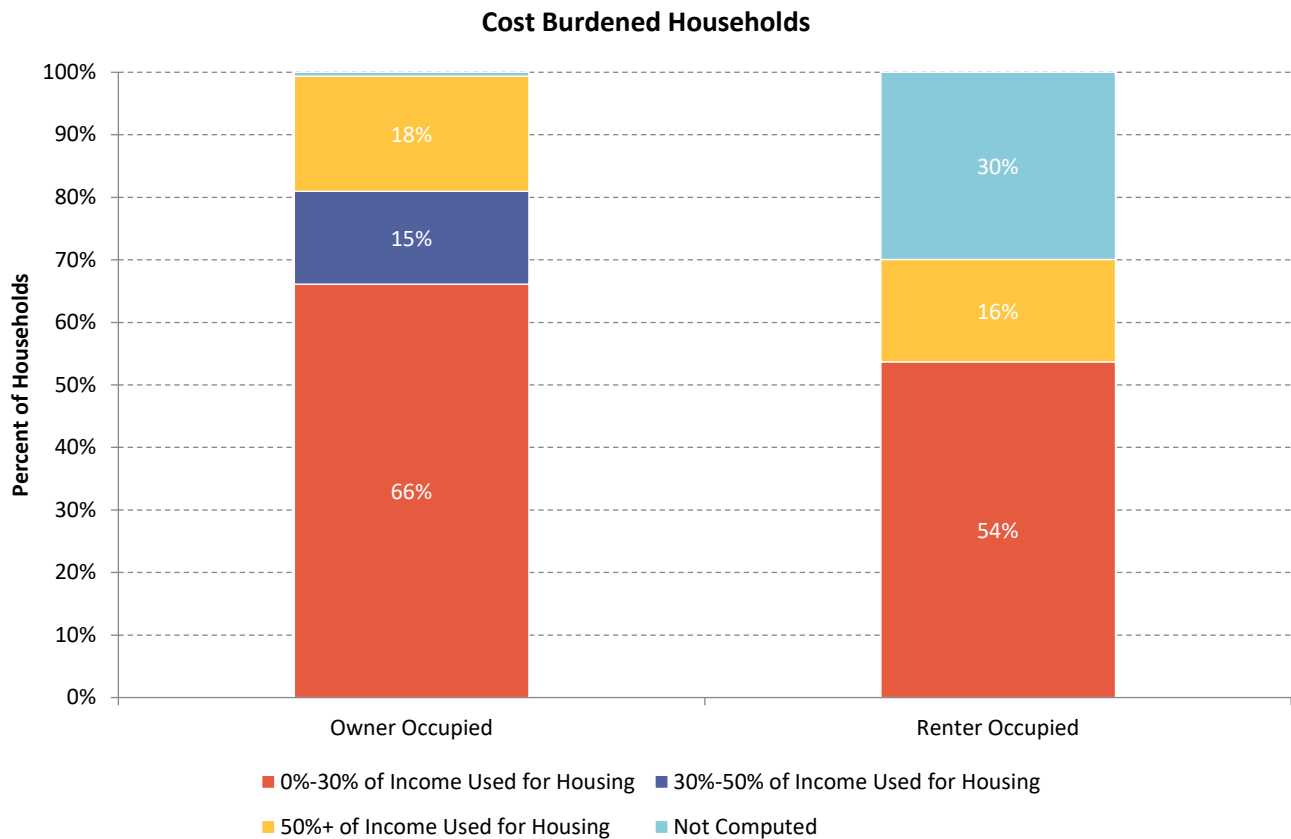


Figure 5.11: Cost Burdened Households

Special Needs Groups

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs, including employment and income, household size, disability status, or number of dependents. These groups, which are termed “special needs groups” herein, often expend a greater proportion of their income on housing costs, live in overcrowded units, or in substandard conditions. Special needs groups include Senior-headed households; Female-headed households; Large households; Persons with disabilities; Agricultural workers; Students; and Homeless individuals.

Senior Headed Households

Senior-headed households are considered special needs groups due to their relatively low incomes, disabilities or limitations, and dependency needs. The senior age range includes individuals over 65 years of age. This group has four main concerns: limited and often fixed income; poor health and associated high healthcare costs; mobility limitation and transit dependency; and high costs of housing.

According to ACS data collected between 2015-2019, households headed by seniors (age 65+) represented approximately 35% of all Hillsborough households. Of these households, the majority (97%) owned their homes, while the remainder (3%) rented. The largest population of seniors by income group who rent and own a home make greater than 100% of AMI. **Table 5.3: Senior-Headed Households by Income and Tenure** shows the number of senior households that rent and own by income category. The share of senior-headed households that rent their housing is substantially lower in Hillsborough than San Mateo County (14%).

Table 5.3: Senior-Headed Households by Income and Tenure		
Income Group	Owner Occupied	Renter Occupied
0%-30% of AMI	110	0
31%-50% of AMI	90	20
51%-80% of AMI	135	0
81%-100% of AMI	35	0
Greater than 100% of AMI	980	35
Totals	1,350	55

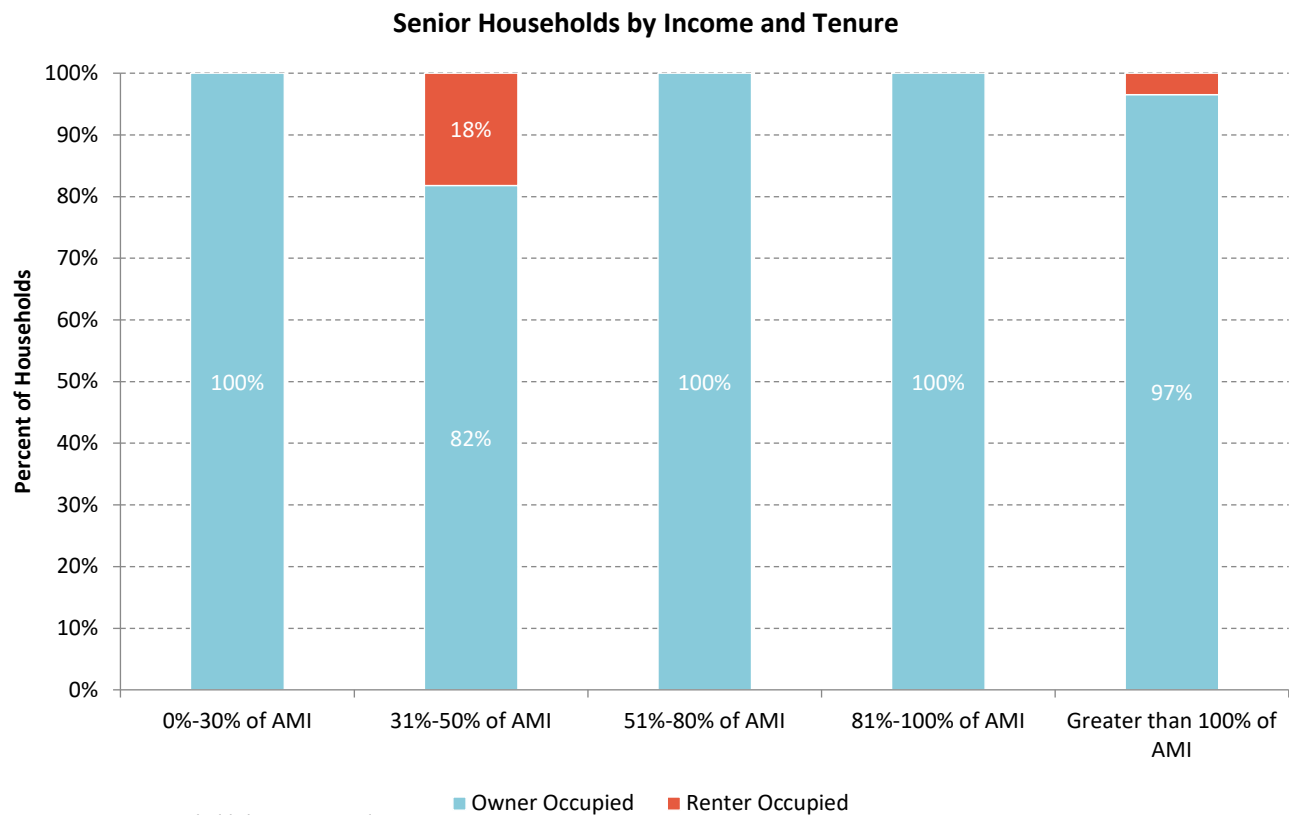


Figure 5.12: Senior Households by Income and Tenure

Many seniors have a disability. Roughly 47% of Hillsborough's senior population had one or more disabilities according to ACS data collected between 2015 and 2019. The need for housing for senior individuals will likely increase as the Town's number of senior-headed households continues to grow. It will therefore be particularly important for the Town to promote housing types that accommodate senior lifestyles and incomes.

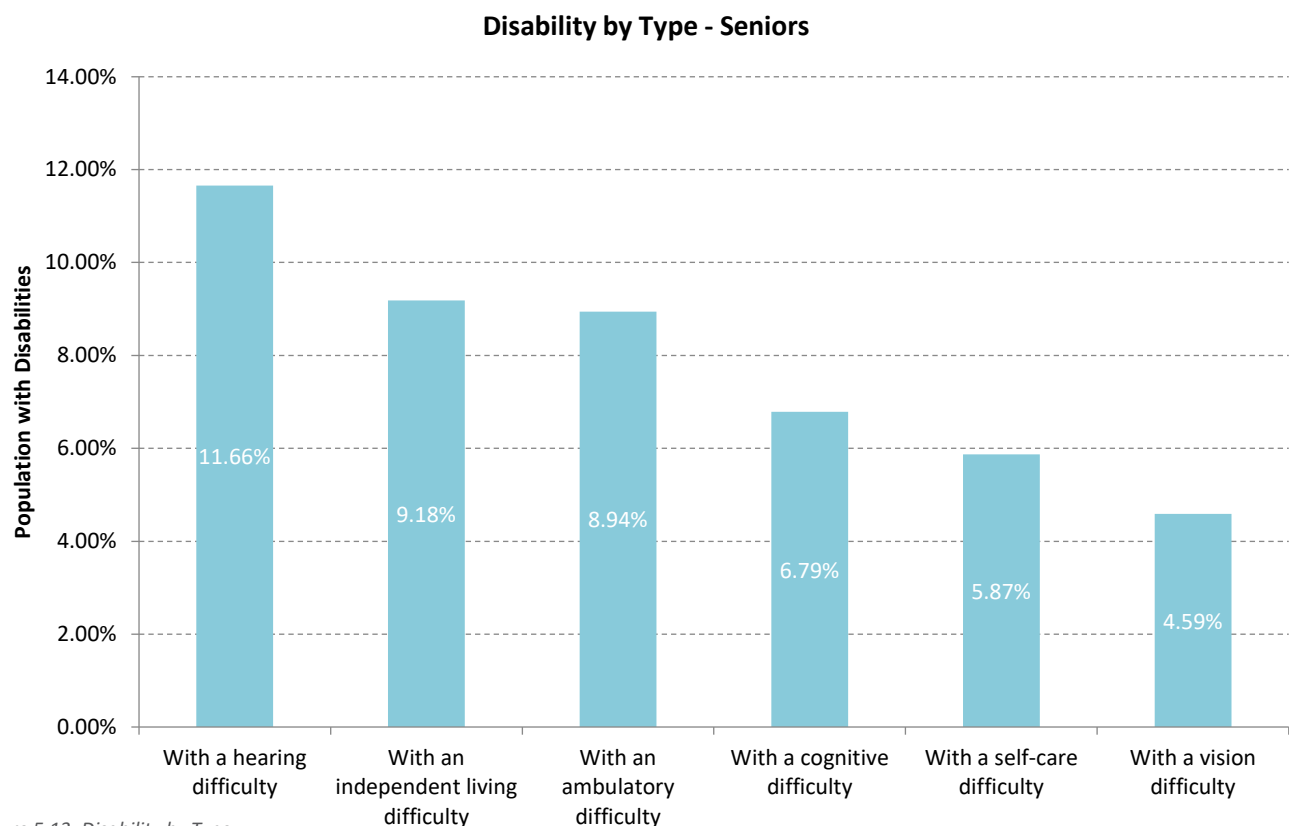


Figure 5.13: Disability by Type

Female-Headed Households

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other facilities. Female-headed households with children tend to have lower incomes, thus limiting housing availability for this group. According to the 2015-2019 ACS, approximately 4% of Hillsborough households were female headed households, while the largest proportion of households is Married-couple Family Households, 83% of the total amount of households. *Figure 5.14: Female-Headed Households* shows the number and percentage of female-headed households in the city in 2019 in relation to the total number of households. According to the 2015-2019 ACS, 43% of female headed households with children had incomes below the Federal Poverty Line, while 0% of female headed households without children fell below the Federal Poverty Line. Town efforts to expand affordable housing opportunities will help meet the needs of single female headed households.

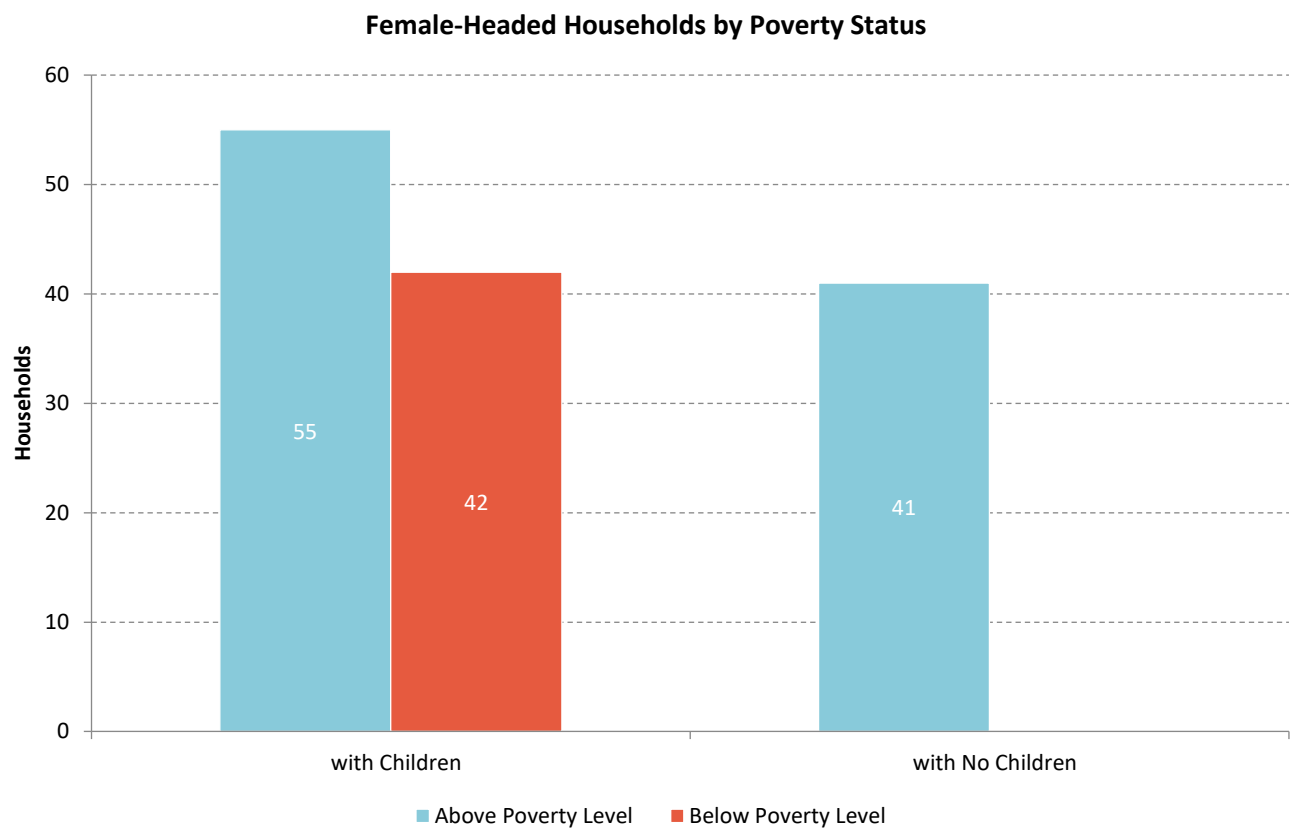


Figure 5.14: Female-Headed Households by Poverty Status

Large Family Households

Large households, defined as those with five or more members, are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and, in turn, accelerating unit deterioration.

As *Figure 5.15: Small and Large Households* shows, about 18% of Hillsborough households were classified as “large households” by the 2015-2019 ACS. *Figure 5.16: Household Size by Number of Persons* shows that about 88% of large households owned the housing units they occupied and 12% of large households rented their housing unit. In 2017, about 4% of large households were very low-income, earning less than 50% of the area median income (AMI).

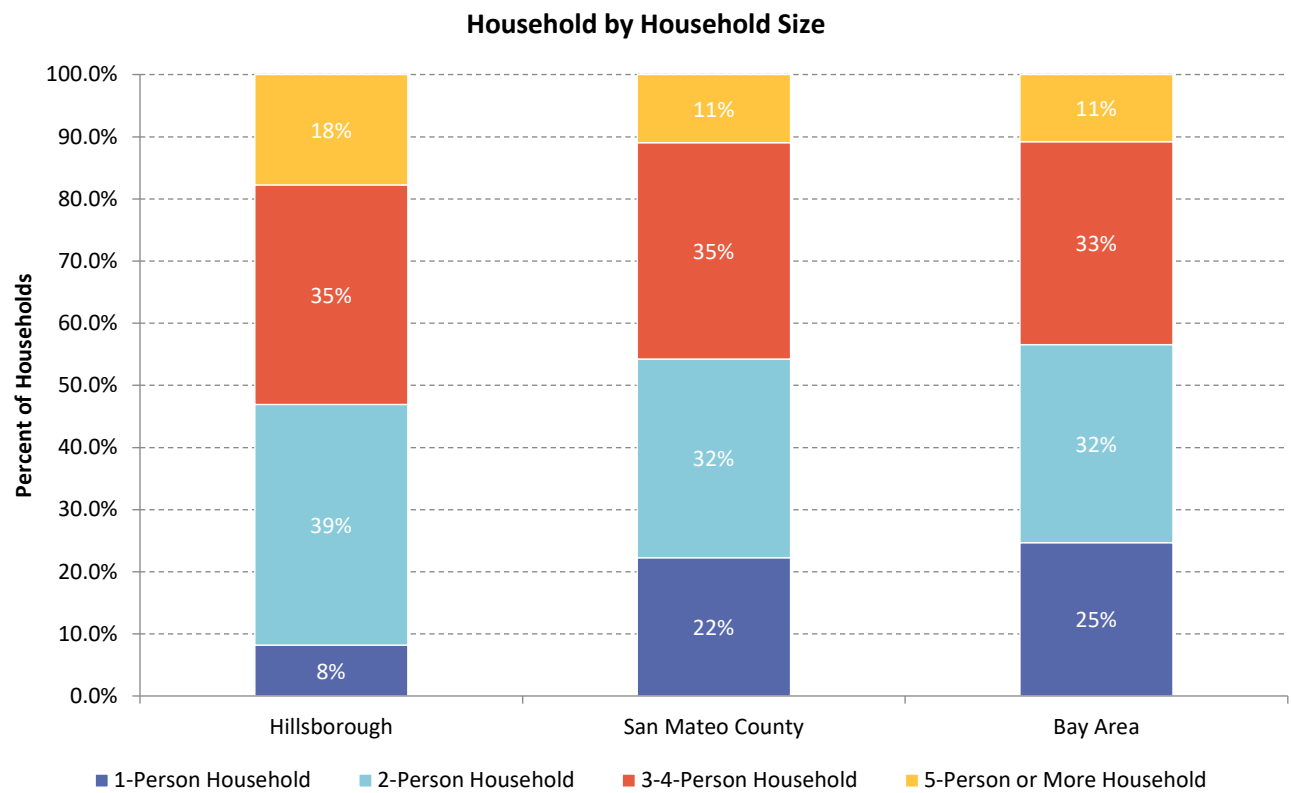


Figure 5.15: Small and Large Household

Additionally, large households have specific housing needs which require more space. Large households often feel the cost burden of paying a higher price for additional bedrooms. In Hillsborough, 15% of large households experience a cost burden of 30-50% and 15% of large households pay more than 50% of their income on housing.

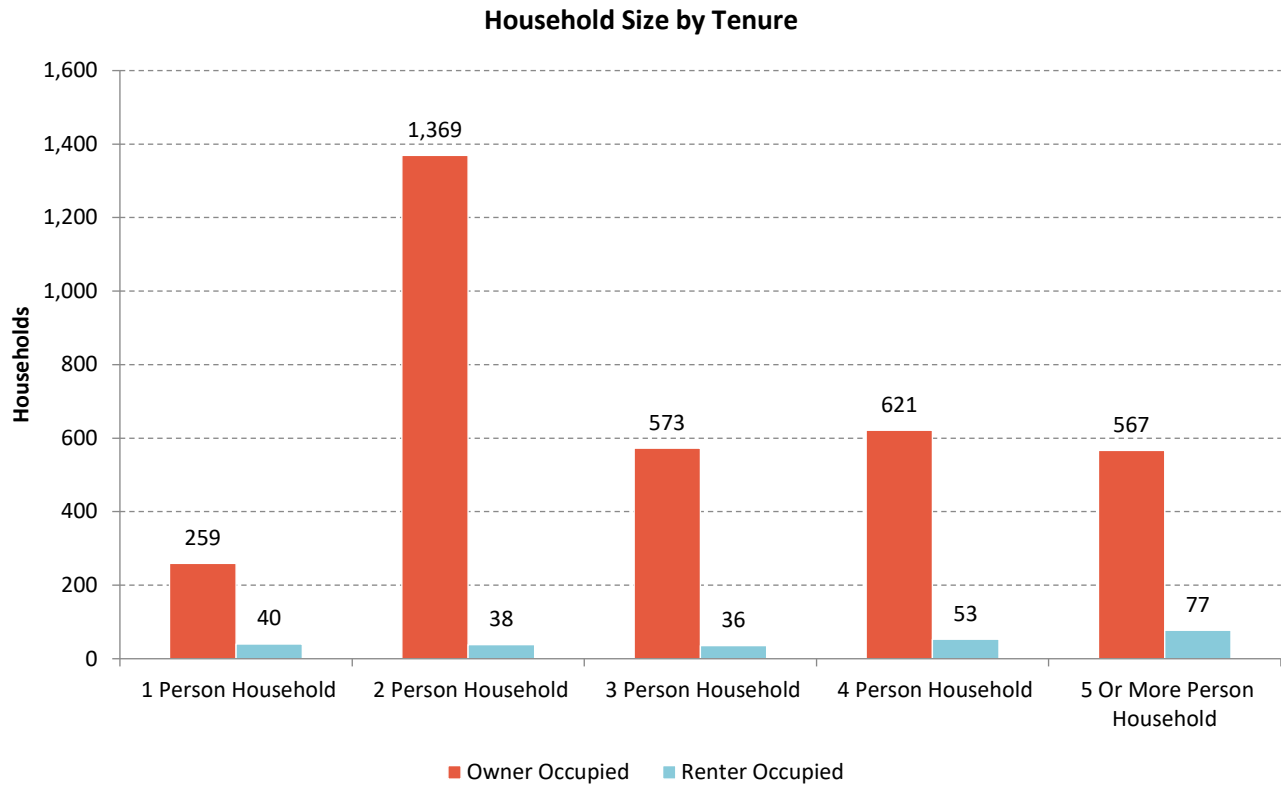


Figure 5.16: Household Size by Number of Persons

Extremely Low-Income Housing Needs

Housing costs in the Bay Area continue to be some of the highest in the nation. High housing costs in the area result from supply and demand factors like the composition of demographics, labor market and economic base, current wages, job outlook and land and construction costs. Due to an expensive housing market, households with extremely low-income housing needs often experience exclusivity from certain communities, displacement, long commutes to school, work or other community amenities. The California department of Housing and Community Development (HCD) defines Extremely low-income households as earning 15-30% of the area's median income (AMI). In Hillsborough, 78% percent of households earn more than 100% of AMI and 89% of large-family households with 5+ residents earn more than 100% AMI. In contrast, 6% of households in Hillsborough make less than 30% AMI, which is considered extremely low income.

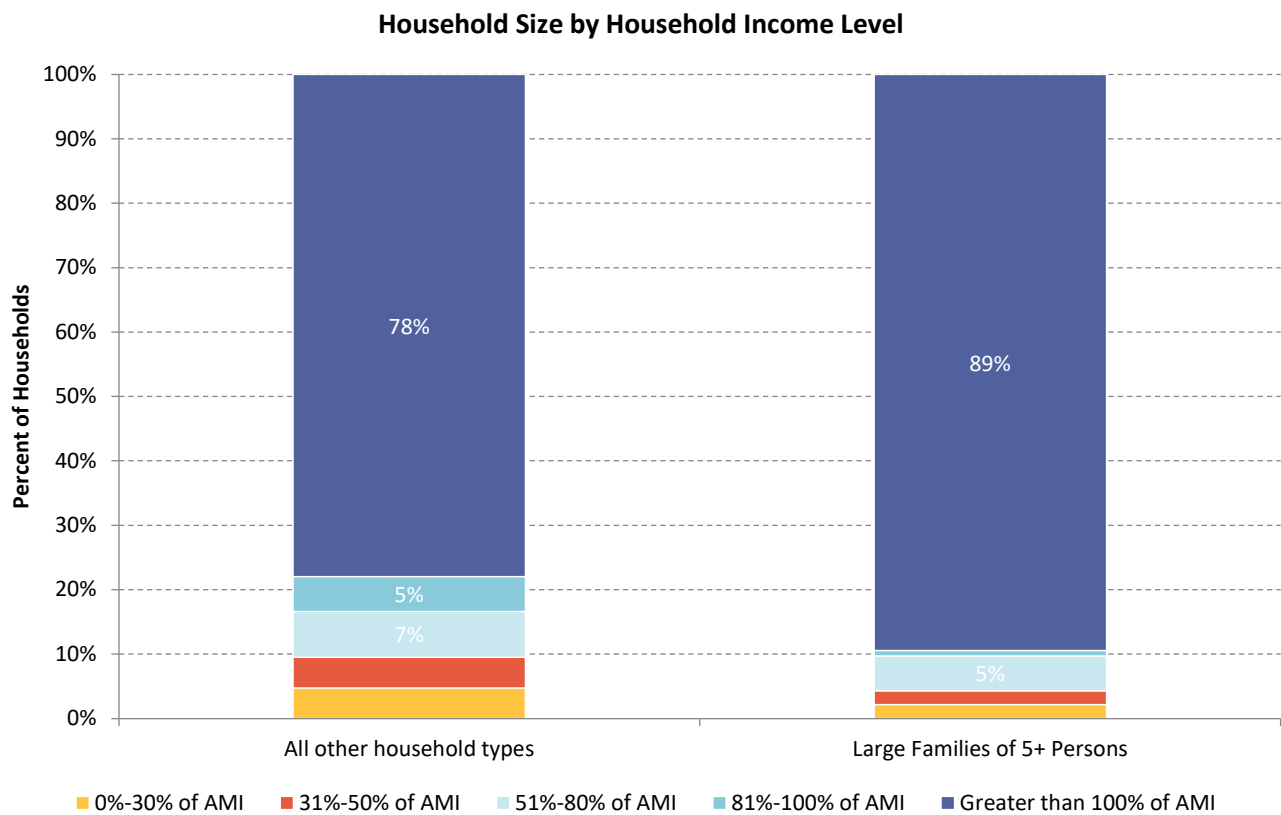


Figure 5.17: Household Size by Household Income Level

Persons with Disabilities

Persons with disabilities have one or more physical, mental, or developmental conditions that substantially limit one or more day-to-day activities. These individuals often have difficulty holding employment opportunities, have limited incomes, and have difficulty occupying conventionally designed housing. According to 2015-2019 ACS data, 7% of Hillsborough’s population had a disability. *Figure 5.18: Peoples with Disability by Type* shows that 309 individuals (3%) of the disabled population, had difficulty hearing, 168 individuals (2%) of the disabled population had vision difficulty, 267 individuals (2%) of the population had cognitive difficulty, 258 individuals (2%) of the disabled population had ambulatory difficulties, 334 individuals (3%) of the disabled population had a disability that made independent living difficult, while 184 individuals (2%) of the disabled population, had self-care difficulty. It is important to note that persons with a disability can have more than one type of disability and can, therefore, be classified within more than one of the categories listed.

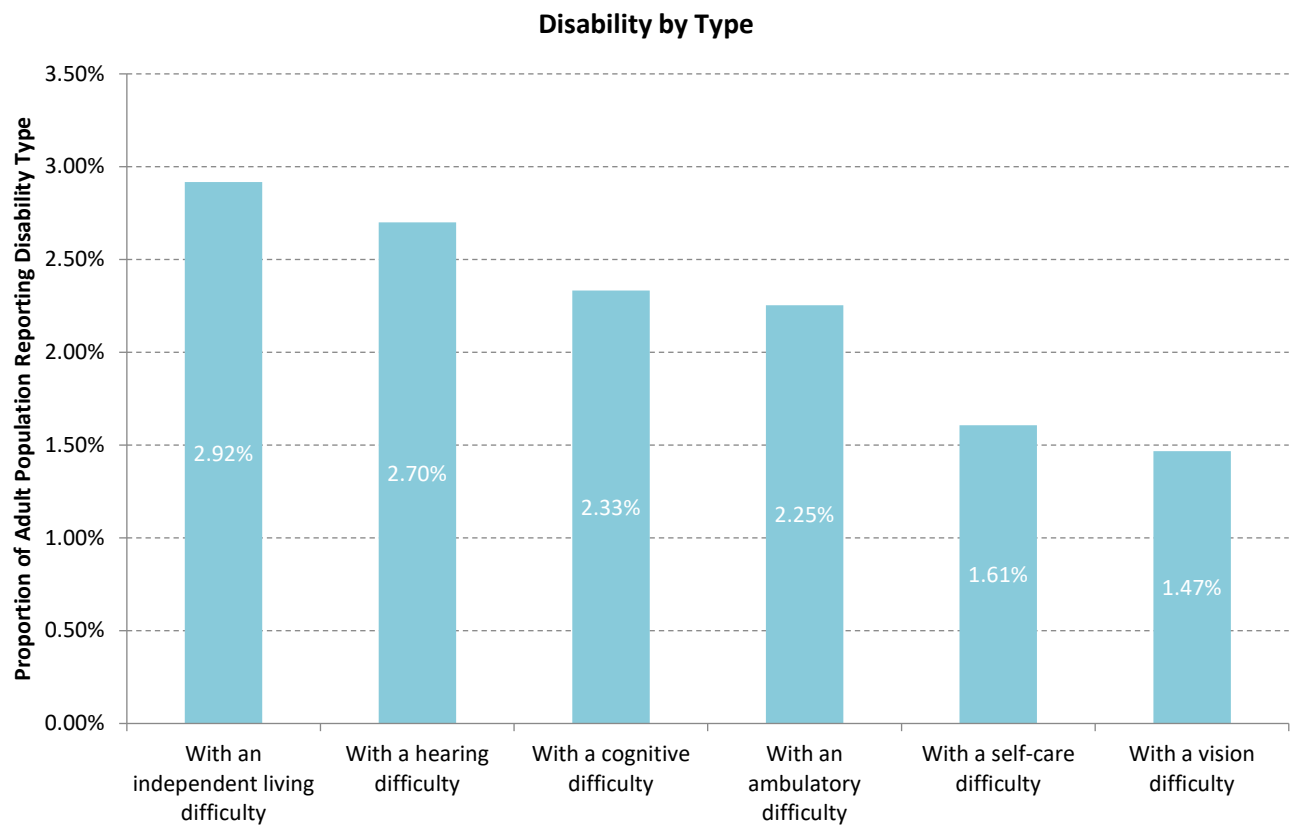


Figure 5.18: Disability by Type

Four factors: affordability, design, location, and discrimination significantly limit the supply of housing available to persons with disabilities. The most pressing need for persons with disabilities is housing that accommodates the nature of their disability. Most single-family homes are inaccessible to people with mobility and sensory limitations. Conventional housing often does not feature widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility.

The cost of retrofitting a housing unit often prohibits disabled individuals from buying a home, even among those who could otherwise afford one. Furthermore, some providers of basic homebuying services do not have offices or materials that are accessible to people with mobility, visual, or hearing impairments. The location of housing is also a factor for individuals with mobility-related disabilities, as they often rely upon public transportation. Transportation services for persons with disabilities are typically provided by public and private agencies. State and federal legislation sets accessibility and adaptability standards for new or rehabilitated multifamily apartment complexes to ensure that the housing accommodates individuals with physical mobility constraints.

Disability data also provides valuable context to assess the current and future need for accessible housing units. It is important to note that since some disability types are not recorded for children below a certain age, the disability rate within the population may be an underestimate. Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Hillsborough, 86% of the population with a disability is employed, lower than 97% of the non-disabled population. This data indicates housing units that are universally accessible will also need to be affordable given disabled individuals’ lower employment status and incomes.

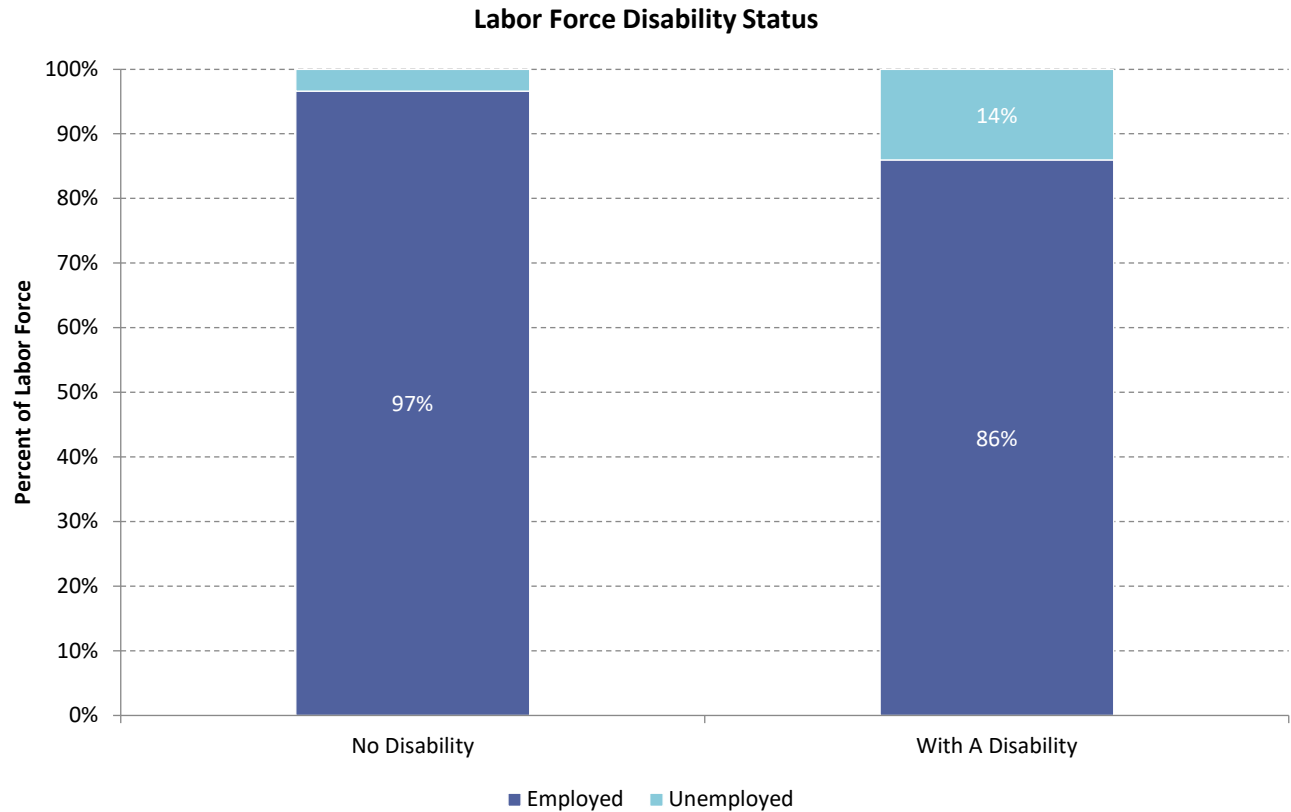


Figure 5.19: Labor Force Disability Status

Persons with Development Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by State law, “developmental disability” means a disability that originates before an individual attains 18 years of age; continues, or can be expected to continue, indefinitely; and constitutes a substantial disability for that individual. Intellectual disability, cerebral palsy, epilepsy, and autism are considered developmental disabilities. The term also includes conditions closely related to intellectual disability and that require similar treatment, but the term does not include other handicapping conditions that are solely physical in nature.

Many persons with developmental disabilities can live and work independently within a conventional housing unit. More severely disabled individuals often require a group living environment, however, where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) provides data on developmental disabilities by age and type of residence at the ZIP-code level and the data is show in *Figure 5.20: Persons with Development Disabilities*. According to the DDS data, there were approximately 43 Hillsborough residents with developmental disabilities being served by CA-DDS in 2020. Of these 43 individuals, 16, or 37%, are under the age of 18 while 62%, or 27, of these individuals are over the age of 18. Most of these individuals (78%) resided in a private home with their parent or guardian.

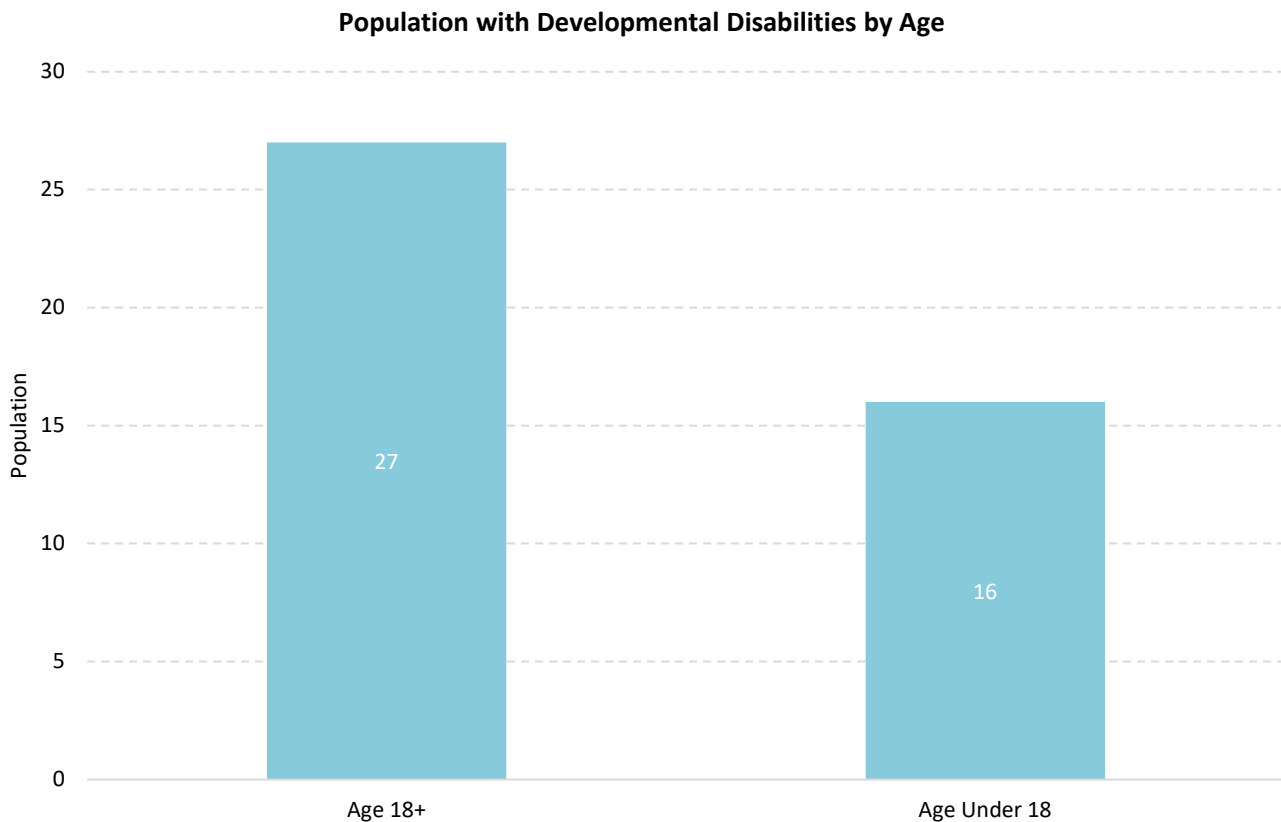


Figure 5.20: Persons with Development Disabilities

Agricultural Workers

Housing for agricultural workers is a unique concern throughout California. While only a small share of jurisdictions in the ABAG region have agricultural workers living in them, these workers are essential because they support the region's economy and food supply.

Agricultural workers are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities, generally on a year-round basis. When the workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening. Determining the true size of the agricultural labor force is difficult. For instance, the government agencies that track farm labor do not consistently define agricultural workers (e.g. field laborers versus workers in processing plants), length of employment (e.g. permanent or seasonal), or place of work (e.g. the location of the business or field).

According to the 2015-2019 ACS data, no Hillsborough residents were employed in Agricultural and natural resources occupations, as **Figure 5.21: Agricultural Workers** shows, however Countywide, there were 978 permanent farmworkers and 343 seasonal farmworkers in 2017, both showing a decrease since 2002. Hillsborough is a primarily residential community with no land designated as or zoned for agricultural uses. According to the Town's Open Space and Conservation Element, Hillsborough has no agricultural or lumber production or important farmlands in need of conservation.

According to the Department of Conservation's California Important Farmland Finder, the Town of Hillsborough is designated mostly "Urban and Built-Up Land" with some areas designated as "Other Land". Because the Town is primarily a residential community with no agricultural lands or farmlands, there is a limited need for agricultural worker housing in the Town. Promoting affordable housing for extremely low and very low-income households would address the housing needs of agricultural workers in Hillsborough, if any.

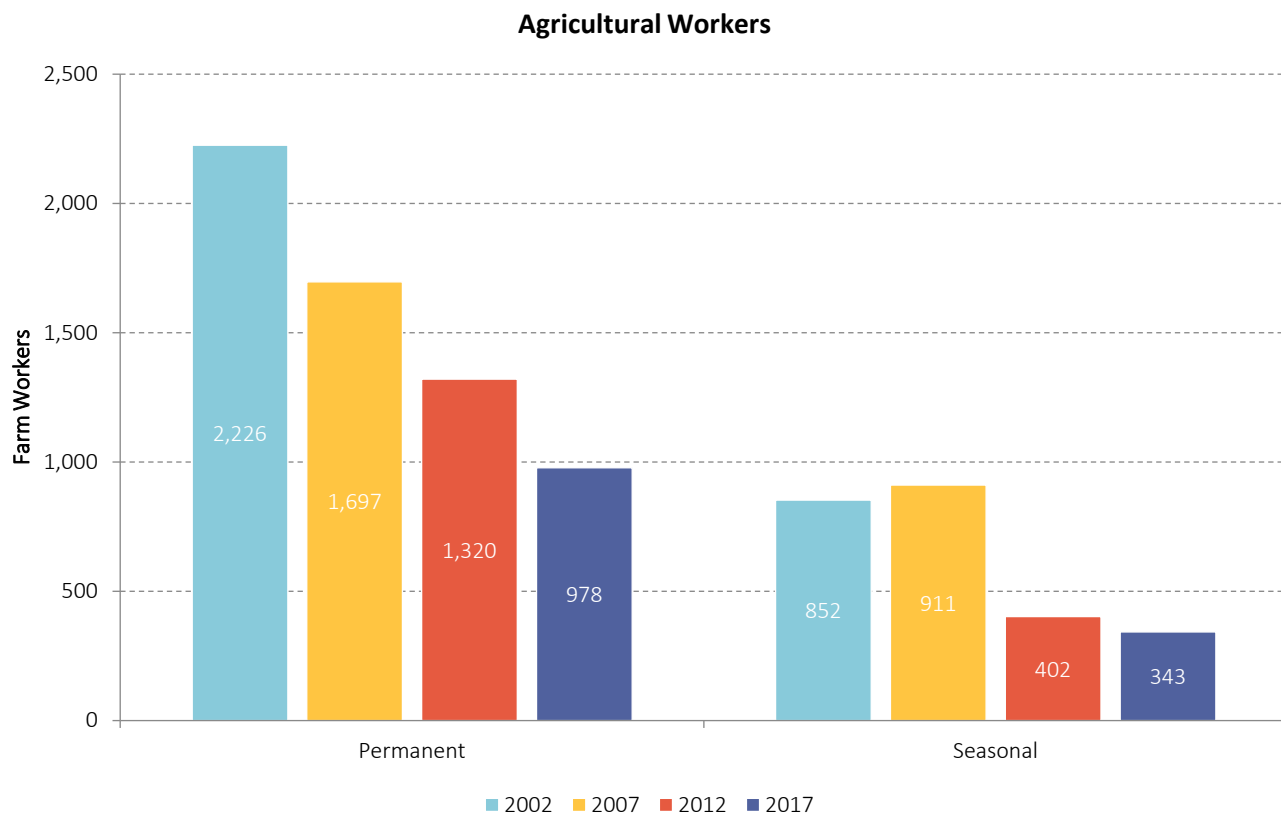


Figure 5.21: Agricultural Workers

Students

There are no Universities in Hillsborough, however 9 colleges within San Mateo County (Skyline College, San Mateo Adult School, College of San Mateo, Draper University, Samuel Merritt University, Pacific Technical College, Gurnick Academy Notre Dame de Namur University and Canada College).

Approximately 48,940 students were enrolled in the County's colleges in 2019, which represented about 6% of the County's population. This number is consistent with the national average number of students in each community (about 6%). Typically, students have lower incomes and, therefore, can be impacted by a lack of affordable housing. Overcrowded housing within special needs groups is also a common concern.

Homeless Population

According to United State Department of Housing and Community Development (HUD), the homeless population includes:

- Individuals and families who lack a fixed, regular, and adequate nighttime residence, including individuals who are exiting an institution where they resided for 90 days or less and who resided in an emergency shelter, or a place not meant for human habitation immediately before entering that institution;
- Individuals and families who will imminently lose their primary nighttime residence;
- Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; or
- Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

Homelessness in Hillsborough and Town Efforts

While there are no reported people experiencing homelessness in the Town of Hillsborough, the Town has contributed multiple efforts towards fighting homelessness in San Mateo County. The Adopted 2021-22 Budget states that 3.6% of the Town's net tax base goes toward homeowners' property tax relief, veterans, governments, and non-profits. According to the 2014 Draft Housing Element, Hillsborough was one of the first cities in the County to contribute to a trust fund that funds homeless shelters and transitional housing Countywide. Additionally, Hillsborough provided financial support and leadership to Shelter Network, now LifeMoves, HIP Housing, Jobs for Youth, Sustainable San Mateo County and HEART during the fiscal year 2012-13. Hillsborough also includes Program 1-A7 in the 2014 Draft Housing Element to: "Continue Town contributions to San Mateo County homeless and transitional housing programs. Enhance regional and sub-regional housing efforts by exploring partnerships through existing programs." In response to Goal 1 to: "Increase Housing Opportunities in Hillsborough and Surrounding Communities."

Hillsborough provides a number of housing resources on their website and supports shared housing, a program through the Human Investment Project which matches people in need of housing with residents who have extra space. Hillsborough is also part of the County Consortium jurisdiction, which is covered by the San Mateo County 2018-2022 Consolidated Plan which provides priorities and goals in order to allocate funding from the U.S. Department of Housing and Urban Development (HUD) Development formula block grant programs. These assist with a range of housing and community development interventions. Although the Town has shown efforts in assisting the homelessness crisis, Housing Element law requires local jurisdictions to provide estimates or a Point in Time count on the daily average number of people experiencing homelessness.

According to the County of San Mateo's 2019 One Day Homeless Count and Survey, along with the Department of Housing and Urban Development's Continuum of Care (CoC) Homeless Populations and Subpopulations 2019 Report, the total homeless count was 1,512 individuals, as counted on the morning of January 30, 2019. While some of the homeless population in San Mateo County are living in emergency shelters or transitional housing, the majority are unsheltered, about 60% of the homeless population, while about 73% of the total homeless population are "persons in households without children". Of the households without children, about 75% of them are unsheltered. People of color are generally more likely to experience homelessness or poverty due to historic racial discrimination which includes past housing policy, such as redlining, that resulted in exclusion.

In the Bay area region, Black residents are most vulnerable to experiencing homelessness, however, in San Mateo County, White residents account for 66% of the homelessness population, representing the largest portion, although white residents make up about 51% of the overall population in San Mateo County. Additionally, the Latinx population makes up about 25% of the general population and about 38% of the homeless population in San Mateo County. As mentioned previously, homelessness can stem from a range of factors, and many suffer from mental illness, substance abuse and domestic violence that require aid. In San Mateo County, 305 individuals were reported with a severe mental illness with about 62% of unsheltered.

In 2016, the County published its Strategic Plan to Ending Homelessness in San Mateo County called “Ending Homelessness in San Mateo County”, a plan that was developed based on five goals to: “create a system to end homelessness in San Mateo County by 2020, end Veteran homelessness, end family homelessness, end youth homelessness, and ensure that individuals exiting institutions will not discharge into homelessness.” The plan includes 12 strategies to address each of the five goals, which include actions and desired outcomes for each.

Table 5.4: Homelessness by Household Type and Shelter Status

Variable	People in Households Composed Solely of Children Under 18	People in Households with Adults and Children	People in Households without Children Under 18
Sheltered- Emergency Shelter	0	68	198
Sheltered- Transitional Housing	0	271	74
Unsheltered	1	62	838

Alternative Housing for Homeless People

The County of San Mateo HOPE Interagency Council is predicated on the understanding that homelessness is caused by a complex range of underlying physical, economic, and social needs. Nonetheless, there is still the need for immediate housing. To that end, the County produced a report titled “Ending Homelessness in San Mateo County” which provides a list of the available interventions for people experiencing homelessness:

- **Outreach and Engagement.** This includes the County, Cities and nonprofits efforts to provide multi-disciplinary outreach Homeless Outreach Teams (HOT). This includes outreach specialist from LifeMoves who provide outreach efforts with unsheltered homeless people across the county, identify individual needs, and develop person centered housing plans.
- **Emergency Shelters.** This includes short-term facilities that provide basic services and, in some cases, assistance in developing a plan for permanent housing
- **Transitional Housing.** This is a residence that provides a stay of up to two years during which residents are provided case management services that prepare them to obtain and maintain housing and be self-sufficient. However, many of the programs in San Mateo County are designed to be much shorter.
- **Rapid Re-Housing.** This is a program that provides people experiencing homelessness and families with short term rental subsidies which typically last up to 6 months after which they take over responsibility for paying their own rent. Rapid re-housing provides services to help locate housing opportunities and case management on maintaining housing stability.
- **Permanent Supportive Housing.** This is a residence that provides permanent affordable housing linked with ongoing support services that allow residents to live at the place of residence on an indefinite basis. This housing intervention is specific to people experiencing chronic homelessness or have significant behavioral disabilities.
- **Homelessness Prevention Programs.** This includes a range of homelessness prevention programs which provide financial assistance to households at risk of losing their home.

Housing Stock Characteristics

The term “housing stock” refers to all the housing units located within a community’s boundary. The characteristics of the housing stock, including its growth rate, housing types, age, condition, tenure, vacancy rates, costs, and affordability compared with incomes are important considerations in determining the community’s housing needs. The following details the Town of Hillsborough’s housing stock and identifies how well the current housing stock meets the needs of current and future residents.

Hillsborough’s housing stock has grown over the past decade, increasing from 3,912 housing units in 2010 to 4,091 housing units in 2020, an increase of approximately 4%. Between 2000 and 2020, more single-family housing than multi-family housing was constructed in the Town. In that timeframe, 218 single-family residential units were built, both owner and renter occupied, compared with 0 multifamily units.

Historically, housing trends in the Bay area region and across the state of California have responded to land use and zoning regulations and the construction of single-family households has been the primary housing type. Multifamily residential is usually designated in its own zone that permits higher density resulting in multi-family buildings or townhome developments. More recently, many neighborhoods are beginning to accept “missing middle housing” housing typologies within single-family neighborhoods in response to SB 9 and as a way to add density to a community without sacrificing the integrity or charm of a neighborhood. These housing typologies include duplexes, triplexes, fourplexes, cottage courts, townhouses and live-work units. Additionally, with new ADU enabling laws in California, Accessory Dwelling Units are becoming increasingly more popular. These new housing options provide opportunities for a wider demographic range, income levels and tenure to afford housing.

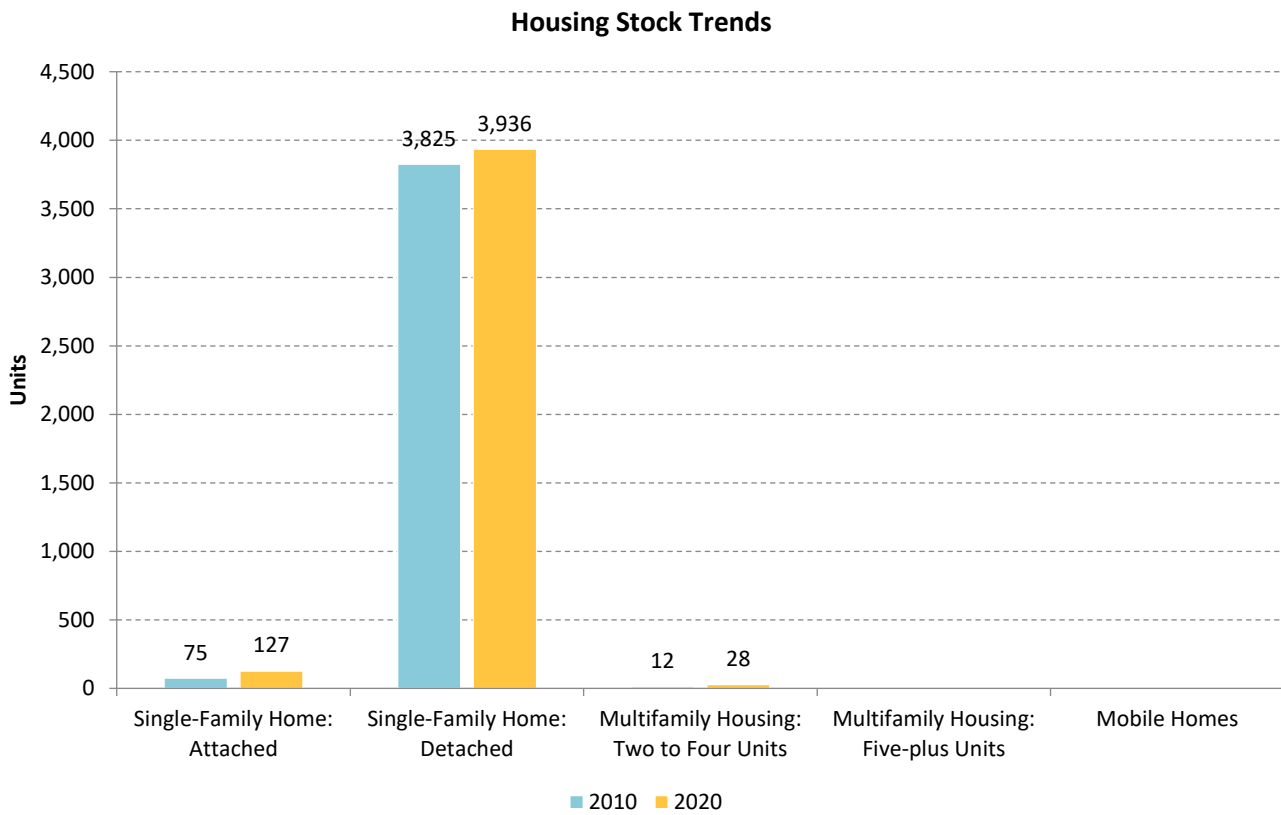


Figure 5.22: Housing Stock Trends

Hillsborough is a residential community made up of primarily single-family residential housing units. As depicted in **Figure 5.22: Housing Stock Trends**, in 2010, 3,825 housing units (98%) of the total housing stock was detached, single-family residential making up the majority of the housing stock in Hillsborough. Consistently, in 2020, 3,936 housing units (96%) of the total housing stock were detached, single-family residential. The rest of the housing stock in 2020 was made up of 3% attached single-family housing, 0.7% multi-family residential with 2–4-units and 0% multi-family residential with 5 or more units. Detached, single-family residential housing experienced the most growth between the years of 2010 to 2020 in Hillsborough. When combined, detached and attached single family residential make up 4,063 single-family units, 99% of Hillsborough’s housing stock, a much larger share than San Mateo County with 172,988 single-family residential units 24% of the total housing stock. Meanwhile, the average household size is 3.43 persons per household.

Housing Age and Condition

Examining the age of the current housing stock is one way to understand how historical development patterns have contributed to the Town’s built form. The slow pace of housing production in the Bay Area has not satisfied housing demand in the last several decades due to strict and outdated land use and zoning regulations. Additionally, jobs in the Bay Area have recently spiked significantly as the region has become a hub for the tech industry, creating a surge in population. Population growth paired with a lack of housing development has created a housing market that cannot equally meet the needs of the population.

The time during which the largest share of Hillsborough’s housing units was built is 1960-1979, where 1,455 units built (36%) and approximately 80% of the Town’s housing stock was constructed prior to 1980. This is consistent with trends seen in the County, where more units were built during 1960-1979 than any other period. Since 2010, only 53 units, or 1.3% of the current housing stock, has.

Housing that is 30 years old or older, like most of the housing in Hillsborough, is assumed to require some rehabilitation. Features such as electrical capacity, kitchen features, and roofs usually need updating if no prior replacement work has occurred.

The Bay Area Region has some of the highest housing costs nationwide, which is responsible for some individuals in the area living in substandard housing conditions and lacking basic amenities so they can afford the cost of Bay Area living. The ACS estimates that about 0% percent of renters and homeowners live in substandard housing conditions or reported lacking a kitchen and plumbing. By the end of this Housing Element planning period in 2029, 93% of the Town’s housing stock, a total of 3,759 units, will exceed 30 years of age and may, therefore, need some degree of rehabilitation at that time; however, the need for rehabilitation does not necessarily make a housing unit substandard.

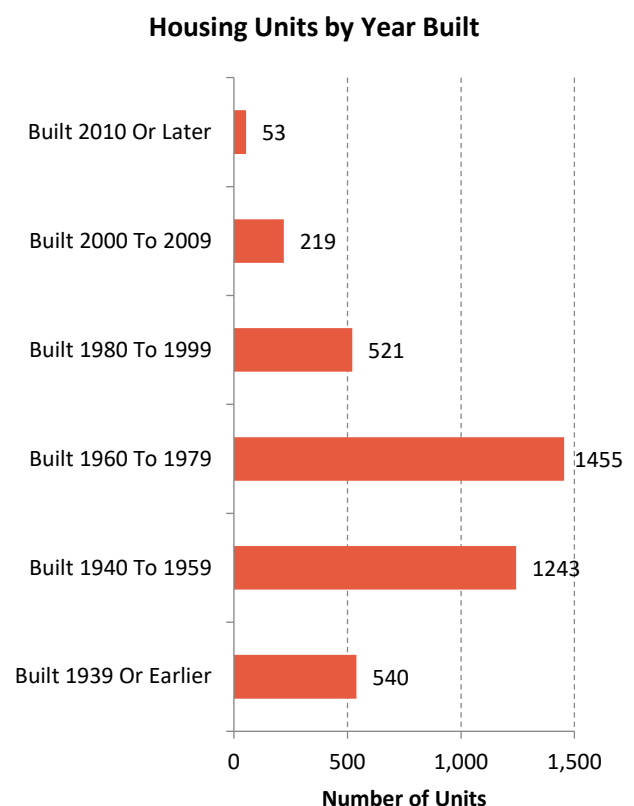


Figure 5.23: Housing Units by Year Unit

Housing Tenure in Hillsborough

The tenure distribution of a community’s housing stock (owner occupied versus renter occupied) influences several aspects of the local housing market. Homeownership can stabilize the housing market by allowing households to reside in the community in the long-term, however, a substantial share of housing available for rent is also advantageous in that it allows new residents to move into the community and enables more households to access housing who might not be able to otherwise. Tenure preferences are primarily related to household income, composition, and age of the householder. As a result, housing cost burden is far more prevalent among renters. Between 2015 and 2019, 3,389 (93%) of Hillsborough’s housing stock was owner-occupied, while 244 units (7%) were renter-occupied and has increased from 3,530 Owner Occupied households and 159 Renter Occupied households in 2000 (Figure 5.24: *Housing Tenure*). This rate of homeownership is substantially higher than the countywide rate (60% owner-occupied).

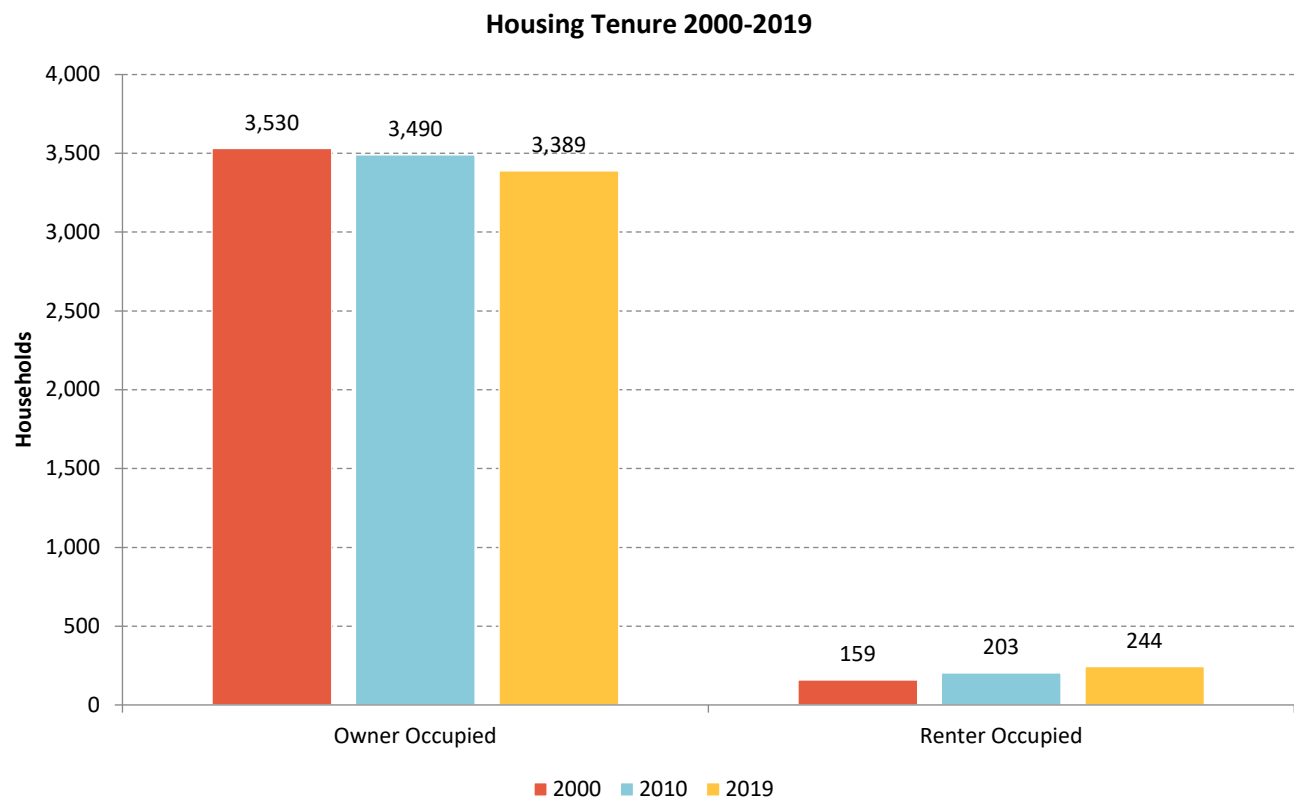


Figure 5.24: *Housing Tenure (2000-2019)*

Renter-occupied households were slightly larger than owner-occupied households in Hillsborough (*Figure 5.25: Tenure by Household Size*). Among those who rented their homes between 2015 and 2019, 68% lived in homes with 3 or more persons per household, compared to 51% for the owner-households.

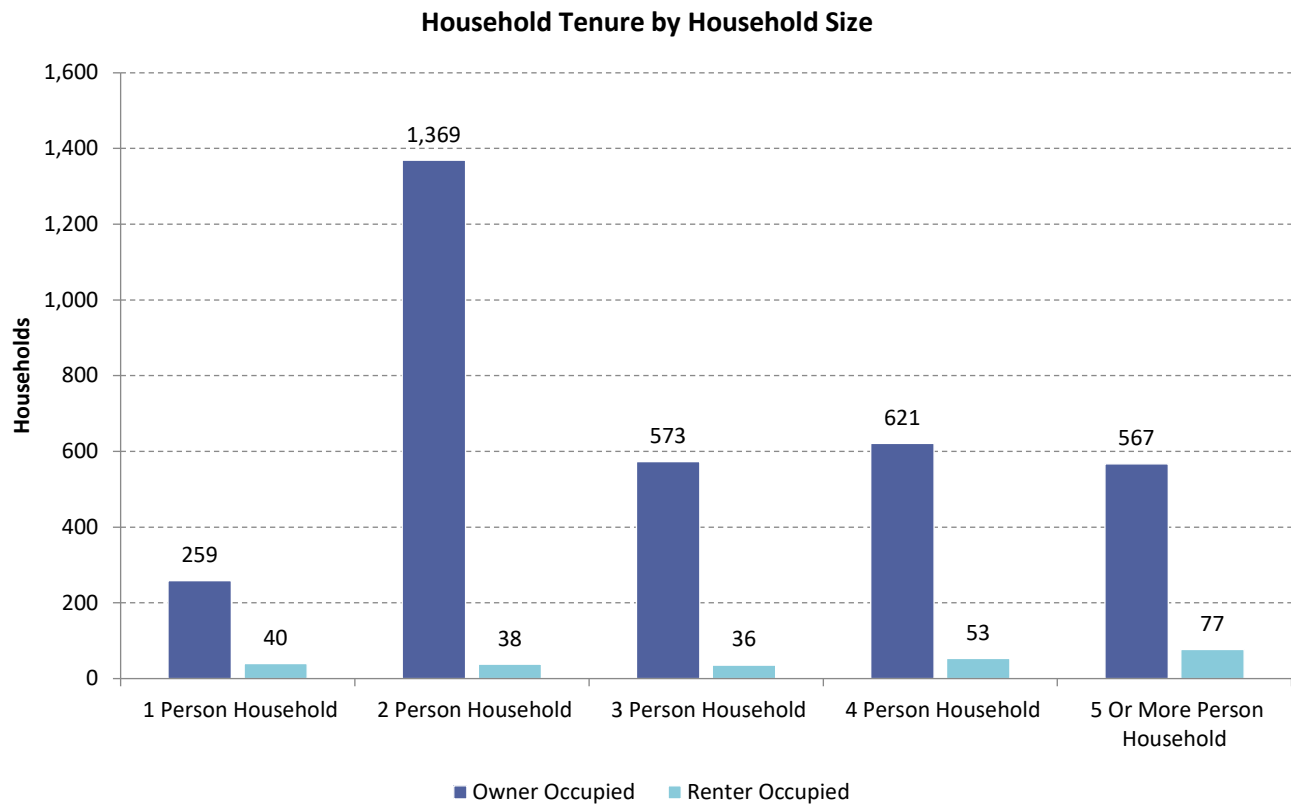


Figure 5.25: Household Tenure by Household Size

Housing Tenure by Race

Race and ethnicities show large differences in homeownership rates in the Bay Area, and nationwide due to differences in income and wealth and historic federal state and local land use and zoning policies. These policies have traditionally limited access to homeownership for communities of color, while enabling homeownership for white residents. They have also limited access to reside in certain communities. These disparities are still prevalent today as the resulting impacts from these policies are evident in our communities, despite many racially driven land use and zoning policies seizing, such as redlining.

In Hillsborough, 59% of Black households, 95% of Asian households, 79% of Latinx households and 93% of White households own their homes. Additionally, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements

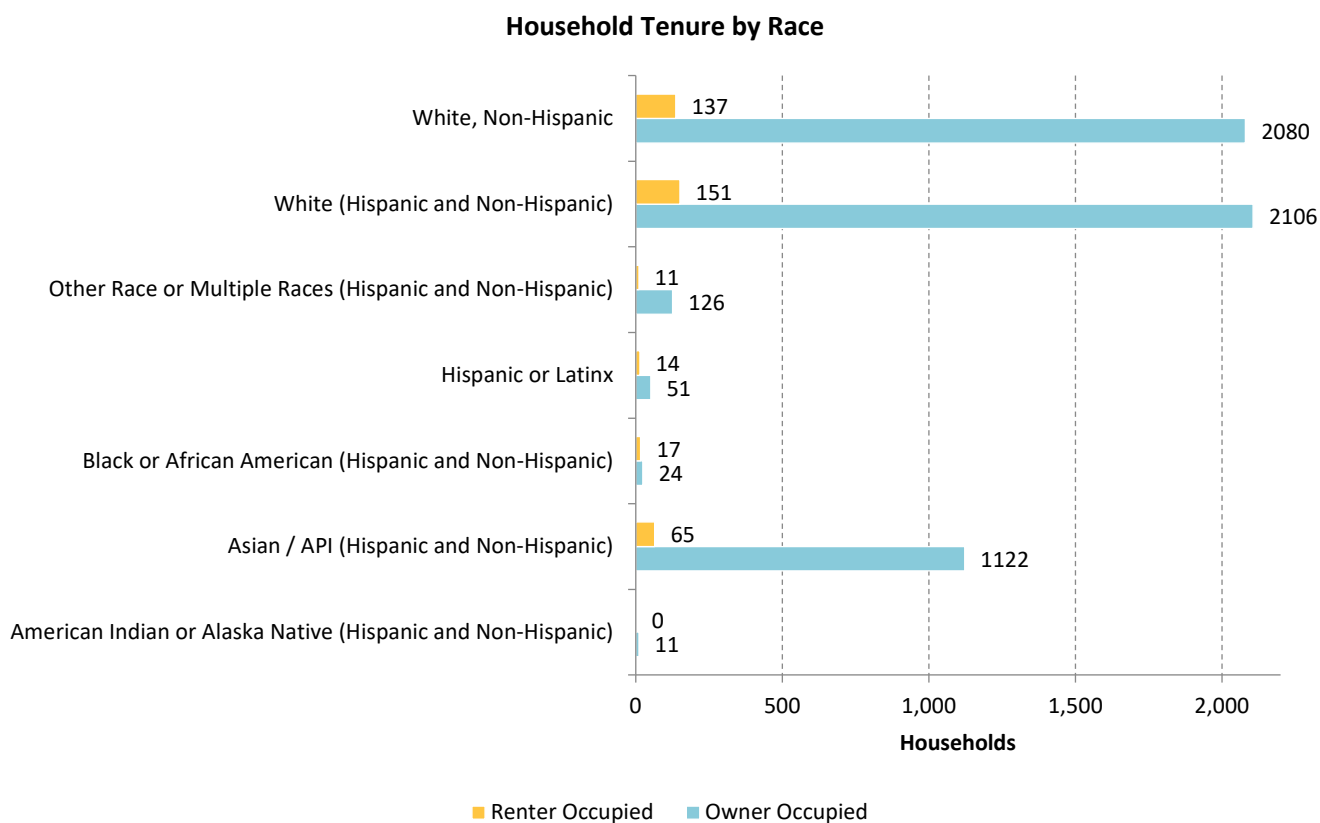


Figure 5.26: Household Tenure by Race

Housing Tenure by Age

Narrowing down the type of home ownership by age groups that occupy them can expose the housing needs of specific age cohorts. For example, due to the high cost of housing in the Bay Area, younger age groups may struggle with purchasing a home and are more likely to rent. Senior homeowners who are interested in downsizing may also struggle with the competitive and expensive housing market.

In Hillsborough, 72 renter occupied occupants are between the ages of 25 and 44 which makes up 13.4% of the total renter occupied households for that cohort. At the same time, 40 renter occupied occupants are in the 65+ cohort which makes up 3.2 % of the total households in this cohort.

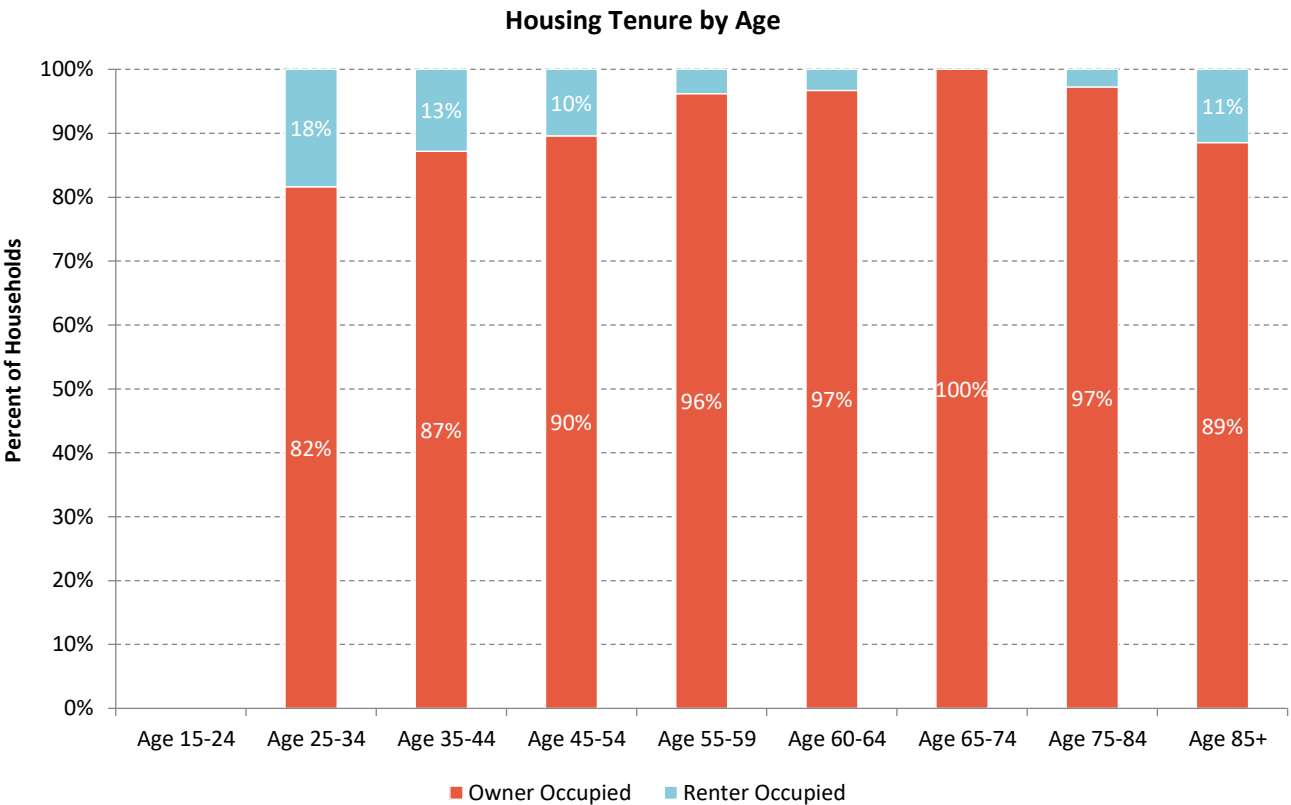


Figure 5.27: Household Tenure by Age

Housing Tenure by Year Moved to Current Residence

As inflation affects the housing market, analyzing the type of home ownership by the year occupants moved to their current residences can help understand housing needs for the next planning cycle.

The number of owner-occupied households has decreased from 925 households for residents who moved into their households before the year of 1989 which is 96% of total households for these years, to 107 owner occupied households for residents who moved into their households during the year of 2017 or later, which is 67% of total households during these years (*Figure 5.28: Year Moved to Current Residence*).

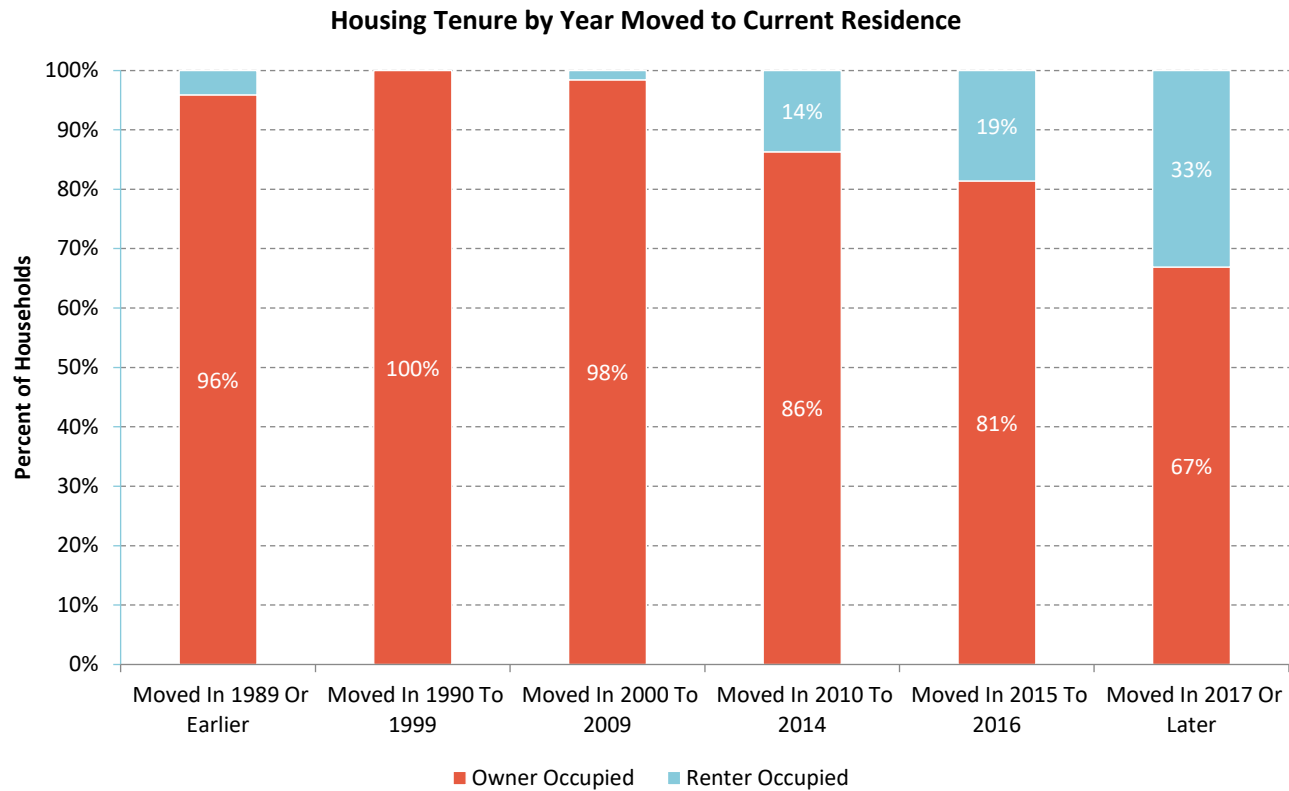


Figure 5.28: Household Tenure by Year Moved to Current Residence

Household income level by Tenure

There are large income gaps between homeowners and renters in the Bay Area region. The need for affordable housing exceeds the amount of housing available for low-income renters. In Hillsborough, the largest proportion of renters falls within the Greater than 100% of AMI income group with 195 renters. This number of renters reflects 74% of the total number of renters in Hillsborough. Consistently, the largest proportion of homeowners also falls in the Greater than 100% of AMI group with 2,679 homeowners. This number reflects 78% of the total number of homeowners in Hillsborough (*Figure 5.29: Household Income Level by Tenure*).

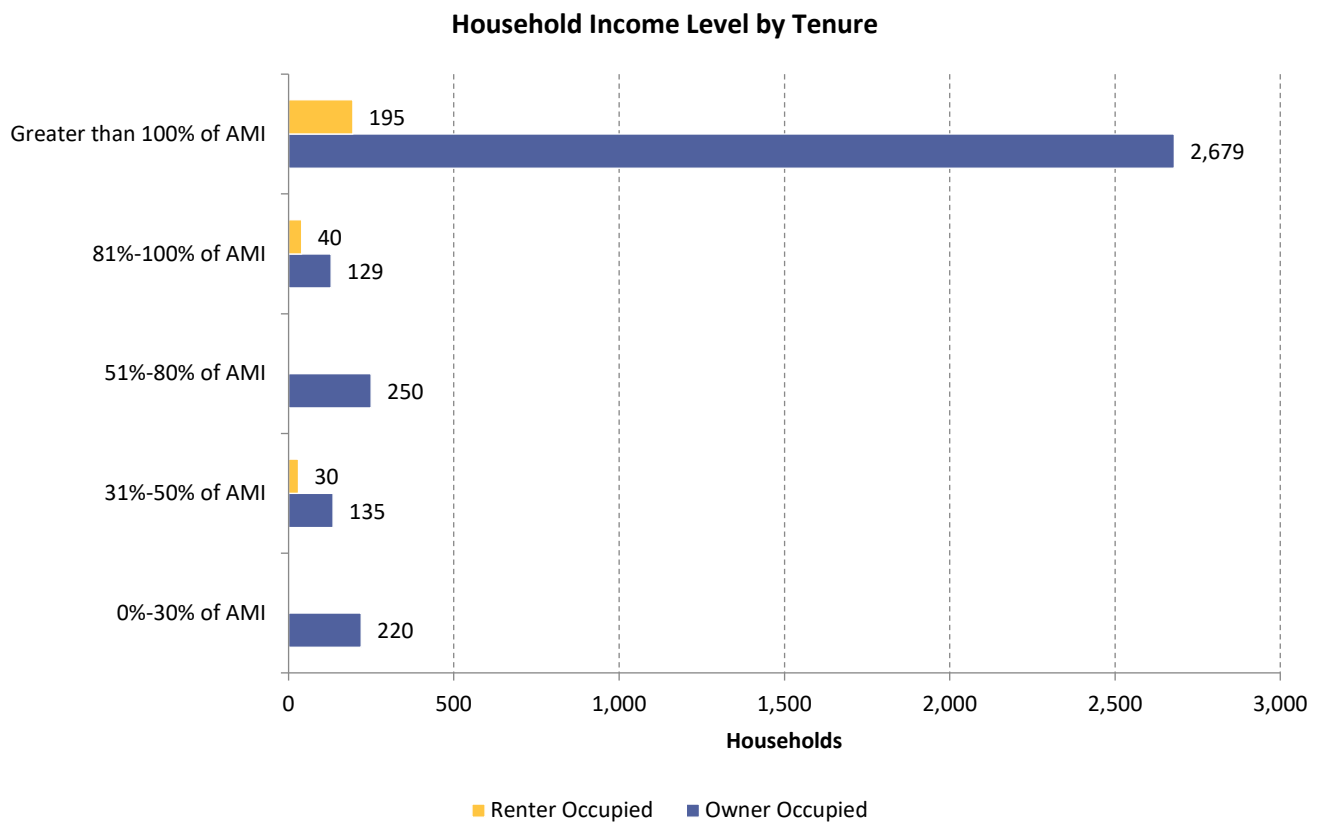


Figure 5.29: Household Income Level by Tenure

Housing Tenure by Housing Type

Single family residential households make up the majority of residential zoning in the Bay Area Region. In general, the cost of living in a detached single-family house is higher than multi-family residential units, and the capacity to house more community members decreases with the lack of density. In Hillsborough, 97% or 3,537 of the total 3,633 total households are detached single family homes. 93% of single-family residential units are owner-occupied while 54% of non-single-family housing units are owner occupied.

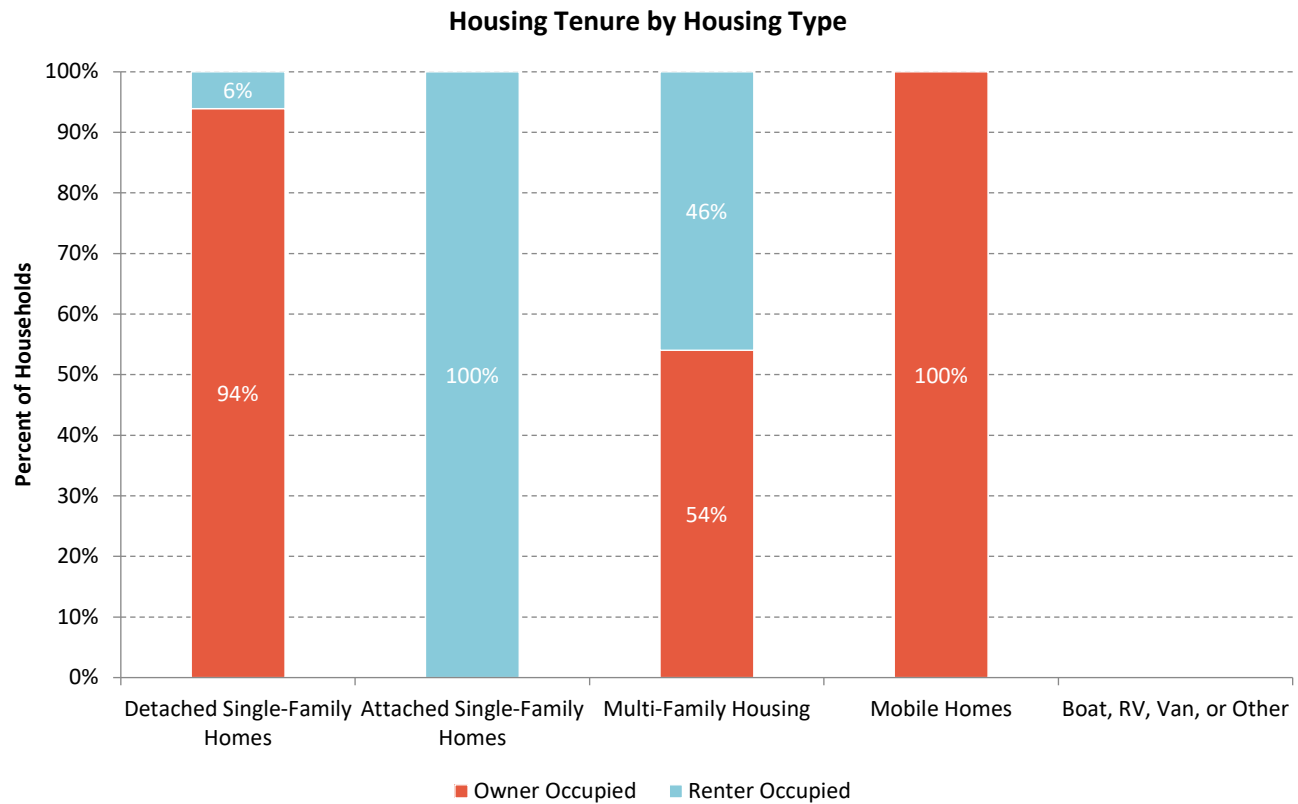


Figure 5.30: Household Tenure by Housing Type

Households by Displacement Risk and Tenure

As housing prices continue to rise paired with the slow pace of home building in the Bay Area, many low- and middle-income residents experience displacement. Displacement occurs when a community becomes too expensive for current residents to afford due to gentrification and they are forced out of their home neighborhood.

The University of California, Berkeley has mapped Bay Area neighborhoods by their vulnerability to gentrification. According to UC Berkeley, 0% of households in Hillsborough are in neighborhoods that are at risk of experiencing displacement or are currently experiencing displacement.

The Urban Displacement Project has mapped gentrification and displacement in the Bay Area and shows that Hillsborough shows no risk of gentrification or displacement and is mapped as stable/advanced exclusive housing.

Some neighborhoods in the Bay Area do not have housing affordability that caters to a diverse workforce. According to UC Berkeley, 100% of households live in neighborhoods that are exclusive to low-income households due to exclusive household costs.

In Hillsborough, 0% of owner occupied and renter occupied households are susceptible to or at risk of experiencing displacement, at risk of experiencing gentrification or are stable moderate/mixed income. At the same time, 100% of owner occupied and renter occupied households are at risk of experiencing exclusion (*Figure 5.31: Households by Displacement Risk and Tenure*).

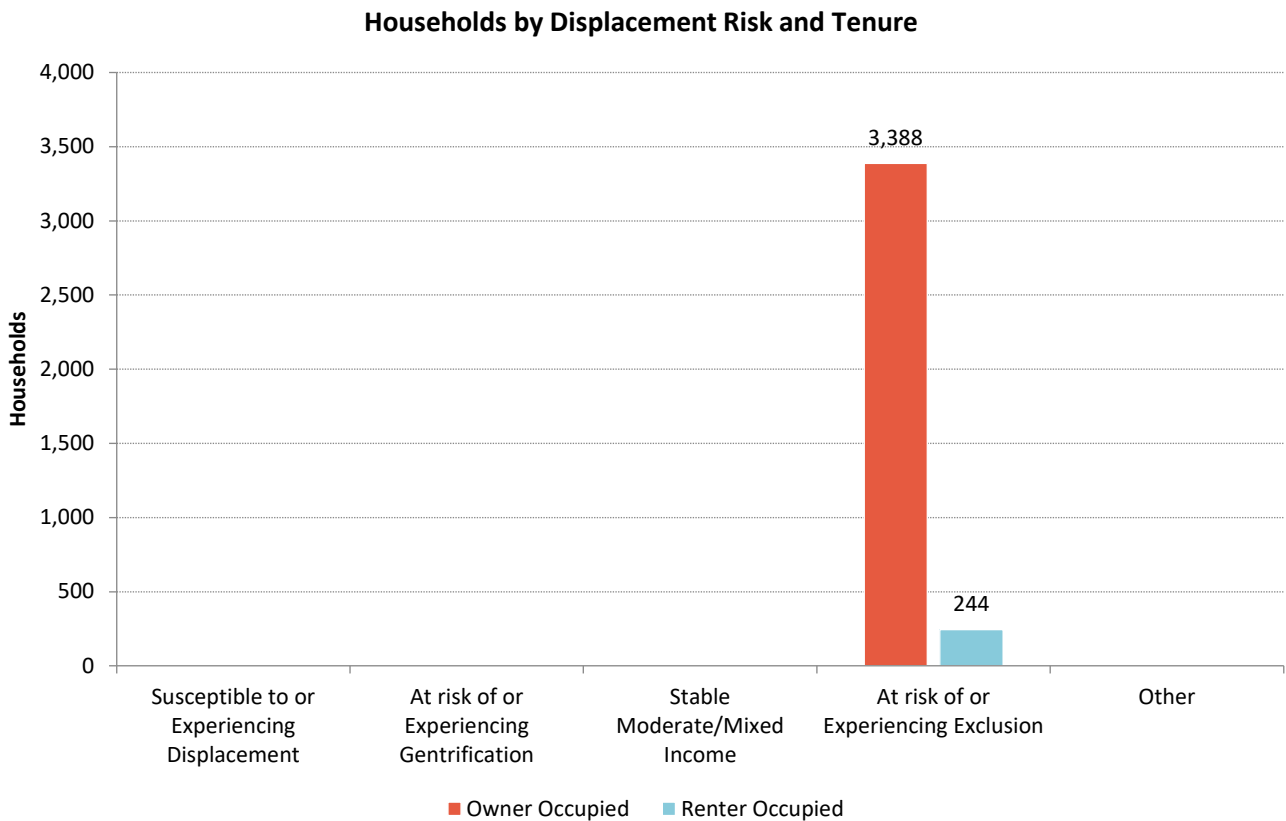


Figure 5.31: Households by Displacement Risk and Tenure

Housing Vacancy

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. Specifically, according to HCD, a vacancy rate of 1.5% for owner-occupied housing and 5% percent for rental housing are considered optimal to balance demand and supply for housing.

Vacancy rates in Hillsborough are higher than what is considered optimal for a healthy housing market. According to the 2015-2019 ACS, the overall vacancy rate in Hillsborough was 10%, which equates to 398 total vacant units. Specifically, the vacancy rate for owner-occupied housing was 6%, and for renter-occupied housing, 0%. Most of the vacant units in Hillsborough are homes for sale which makes up 50% of all vacant units. 27% are used as seasonal, recreational or occasional use homes while the remaining 23% are in the other category. The category “other” vacancy refers to vacant housing units that do not fall into one of the other categories, including housing held by a janitor or caretaker, or units held vacant for an owner’s personal reasons. In contrast, the current vacancy rate in the Bay Area region is estimated to be 6%.

When vacancy rates are too low, prices are often forced to go up, making it more difficult for low- and moderate-income households to find housing, increasing the incidence of overcrowding.

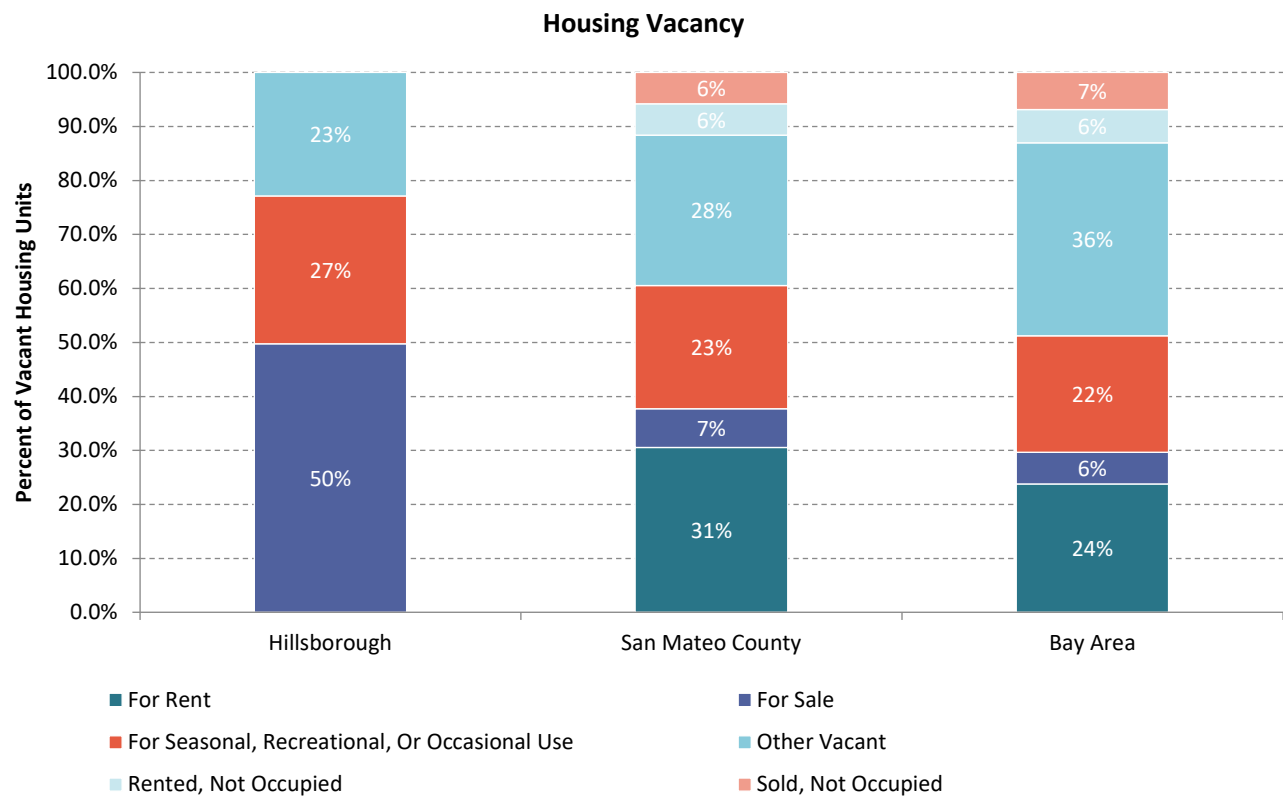


Figure 5.32: Housing Vacancy

Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of housing cost burden and overcrowding. The following summarizes the cost and affordability of the housing stock for Hillsborough residents (*Figure 5.33: Home Values of Owner-Occupied Units*).

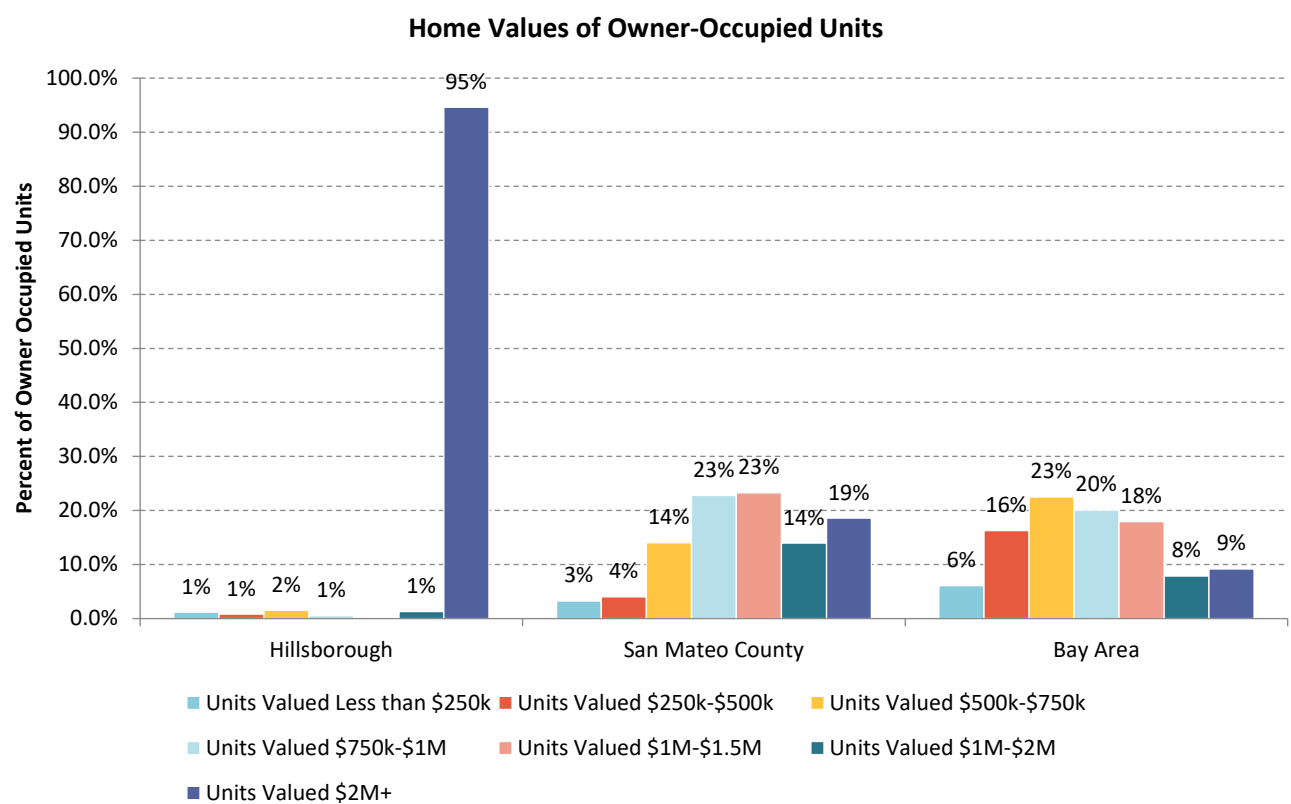


Figure 5.33: Home Values of Owner-Occupied Units

Homeownership Market

Hillsborough's home values are significantly higher than those in the region, with the average home estimated to cost \$4,571,825 by December 2020 according to Zillow and 95% of the housing stock valued at 2M+. In Contrast, the average home value in San Mateo County is estimated to be \$1,418,334 with the largest share of units valued \$1m-\$1.5m and the average home value in the Bay Area is estimated to be \$1,077,233 with the largest share of units valued \$500k-\$750k.

Between 2001 and 2020, average home value in Hillsborough increased 265%, a much higher percent increase compared to prices in San Mateo County and the Bay Area region.

The home sale market (*Figure 5.34: Home Asking Prices*) continues to rise in Hillsborough, as the as home values in the region have steadily increased since 2000, despite a dip during the great recession. The average home value in December of 2020 (\$4,571,825) is significantly higher than the average home value in December of 2012 (\$1,961,633) according to the Zillow Home Value Index (ZHVI).

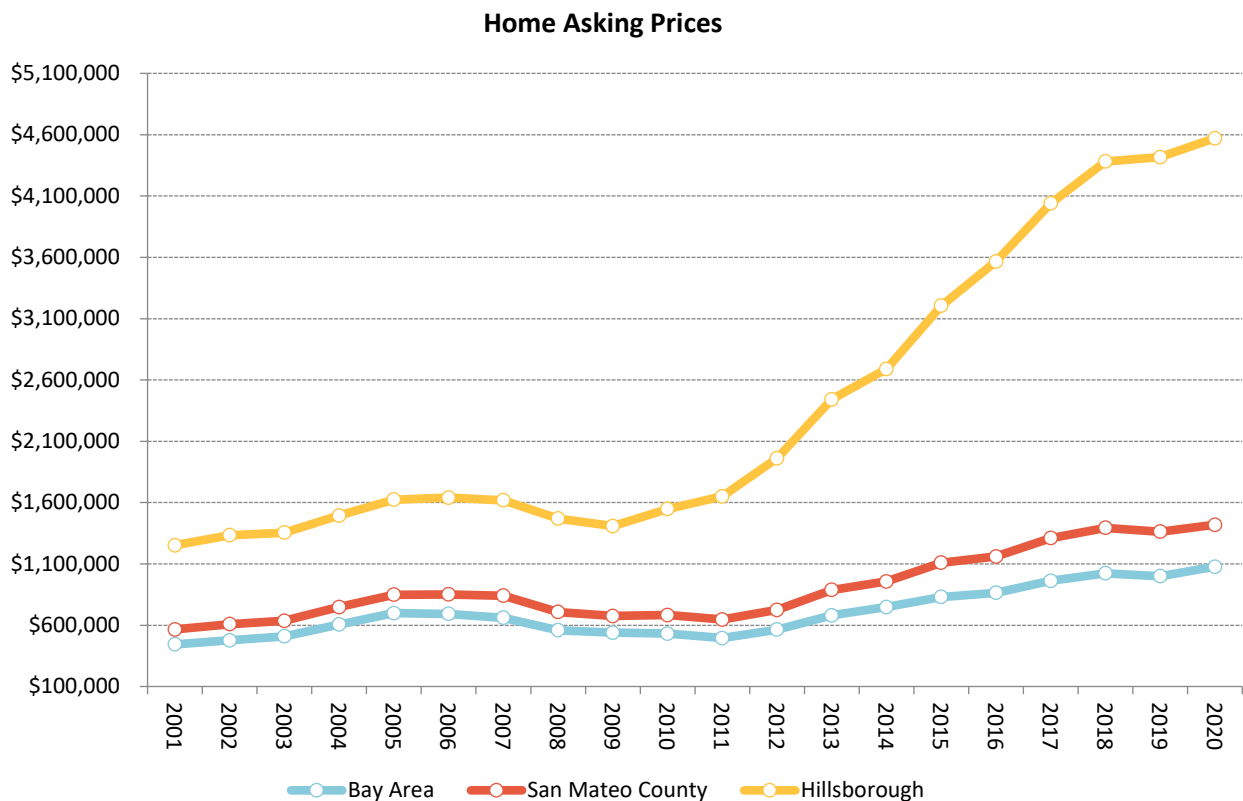


Figure 5.34: Home Asking Prices

Rental Market

While renter-occupied units comprise only about 6% of the housing stock in Hillsborough, it is still important to understand the rental market. Rental price information was collected for the 4 apartment complexes within the Town with units for rent, as detailed in Zillow data pulled in April 2022. At the time of this research, the median rent was \$3,200.

Consistent with recent increasing home values in the Bay Area Region, rent has also shown upward trends in the last couple of decades. This has resulted in displacement, evictions and renters being priced out before they can even move to an area, particularly communities of color. Many community members are subjected to living far from work, schools and community amenities and take long commutes to get there. Some move out of the region or even out of the State. Understanding rent trends in a community is important to determining a need for more affordable rental units to promote inclusivity. Including more housing where more community members can afford to live where they work will also create a more sustainable future as commute times and traffic will decrease significantly.

In Hillsborough, the largest portion of rental units cost \$3,000 or more per month, making up 42% of rental units. This is followed by rental units ranging from \$2,500-3,000 per month, making up 23% of rental units. San Mateo County also consists of mostly rental units at \$3,000 or more per month with 22% of rental units in this category, contrasting with the Bay Area as a whole, consisting of 23% of rental units in the \$1,500-2,000 category.

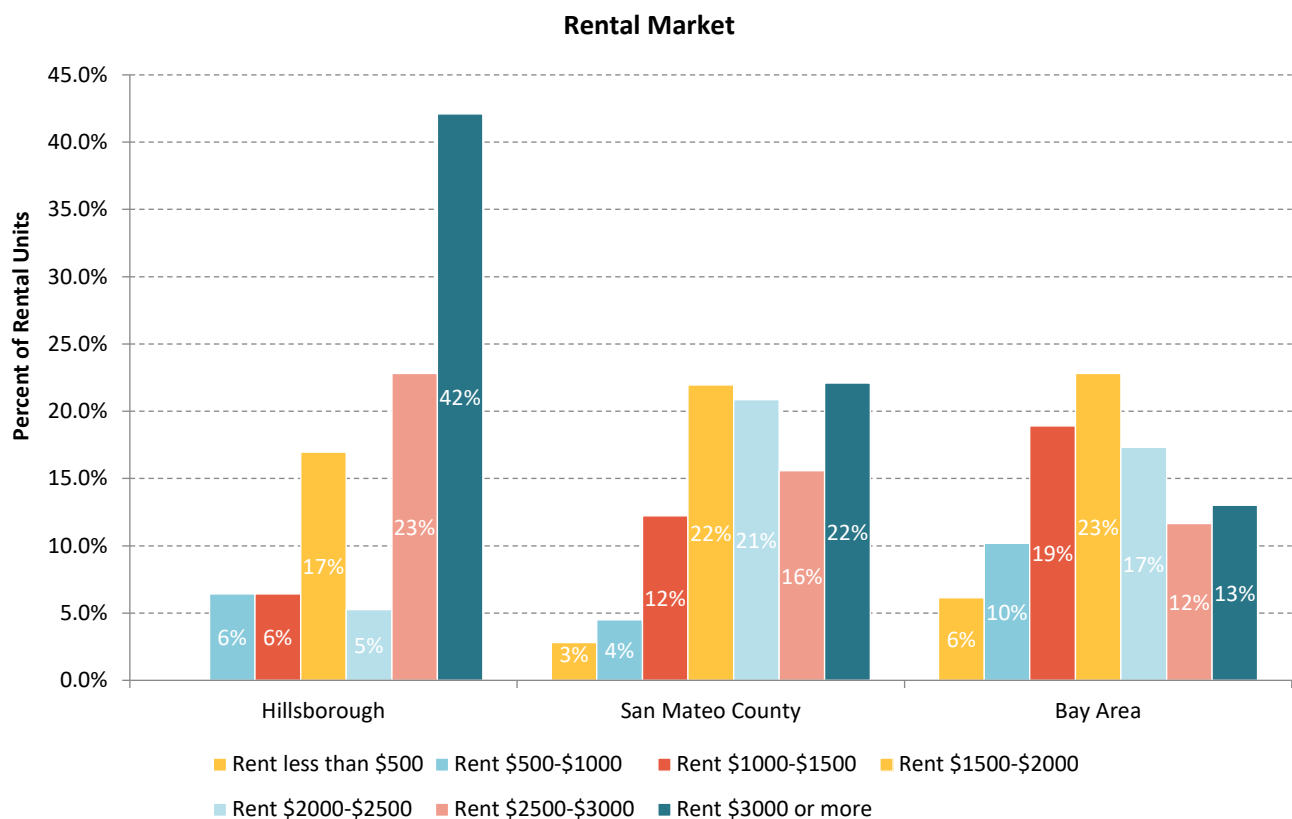


Figure 5.35: Rental Market

Housing Affordability By Household Income

While *Figure 5.35: Rental Rates* breaks down average rental price and the price range for rental units by size, the ACS also allows for the analysis of Hillsborough's 244 renter households (for which income data are available) by spending on rent by income bracket (dollar amounts). As one might expect, the general trend is that low-income households spend a higher share of income on housing (e.g. over 50%) while high-income households are more likely to spend under 20% of income on housing.

Housing affordability is dependent upon income and housing costs. Using set income guidelines, current housing affordability can be estimated. According to the HCD income guidelines for 2021, the Area Median Income (AMI) in San Mateo County was \$149,600 for a household of four. If the potential homebuyer has sufficient credit and down payment (10%) and spends no greater than 30% of their income on housing expenses (i.e. mortgage, taxes and insurance, the maximum affordable home price can be determined). Similar assumptions allow us to determine the maximum affordable rental rate for a given income level. Households in the lower end of each category can afford less by comparison than those at the upper end. The market-affordability of San Mateo County's housing stock for each income group is discussed below.

Extremely Low-Income Households

Extremely low-income households earn 30% or less of the AMI. The estimated maximum affordable rental payment ranges from \$959 per month for a one-person household to \$1,590 per month for a 6-person household apartment. The maximum affordable home purchase price for very low-income households ranges from \$130,009 for a one-person household to \$175,652 for a five-person household. Extremely low-income households generally cannot afford housing at market rate.

Very Low-Income Households

Very low-income households are classified as those earning 50% or less of the AMI. The estimated maximum affordable rental payment ranges from \$1,598 per month for a one-person household to \$2,650 per month for a family of five. The maximum affordable home purchase price for very low-income households ranges from \$63,950 for a one-person household to \$91,350 for a five-person household. Based on the rental data presented in Table CP-25: Apartment Rental Rates and Table CP-26: Housing Affordability matrix San Mateo County (2020), very low-income households of all sizes would be unlikely to secure adequately sized and affordable rental housing in San Mateo County.

Low-Income Households

Low-income households earn 51% to 80% of the County AMI. The estimated maximum home price a low-income household can afford ranges from \$233,862 for a one-person household to \$335,821 for a five-person household. Affordable rental rates for low-income households would range from \$2,558 for a one-person household to \$4,240 for a five-person household.

Low-income households could not afford adequately sized homes listed for-sale in August 2020. Despite a higher income, low-income households do not have a better chance in securing an adequately sized and affordable rental housing unit as rental units range from \$1,495-1,755 for one-bedroom units to \$2,750 for three-bedroom units and are out of the affordable rent price (*Figure 5.35: Rental Rates*).

Moderate-Income Households

Moderate income households earn up to 120% of the County AMI. The estimated maximum affordable home price for moderate income households ranges from \$290,392 for a one-person household to \$422,971 for a family of five. A moderate-income household can afford rental rates of \$3,141 to \$5,205 per month depending on household size.

Based on the rental and for-sale housing market data presented in *Figure 5.34: Home Asking Prices* and *Figure 5.35: Rental Rates*, moderate income households can afford to rent some of the apartments advertised in September 2020 but not purchase adequately sized homes. For example, asking prices for a four-bedroom home (an adequately sized home to avoid overcrowding) range from \$525,000 to \$1.3 million (*Figure 5.34: Home Asking Prices* (August 2020)). This far exceeds the affordable purchase price for large households. This table does include some single-family home and condo/townhome listings that meet the affordable price for large families, but do not have adequate rooms to avoid overcrowding.

Project-Based Rental Housing Assistance

Project-based rental housing assistance includes affordable housing that receives public subsidies in return for long-term affordability controls.

Housing Assisted Housing Inventory

The Town of Hillsborough has no project-based rental housing. However, according to a Housing Element Advisory Committee (HEAC) meeting on January 25, 2022, Town Staff responded to questions regarding meeting RHNA numbers and existing affordable units in Hillsborough and stated the Town has met all its Cycle 5 very low and low-income units through ADU's.

Evaluation of Preservation Options

State law requires that the Town identify, analyze, and propose programs to preserve existing affordable multifamily rental units that are eligible to convert to market rate rents due to termination of subsidy contracts, mortgage prepayment, or expiring deed restrictions during the 10-year period starting June 15, 2022. Consistent with State law, the following identifies publicly assisted housing units in Hillsborough and analyzes their potential to convert to market rate housing uses.

While 0 Publicly Assisted Affordable Housing units are at risk of conversion within 10 years of the start of the 6th Cycle planning period, from 2021 to 2029, the following analyzes two options to preserve affordable units at risk of conversion to market rents including:

- Monitoring Program to maintain the Town's affordable housing stock; and
- Provide an overview of the State's no net loss buffer of 20%

At-Risk Affordable Units

Existing housing that receives governmental assistance is often a significant source of affordable housing in many communities. Hillsborough has 0 publicly assisted housing developments.

Affordable Housing Monitoring Program

The first option for preserving affordable units is to replace the HUD rental vouchers given to each tenant or the payment subsidies given to each property owner. The cost of replacing subsidies depends on the fair market rent for the unit and the household income level of the tenant. Typically, the subsidy is the difference between what a household can afford to pay and fair market rent for the unit. Replacing the rental subsidies for senior housing- assuming all the units are occupied by very low-income households - would cost approximately \$62.5 million over 25 years. For family housing, the subsidy (assuming all units are occupied by low-income households) would be approximately \$24.6 million. Significant variation in these amounts is possible depending on the actual income level of the residents.

This option assumes the property owner accepts a subsidy that guarantees fair market rent. In some cases, property owners may decline. Although this subsidy would guarantee the long-term affordability of the unit, the cost could increase over time as market pressures push rents higher and require the Town to increase the rental subsidies. Generally, this option is a short-term fix to a long-term problem and is not considered a sustainable solution.

No Net Loss Buffer

The second option for preserving affordable units is to replace the affordable units by constructing new affordable units. This option would entail finding suitable sites, purchasing land, negotiating with a developer, and obtaining financing. The final cost depends on whether the builder must purchase land (or whether the Town can transfer the land at a subsidized price), and whether the Town or private developer's initial financial contribution can be leveraged with other funding sources.

Program Efforts to Preserve At-Risk Units

While there are currently no at-risk units in Hillsborough, the San Mateo County Housing Authority developed the following programs to address the preservation of assisted units. In 2016, the County created the Affordable Rental Acquisition and Preservation Program (ARAPP), a sub-fund within the Counties Affordable Housing Fund to authorize \$10 million from Measure K funding to acquire and preserve the affordability of existing affordable units in the County. However, as of March 30, 2019, there is zero funding available for ARAPP.

Estimates of Housing Needs

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Hillsborough. Based on CHAS, housing problems in Hillsborough include:

- Housing units built in 1979 or earlier;
- Rent and home values exceeding the Bay Area and San Mateo County housing averages;
- Housing cost burden, including utilities, exceeding 30% of gross income; or
- Senior households experiencing housing cost burden, exceeding 30% of gross income.

Disproportionate Needs

The types of problems vary according to household income, type, and tenure. Some highlights include:

- While older homes do not determine poor housing standards, the majority (80%) of housing units are built in 1979 or earlier.
- Nearly all (95%) of owner-occupied homes in Hillsborough are valued at \$2 million or more, which is 76% more than homes in San Mateo County (19%) worth \$2 million or more, and 86% more than homes in the Bay Area (9%) worth \$2 million or more.
- Almost half (42%) of renter-occupied units in Hillsborough have rents costing \$3,000 or more. This is 20% more than the renter-occupied units in San Mateo County with rents costing \$3,000 or more (22%), and 29% more than the renter-occupied units in the Bay Area with rents costing \$3,000 or more (13%).
- Out of the 1,405 seniors in Hillsborough, 295 seniors, or 20%, experience housing cost burden, where residents have 80% or less AMI and 30% or more of income is used for housing.

Opportunities for Energy Conservation

Hillsborough encourages its residents to become energy efficient, starting with their own homes.

The Town continues in its efforts to be a more sustainable community and has been a member of the International Council for Local Environmental Initiatives (ICLEI), Cities for Climate Protection for ## years. ICLEI works collaboratively with municipalities to reduce greenhouse gas emissions. Through this collaboration, the Town completed a greenhouse gas inventory of Hillsborough's residential, municipal, and solid waste sectors and their GHG emissions. The Council also established a Sustainable Hillsborough Task Force (SHTF, 2007). The SHTF comprises members of the public, building professionals, ADRB and Council Representatives, and staff. Armed with information from the GHG inventory, the SHTF identified and prioritized programs and policies to reduce GHG emissions, and prepared a comprehensive Sustainable Hillsborough Plan as a roadmap to sustainable programs and policies. The Plan has policies and programs that reduce energy consumption and costs, reduce greenhouse gas emissions (GHG), expand renewable energy, and reduce water consumption and other natural resources.

The Town of Hillsborough enforces current State standards for energy efficiency in new construction. All new construction must conform with the State of California's residential building standards for energy efficiency (Title 24 of the California Administrative Code). Title 24 Standards were established in 1978 to insure that all new construction meets a minimum level of energy efficiency standards. Title 24 is updated regularly.

Proposals for new houses and major additions in Hillsborough are required to be accompanied by a landscape plan, including a 2:1 replacement schedule for any trees requiring a permit to be removed (with some exceptions, as recommended by a certified arborist). In addition, a tree removal permit is required when trees greater than 36" in diameter are removed. The Town recognizes that homeowners can save up to 25 percent of a household's energy consumption for heating and cooling with the proper siting of trees to allow sun exposure in the winter and shade in the summer.

The Town has been a leader in sustainability in the Bay Area with its green policies and programs. In 1998, Hillsborough was the first San Mateo County jurisdiction to approve a "C&D policy" and an ordinance requiring the recycling and salvaging of construction and demolition materials. The ordinance, which requires approved Waste Reduction Plans for building and demolition projects prior to permit issuance, reduces the number of materials going to landfills and conserves energy through the reuse and recycling of materials. Town staff monitors and enforces the C&D Recycling Program¹⁴ which, since 2002, has annually diverted an estimated 73 percent of C&D materials from construction projects. The program emphasizes "deconstruction" and salvage to find the highest-and-best uses for materials removed from Hillsborough building sites.

Pacific Gas and Electric Company (PG&E), which supplies all of the electric and gas service to the Town, offers an assortment of programs that provide residents with the opportunity for energy conservation. The State Energy Commission also offers rebate programs and other programs for low income residents. As part of its recent broader sustainability initiatives, the Town of Hillsborough eliminated its \$500 solar fee and partnered with SolarCity to offer residents a Community Solar Program. The program—which operated from January 10 to April 10, 2009—was designed to educate the consumer and facilitate the transformation of Hillsborough to clean energy. To do so, the program coupled an outreach campaign with discounts and other techniques to incentivize solar adoption. In addition to exclusive discounts on purchased systems, homeowners had the option of leasing their solar systems for no upfront cost and a monthly lease fee. The results were an immediate reduction in residential energy utility bills and a shift toward a more sustainable community powered by clean energy.

6

**HOUSING
CONSTRAINTS**

Introduction

Statue requires that an update to a jurisdiction's Housing Element includes an assessment of housing constraints—specifically constraints to the production of housing for persons of all income levels and disabilities—as such an assessment might provide a basis for actions that local governments can take to offset such effects. The Town of Hillsborough is committed to supporting the development of adequate housing at all income levels, and in tandem with this commitment is the reality that various factors exist which constrain the development of such housing in the Bay Area. These factors can include governmental constraints (e.g., zoning and other similar development standards), and non-governmental constraints (e.g., the cost of development and the availability of readily developable land.)

Governmental Constraints

Land Use Constraints

Local ordinances and policies are intended to protect the health, safety, and general welfare of residents; however, it is necessary to periodically evaluate these ordinances and policies to ensure that they are accomplishing their intended purpose while not imposing a barrier to inclusive housing development.

General Plan

The Town of Hillsborough incorporated in 1910. One of the reasons that the founders of the Town originally decided to incorporate was to preserve the character of the community. This desire to preserve the character continues today. Hillsborough is a community that is proud of its low density and primarily single-family residential character. The Town of Hillsborough updated its General Plan in 2005. Even at that time, the plan indicated that the lack of available land as a constraint to housing development. Most of the town is developed to the density allowed by the General Plan. Development is further constrained due to limited land use categories. The General Plan's four basic land use designations include: Residential (R), Public Facilities and Services (PFS), Private Schools (PS), Open Space and Conservation (OSC), Private Recreational (PR).

Zoning Ordinance

The Town of Hillsborough is unique compared to other cities in California in that it consists mainly of low density single-family residential development, with a minimum lot size of ½ acre, with no commercial or industrial uses. The zoning ordinance is adopted to implement the goals, objectives, policies, and programs of the General Plan and to manage future growth and development in accordance with that plan. Priorities of the zoning ordinance include; conservation of natural resources, natural beauty, and significant environmental amenities of the town; preserving adequate light, air, privacy, and open space for each dwelling; and retaining the scale and character of existing residential neighborhoods.

The only non-residential uses within the Town are public facilities, parks and open space land, private and public schools, the Burlingame Country Club (BCC) and the Hillsborough Racquet Club. The zoning categories reflect the Town's low-density residential, large lot, single-family character. Commercial and industrial land uses are prohibited.

The development standards require large setbacks, restrictions on impervious/structural lot coverage ratios, and height limitations. The code requires a minimum net lot area of ½ acre (21,780 square feet) and a minimum continuous street frontage for each lot of 150 feet. This regulation limits the number of lots that qualify for a subdivision. The potential development on vacant lots is limited by the maximum allowed density of one single-family dwelling per ½ acre.

The Town has seen an increase in the development of accessory dwelling and junior accessory dwelling units (ADUs/JADUs) with an average of 64 building permits issued per year in recent years. The Town has established three tiers of review for ADUs; ministerial review, ADU Permit Review, and an ADU Exception Review. The ministerial review is consistent with State Law, for ADUs that are limited to 800 square feet of floor area, 16 feet in height, and setbacks of 4 feet or more. The ADU Permit Review is for ADUs that exceed the limitations of the ministerial review in terms of square footage, height, and/or setbacks, but comply with all of the objective standards outlined in HMC Section 17.52. The ADU Exception Review is for An ADU or JADU that does not comply with every applicable standard in Section 17.52.020. The applicant may opt into the exception review and request a discretionary design review of the ADU or JADU.

Hillside Development Standards

The potential for new units is also limited by the Town's "Hillside Development Standard." In order to retain the scenic quality of hillsides and reduce the hazards to persons and property from erosion and landslides, allowable density is reduced on a sliding-scale basis for sites with slopes greater than 10 percent according to the degree of slope. This scale ranges from 2 units per acre on slopes of less than 10 percent to 0.5 units per acre on slopes greater than 40 percent. While technically this is a constraint, given the erosion and landslide hazard on steeply sloped sites no changes to the Zoning ordinance are proposed at this time.

On- and Off-site Improvements

Hillsborough does not require sidewalks; however, for new construction and substantial remodeling (50% of the existing structure or more), the Town requires the installation of a parking strip along the street frontage. All streets within the subdivision and one-half of the width of streets adjacent to the subdivision are the responsibility of the developer. Developers are also required to provide water and sewer connections and storm drainage facilities. Slope stabilization measures are required for new construction on all sites with slope gradients above 10 percent. While technically these requirements may be considered constraints as there are development costs associated with the provision of these required improvements, the improvements are necessary to ensure safe and sanitary housing and are generally required in all other cities in San Mateo County. They are noted here as affecting development, but are not viewed as a local governmental constraint for the purposes of this analysis.

Permit Processing Times

Housing is developed in Hillsborough through the subdivision of larger parcels, construction of individual houses on existing lots (both replacement of older homes, additions to existing homes, and net-new homes), and construction of accessory dwelling units and junior accessory dwelling units. Planning review for land use entitlement and Building review to ensure that all pertinent life/health/safety codes are met for the structure(s) can be obtained on average in approximately six to nine months. If an applicant proposes to create new lots via the subdivision process this timeline is extended depending on the scope and complexity of the subdivision. Obtaining approval of a subdivision map requires on average four to six months, and, if required, an Environmental Impact Report often takes up to a year. The Town processes subdivisions and building permits as efficiently as possible and continually reviews processes and procedures to enhance permit streamlining wherever feasible.

The Building & Planning Department of the Town of Hillsborough has implemented permit streamlining processes for ministerial reviews of accessory dwelling units, which do not require discretionary planning review, and SB 9 applications, in an effort to encourage the development of smaller, more affordable units. The Town is in the process of updating its permit applications to ensure consistency with The Housing Crisis Act of 2019 (SB 330), and has entered into contract with a permit tracking software vendor to update its permit application tracking software. This cloud-based update will be complete in early 2023, allowing for 24/7 permit applications and payment of fees for both Planning and Building permit applications. Like all jurisdictions in California, the Town is subject to the Subdivision Map Act and California Environmental Quality Act (CEQA), and as such, must adhere to the statutory timelines outlined in the Act, regardless of impacts to the timeline for review of housing development projects, or additional costs. As such, these impacts are out of the control of the Town. They are noted here as affecting development, but are not viewed as a local governmental constraint for the purposes of this analysis. Requirements under SB 35 are not currently applicable in Hillsborough, as the Town has issued building permits exceeding its RHNA 5 allocation.

Pollutant Discharge

The federal government, under the 1974 Clean Water Act, implemented the National Pollutant Discharge Elimination System (NPDES), a permit system regulating water discharge. Local jurisdictions are responsible for obtaining a permit and for enacting implementation measures to maintain compliance with the permit.

Like all jurisdictions in California, the Town is subject to the Clean Water Act and the related NPDES permit, regardless of impacts to the timeline for review of housing development projects, or additional costs. As such, these impacts are out of the control of the Town. They are noted here as affecting development, but are not viewed as a local governmental constraint for the purposes of this analysis. In an effort to expedite the process as much as possible, the County of San Mateo and all 20 county jurisdictions have joined together to have NPDES permits issued to the City/County Association of Governments (C/CAG). Permit regulations can significantly limit the developable area of any given parcel and may also increase the costs of residential development.

Codes and Enforcement

Hillsborough regularly adopts the latest edition of the California Building Code (CBC) to ensure the health and safety of residents of newly constructed housing, most recently in December 2022. The Town enforces the building code through its Building Division, ensuring that all new residences, additions, accessory structures, etc., meet current construction and safety standards. Inspections and approvals are completed promptly and do not add unnecessary delays in the construction of new housing.

The Town has a dedicated code enforcement officer, who works closely with the Building Division on any land use or construction enforcement. Additionally, the Town has a construction inspection program to monitor active construction sites and respond to complaints and violations related to noise, construction activity without a Building Permit, and parking of construction vehicles. The code enforcement program does not pose a constraint to housing development, maintenance or the supply and affordability of housing. Like all jurisdictions in California, the Town is subject to the CBC, regardless of impacts to the timeline for review of housing development projects, or additional costs. As such, these impacts are out of the control of the Town. They are noted here as affecting development, but are not viewed as a local governmental constraint for the purposes of this analysis.

Fees

Local governments typically assess a variety of different types of residential development fees. These include planning application fees, building permit and related fees, and capital facilities fees. Fees are intended only to recover costs to the Town for the review of development applications, and are not a profit-generating venture.

Residential planning and building fees are broadly required by all jurisdictions in San Mateo County, and most jurisdictions throughout the state. In general, the data suggests that jurisdiction-imposed fees represent a small percentage of the overall cost to develop new housing. The availability and cost of housing is strongly influenced by market factors over which local government has little or no control. They are noted here as affecting development, but are not viewed as a significant governmental constraint.

Table 6.1 (below) compares fees for construction of new single-family homes with fees in other San Mateo County cities for which data was available in 2021. Hillsborough's fees are in the middle of the range.

Impact Fees Charged	Jurisdictions	Number of Jxs
Traffic/Transportation	East Palo Alto, Half Moon Bay, Pacifica, Redwood City, San Mateo City, South San Francisco, Unincorporated San Mateo, Woodside	8
Schools	Brisbane, Daly City, Foster City, Hillsborough, Millbrae, South San Francisco, Woodside	7
Water/Sewer/Stormwater	Burlingame, East Palo Alto, Half Moon Bay, Pacifica, Redwood City, San Mateo City, South San Francisco	7
Parks	Brisbane, East Palo Alto, Half Moon Bay, Pacifica, Redwood City, San Mateo City, South San Francisco	7
Public Facilities/Capital Improvements	Burlingame, East Palo Alto, Half Moon Bay, Pacifica	4
In-Lieu/Affordable Housing	Burlingame, Redwood City, Unincorporated San Mateo	3
Development	Colma, Millbrae, San Bruno	3
Childcare	San Mateo City, South San Francisco	2
Public Art	San Mateo City	1
Public Safety	South San Francisco	1
Library	South San Francisco	1
AB	Daly City	1

Reasonable Accommodation

Housing that is accessible to people with disabilities has been identified as a special housing need in the town's housing element since 2002. Chapter 17.42 of the Hillsborough Municipal Code entitled "Reasonable Housing Under the Fair Housing Acts" provides reasonable accommodation to people with disabilities, and complies with the Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act in the application of the Town's zoning, land use laws, regulations, rules, standards, policies, procedures, and practices.

A request for reasonable accommodation may include a request for modification or exception to the application of the town's zoning, regulations, rules, standards, policies, procedures, practices, and other land use rules such as; for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of that person's choice.

Requests for reasonable accommodation are submitted to the city planner and no fee is required for submitting a letter of request or for filing an appeal. The city planner will review the request and make a written determination within 45 days after receipt. The Town has a clearly defined process outlined in the Hillsborough Municipal Code with an expedited timeline and no fees assessed.

Residential Uses

The Municipal Code defines "residential purposes" as those including the use of the home for food and shelter and as a social institution for the private, religious, educational, cultural, and recreational advantages of the family.

The Town does not limit the number of unrelated individuals who reside in a residence. The Town defines "family" as a single house-keeping unit, which is the use of a dwelling unit by its residents where the use has the following characteristics:

1. The residents have established ties and familiarity and interact with each other.
2. Membership in the single housekeeping unit is fairly stable as opposed to transient or temporary.
3. Residents share meals, household activities, expenses, and responsibilities.
4. All adult residents have chosen to jointly occupy the entire premises of the dwelling unit, and they each have access to all common areas.
5. If the dwelling unit is rented, all adult residents are named on and party to a single written lease that gives them each joint use and responsibility for the premises.
6. Membership of the household is determined by the residents, not by a landlord, property manager, or other third party.
7. The residential activities of the household are conducted on a nonprofit basis.
8. Residents do not have separate entrances nor do they have separate food-storage facilities, such as separate refrigerators or food-prep areas.

Residential Care Facilities

The Town allows for Residential Care Facilities for the elderly in a single-family dwelling, to the extent mandated by California Health and Safety Code Section 1569.85, as well as Transitional and Supportive Housing as defined respectively in California Health and Safety Code Sections 50675.2(h) and 50675.14(b). Such facilities shall meet all requirements of the Hillsborough Municipal Code, including but not limited to parking, relating to single-family residences.

Short Term Rentals

The Town prohibits short term rentals. "Short-term rental" means the use of any residential building, or of any portion of a residential building, to provide lodging for fewer than thirty days in exchange for compensation. Short term rentals are most commonly offered and rented through online hosting platforms such as Airbnb, VRBO, and HomeAway. The Town found short term rentals to reduce availability of rental units for local residents and not in keeping with the character of the town, as a short-term rental is a type of transitory lodging.

Accessory Dwelling Units

Accessory dwelling units (ADUs) can be an important source of affordable housing since they are smaller and do not have direct land acquisition costs. ADU development expands housing opportunities for very low-, low-, and moderate-income households by increasing the number of rental units available within existing neighborhoods. The Town last updated its ADU ordinance in December 2021; and now has an up-to-date ordinance considered compliant with Government Code Section 65852.2. Zoning ordinance updates designed to further encourage development of ADUs are included in the Housing Plan section of the Draft Housing Element.

Non-governmental Constraints

Land Availability and Land Cost

For over 100 years, San Mateo County in general and Hillsborough in particular have been a highly desirable place to live. People from all over the world are drawn to the character of Hillsborough, including its tranquil, rural atmosphere, its award-winning public schools, and its financial stability. The result is a high demand for Hillsborough residences, with land and housing prices pushed beyond what would be generated from local pressures alone. When adding the combination of these factors to the already cost-burdened San Francisco Bay Area, it becomes exceedingly challenging for very-low, low- and moderate-income households to afford housing in Hillsborough, and challenging for the town to provide housing at a variety of income levels.

Land costs include acquisition and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in small developments or in areas where land is scarce. The median sale price of single family dwellings in Hillsborough is on average approximately \$6.42 million or \$1,632 per square foot. The cost for a vacant lot in Hillsborough averages approximately \$4,330,000, the equivalent of approximately \$3,700,000 per acre. These estimated land costs are based upon a review of non-vacant residential and vacant land sales on Zillow.com from 2019-2022. The information obtained shows five vacant lots sold in the past three years, and only two vacant lots currently for sale.

Environmental Constraints

Land use in town is further restricted by the steep terrain. Construction on steep hillsides requires careful siting to ensure safety and prevent soil erosion, limiting the number of dwellings that can be built and increasing their cost. In parts of Hillsborough, storm drainage problems can be a constraint to housing development, as development increases the impervious surface and limits absorption of storm waters, increasing runoff. Some areas of Hillsborough drain into areas served by City of San Mateo, Burlingame, and San Mateo County drainage facilities or unregulated private systems. Development in these areas requires the cooperation of the Town, San Mateo County, adjacent jurisdictions and individual homeowners.

Because of the combination of steep slopes and abundant vegetation in Hillsborough, wildfires may threaten residences. The Central County Fire Department reviews plans for all new buildings and major additions to ensure the construction complies with fire access requirements and make recommendations for modifications to reduce fire hazards. All new homes are required to have Class-A fire resistant roofs and fire sprinklers.

Construction Costs

Construction costs are one of the major cost factors with residential development. Construction cost is determined primarily by the cost of labor and materials, which are relative to complexity and desired quality of the project. The price paid for material and labor at any one time will reflect short-term considerations of supply and demand and unilaterally impact construction in a region and therefore do not deter housing construction in any specific community. According to data from the California Construction Cost Index, hard construction costs in California grew by 44 percent between 2014 and 2018, or an additional \$80 per square foot. The quality of materials, type of amenities, labor costs and the quality of building materials will affect the construction costs for a new home.

The steep terrain in Hillsborough increases the costs of construction, as engineering for hillside development & foundations, construction of retaining walls, and the grading necessary for access roads, all drive up the cost of building in Hillsborough. The increased challenges of building in Hillsborough ensure that, housing in Hillsborough will be very expensive, regardless of any potential governmental constraints.

Financing

Financing is needed at three stages of the housing construction process:

1. **Predevelopment.** The developer must have financing to purchase the land and pay for planning, architecture, engineering, and holding the land (carrying costs) during the approval process.
2. **Construction.** The builder needs financing to pay for the costs of labor and materials.
3. **Purchase.** The homebuyer usually needs mortgage financing to purchase the completed dwelling.

Currently, interest rates for homebuyers are high. Interest rates substantially impact home construction, purchase, and improvement costs. The availability of financing and the rate of interest can greatly affect the ability of developers and builders to produce housing and of consumers to purchase it. The economic fluctuations of recent years have caused caution among lenders and may have lasting effects through this Housing Element planning period. The cost of construction is exacerbated in areas like Hillsborough with difficult building conditions because developers incur substantially higher predevelopment costs.

7

HOUSING
RESOURCES

Number of Units and Growth

In 2020, there were 4,091 housing units in Hillsborough, an increase of 179 units from the 3,912 in 2010. Of the 4,091 housing units, 3,633 were occupied and 398 were vacant. Of the 3,633 occupied households, 244 were renters and 3,389 were owners. *Table 7.1* below shows housing stock characteristics in Hillsborough by tenure.

Table 7.1: Owners and Renters						
	2000		2010		2020	
	Number	Percent	Number	Percent	Number	Percent
Owner	3,530	96%	3523	97%	3,389	93%
Renter	159	4%	127	3%	244	7%
Total	3,689	1	3,650	100%	3,633	100%

Rate of Construction

Table 7.2 summarizes new construction, demolition, and accessory dwelling units (ADUs) from 2017-2021.

Table 7.2: Housing Unit Construction					
Year	Constructed Single Family Units	Teardowns	Net New SFR	ADU's	Total New Units
2017	14	0	14	4	18
2018	3	0	3	16	19
2019	4	0	4	19	23
2020	3	0	3	22	25
2021	0	0	0	64	64
Total	24	0	24	125	149

The table above shows that Hillsborough has seen an average of 29.8 net new units per year since 2017. After the adoption of the Housing Element in 2014 and the Town's ADU ordinance (amended in 2021), the construction of ADUs jumped from an average of 21.25 per year to 64 ADUs built in 2021. From 2021-2022, ADU construction averaged approximately 65 units per year.

Availability of Utility Services

Water and sewer services are available for the number of housing units contemplated by the RHNA; however, developers may be required to fund any needed capacity increases. Land use and development in Hillsborough are restricted by the steep terrain. The terrain separates the town into northern and southern halves, which are served by two different sewer districts. A potential concern, but one which is not a constraint on development, relates to the capacity to handle wet weather flow within the northern half of the town—flow that is treated by the Cities of Burlingame and San Mateo sewage treatment plants. Infrastructure is adequate and is not a problem.

Financial Resources

Without retail sales and transient occupancy taxes, the Town's budget operates mainly from property tax revenues, and has only limited funds for housing assistance. During the 2015-2022 planning period, the Town's total contribution over \$107,200 to HEART of San Mateo County, HIP Housing, LifeMoves, Innvision Shelter Network, and the Human Investment Project. The Town does not receive direct federal housing assistance (such as CDBG and Emergency Shelter Grants). However, the Town has an administrative agreement with the County, which receives such funds for smaller jurisdictions like Hillsborough. If opportunities are found to create lower cost housing or shelter, the Town could work with the County to access federal financial construction assistance.

There are a variety of potential funding sources available for housing activities in Hillsborough. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, a variety of funding sources may be required. The following list summarizes potential funding sources that are available for housing activities in Hillsborough. They are divided into three categories: federal, state, and local (County and Town resources).

Federal Programs

Low Income Housing Tax Credit

The federal low-income housing tax credit is the principal source of federal funding for the construction and rehabilitation of affordable rental homes. The tax credits are a dollar-for-dollar credit against federal tax liability. Although the LIHTC is a federal program, it is administered principally through state housing finance agencies.

Community Development Block Grant (CDBG)

The CDBG Program provides funds for new construction, housing acquisition, housing programs, housing rehabilitation, public services, community facilities, economic development, and public works. CDBG activities are initiated and developed at the local level and are based on a community's needs.

HOME Investment Partnership Programs (HOME)

The HOME Program provides formula grants to cities, counties, and states for building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.

Section 811

HUD provides funding towards the development and subsidizing supportive rental housing for very low- and extremely low-income adults with disabilities. This allows persons with disabilities live as independently as possible through affordable housing and the appropriate supportive services.

Section 202

HUD provides grants to non-profit developers of supportive housing for very low-income elderly persons and provides rent subsidies for these housing projects to help make them affordable.

Mortgage Credit Certificate

The Mortgage Credit Certificate program makes federal income tax credits available to low-income first-time homebuyers to purchase housing. The County makes certificates available through participating lenders.

State Programs

CalHome Program

The CalHome program supports existing low- and very low-income households to become or remain homeowners. The program provides grants and/or loans to fund local public agencies, nonprofit corporations, and federally Recognized and Special Government entities for first-time homebuyer mortgage assistance, owner-occupied rehabilitation assistance, technical assistance for self-help housing projects, technical assistance for shared housing programs, accessory dwelling unit/junior accessory dwelling unit assistance and homeownership development project loans.

Infill Incentive Grant (IIG) Program

The IIG Program provides funding for capital improvement projects necessary to facilitate the development of a Qualifying Infill Project or a Qualifying Infill Area.

Local Housing Trust Fund Program (LHTF)

The LHTF program helps finance local and regional housing trust funds dedicated to the creation, rehabilitation or preservation of affordable, transitional housing, and emergency shelters. The program provides matching grants (dollar-for-dollar) to LHTFs that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs approved activities include loans for multi-family rental housing projects with units restricted for at least 55 years. No more than 20 percent of each allocation may assist moderate-income households, and at least 30 percent of each allocation must assist extremely low-income households.

Multifamily Housing Program (MHP)

The purpose of the MHP is to provide loans to individuals, public agencies, or private entities to for the development, rehabilitation and preservation, or acquisition and rehabilitation of permanent and transitional rental housing, and the conversion of nonresidential structures to rental housing, for lower income households. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9 percent federal low-income housing tax credits. Eligible applicants (including local public entities, for-profit and nonprofit corporations, limited equity housing cooperatives, individuals, Indian reservations and Rancherias, and limited partnerships) must have successfully developed at least one affordable housing project.

SB 2/LEAP Grants

SB 2 funds are available as planning grants to local jurisdictions to increase the supply of affordable housing. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG).

CalHFA Homebuyer's Down Payment Assistance Program

The CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.

Local Programs

San Mateo County Affordable Housing Fund

AHF 9.0 was released in June of 2021, making over \$50 million available in Measure K, State HHC, MHSA, and other funds for the construction of new multifamily affordable rental housing projects, multifamily re-syndication-rehabilitation projects for existing deed-restricted multifamily affordable rental housing developments, and new construction affordable homeownership projects.

Housing Endowment and Regional Trust of San Mateo County (HEART):

HEART was founded in 2003 as a public/private partnership among the San Mateo County cities, the County, and the business, nonprofit, education, and labor communities. Through public and private sources, HEART raises funds to create and preserve affordable housing for low-and moderate-income families in San Mateo County. To date, HEART has provided over \$19 million to fund over 1,300 affordable homes since.

8

HOUSING
OPPORTUNITIES

Overview

The Town of Hillsborough’s Cycle 6 Regional Housing Needs Allocation (RHNA) is 554 net new units distributed over four income categories, as assigned by the Association of Bay Area Governments (ABAG). The unit count and income assignments are based on the regional assignment methodology developed by ABAG for the 6th RHNA Cycle. The Town’s total allocation and unit count breakout by income level is detailed in *Table 8.1*.

Table 8.1: Town of Hillsborough RHNA 6 Allocation	
Income Level	RHNA 6 Allocation
Very Low Income (0-50% AMI)	155
Low Income (51-79% AMI)	89
Moderate Income (80-119% AMI)	87
Above Moderate Income (120% AMI+)	223
Total	554

The Town of Hillsborough is committed to meeting its RHNA 6 obligation. Given the Town’s production in RHNA5, exceeding the allocation by more 100%, the Town is not adding a “no net loss buffer” to the RHNA6 allocation. The Town will utilize a multi-pronged approach to achieve this goal, including:

1. Supporting and further promoting the development of Accessory Dwelling Units (ADUs),
2. Facilitating the completion of pipeline projects,
3. Planning for and facilitating the development of existing vacant lots, and
4. Accommodating subdivisions of existing large lots.

Approach 1: Accessory Dwelling Units (ADUs)

Background

The Town of Hillsborough has a strong track record of supporting and encouraging accessory dwelling unit (ADU) development. In response, the Town has seen a significant increase in ADU development applications during RHNA Cycle 5. The Town's ADU Permits issued by year for the years between 2014-2022 (June) are outlined in **Table 8.2**.

In an effort to support this trend and facilitate further ADU development, in 2020 the Town established an ADU Ombudsman program staffed by an ADU Specialist specifically trained to guide people through the Town's ADU review and approval processes. Since the establishment of this program in June 2020, ADU development has more than doubled.

In early 2022 the Town issued an ADU questionnaire to residents in an effort to better understand what improvements to processes and what additional amendments to development standards could be made to further encourage ADU development. A summary of the results of this questionnaire may be found in the Public Participation section of this document. The Town already has a very successful ADU program and sees significant interest and construction with the existing education and outreach to the community. The Town plans to further expand community outreach efforts and education to realize increased ADU development. Based on these results, the Town has included several ADU related goals and actions in the Housing Plan section of this document.

Table 8.2: ADU Building Permits Issued by Year (RHNA Cycle 5)	
Year	# of ADU Building Permits Issued
2014	16
2015	39
2016	10
2017	18
2018	16
2019	20
2020	25
2021	64
2022 (Jan-June)	28

RHNA 6 Unit Allocation: ADUs

Based on the increase in ADU permitting since the commencement of the ADU Ombudsman program, the Town is estimating how many ADUs are likely to be developed in the RHNA6 cycle, based on a two-year average of the permitting for 2021 and 2022. The Town issued building permits for 64 ADUs in 2021. As of September 15, 2022, the Town has issued 45 building permits for ADUs in 2022. Based on the average ADU's per month, the Town estimates issuance of at least 66 total building permits for ADUs in 2022. Using a two-year average of 65 ADUs per year, the Town forecasts the development of 520 new ADUs over the next planning period. The Town has significant confidence in the feasibility of achieving this number for the following reasons:

- Historic trends in ADU development in the RHNA5 Cycle
- Recent ADU trends the last 2 years
- Positive responses to the 2022 ADU Survey
- Proposed modifications to ADU standards early in the RHNA6 Cycle
- Large size of Hillsborough properties have adequate land available to build attached and detached ADUs and JADUs

The Town intends to take the steps listed below to facilitate new ADU construction and rental to lower income households, increased ADU construction, construction, and conversion. Additional detail on the actions related to these steps are included in Policy 2 of the Housing Plan.

- Continue to support and fund a Town ADU Ombudsman to guide property owners through the Town's ADU process,
 - Further streamline and expedite the ADU and JADU permitting process,
 - Allow one JADU and up to two ADUs on lots one acre and larger,
 - Create a program to encourage and expedite the conversion of pool houses, guest houses, and other accessory structures to recorded ADUs/JADUs,
 - Create a retroactive permitting program for existing, unpermitted ADUs,
 - Promote partnership with HIP Housing to facilitate the rental of ADU and JADU units,
 - Encourage landlords to accept Section 8 and Housing Choice Vouchers by providing information on the Town's Tenant/Landlord website regarding the programs and how to participate,
 - Distribute HIP Housing's monthly, multi-lingual home sharing fliers directly to City Council, Board, and Commission members, and public and private schools.
- Delta Table 1, below, summarizes the Town's ADU income level breakdown. The table also demonstrates the remaining delta of the RHNA 6 obligation, after accounting for the ADU projections.

Table 8.3, below, summarizes the Town's ADU income level breakdown. The table also demonstrates the remaining delta of the RHNA 6 obligation, after accounting for the ADU projections.

Table 8.3: ADU Delta			
Income Level	RHNA 6 Allocation	ADUs	RHNA 6 Allocation Less ADUs
Very Low Income (0-50% AMI)	155	156	-1
Low Income (51-79% AMI)	89	156	-67
Moderate Income (80-119% AMI)	87	156	-69
Above Moderate Income (120% AMI+)	223	52	171
TOTAL:	554	520	34

Approach 2: Pipeline Projects

The Town of Hillsborough is in varying stages of the approval process for 11 housing units, as summarized in *Table 8.4* below. The Town is committed to facilitating the completion of these pipeline projects and have included several goals and action related to streamlining and enhancing the user-friendliness of the approval process in the Housing Plan.

APN	Address	Stage in Process	Unit Yield	Unit Affordability
038110160; 038121160; 038271090	Callan Subdivision	Subdivision Entitlement Approved	8	Above Moderate Income
028484050	2895 Churchill Drive	ADRB Approval Received	1	Above Moderate Income
028520010	New Place Road	Building Permits Issued	1	Above Moderate Income
028061100	Forest View Ave	ADRB Approval Received	1	Above Moderate Income
TOTAL			11	Above Moderate Income

Table 8.5, below, demonstrates the remaining delta of the RHNA 6 obligation, after accounting for the ADU projections and pipeline projects. Approach 3: Vacant Housing Opportunity Sites

Income Level	RHNA 6 Allocation Less ADUs	Units Resulting from Pipeline Projects	RHNA 6 Allocation Less ADUs and Pipeline Projects
Very Low Income (0-50% AMI)	-1	0	-1
Low Income (51-79% AMI)	-67	0	-67
Moderate Income (80-119% AMI)	-69	0	-69
Above Moderate Income (120% AMI+)	171	11	159
TOTAL:	34	11	22 Remaining Units Needed

Approach 3: Vacant Housing Opportunity Sites

Background

The Town of Hillsborough is a largely built out, entirely single-family residential community with little vacant land and very few underutilized sites. Opportunities for parcel consolidation and/or redevelopment are few and far between for several reasons, outlined below:

- While in the San Francisco Bay Metro Area, the Town is predominately rural in nature, having no stop lights, streetlights, sidewalks, or businesses within Town limits.
- The Town is considered a “mountain route” by the United States Postal Service (USPS) due to the Town’s steep slopes and often narrow, one-lane curvilinear streets
- Approximately 70% of the Town is considered a high fire severity zone (HFSZ) within the wildland urban interface (WUI).

The cost of land in the Bay Area is exceedingly high, and the existing large, single family homes found on large parcels in Hillsborough are in many cases the “highest and best use” of such property, particularly with the Town’s subdivision standards and single zoning district. Under current Town standards, securing sites and assembling land for affordable housing is often financially impractical.

Methodology

The Town completed a thorough analysis of all parcels in the community to identify housing opportunity sites throughout Hillsborough. The Housing Opportunity Sites were identified utilizing an ArcGIS Urban and ArcGIS Pro process that involved the below steps:

1) Identifying Site Suitability Factors

A series of site suitability factors were identified that either support housing development or minimize opportunities for housing development. The following site suitability factors were identified:

- **Existing Land Use.** The existing land use of parcels was considered in order to understand the likelihood of the use of parcels for housing.
- **Year Built.** The year that residences were built was considered in order to identify sites that would likely redevelop during the 8-year RHNA 6 Cycle.
- **Lot Acreage.** The total area of a parcel was considered to identify parcels between 0.5 acres and 10 acres in area, the lot area deemed most suitable for the development of affordable housing according to the California Department of Housing and Community Development.
- **Improvement Ratio.** The improvement ratio was calculated by comparing the value of the built features of the site versus the value of the land. This was considered to identify sites more likely to redevelop.
- **Vacancy.** Whether a site is currently vacant or nonvacant was considered to identify sites available for new development.
- **Residual Lot Coverage.** Residual lot coverage was calculated by comparing the total lot area with the footprint of buildings. This was considered to identify sites with land area available for subdivision or the development of ADUs.
- **Residual Height.** Residual height was calculated by comparing the height of existing buildings with the maximum building height allowed by the new zoning districts.
- **Proximity to Amenities.** Distance from amenities such as schools, retail areas, job opportunities, and transit was considered to identify highly resourced sites.
- **Fire Hazard.** Much of Hillsborough is located in a high fire hazard severity zone. This was considered to identify sites with minimal fire hazard.
- **Slope.** Hillsborough has a hilly topography and much of the community has a slope of 30 percent or more. This was considered to identify sites where slope would not be barrier to the development of affordable housing due to the costs of grading.
- **Landslide / Liquefaction.** Hillsborough is impacted by landslide and liquefaction hazard. This was considered to identify sites where landslide / liquefaction would not be barrier to the development of affordable housing due to the costs of mitigation.

2) Site Suitability Factor Scoring

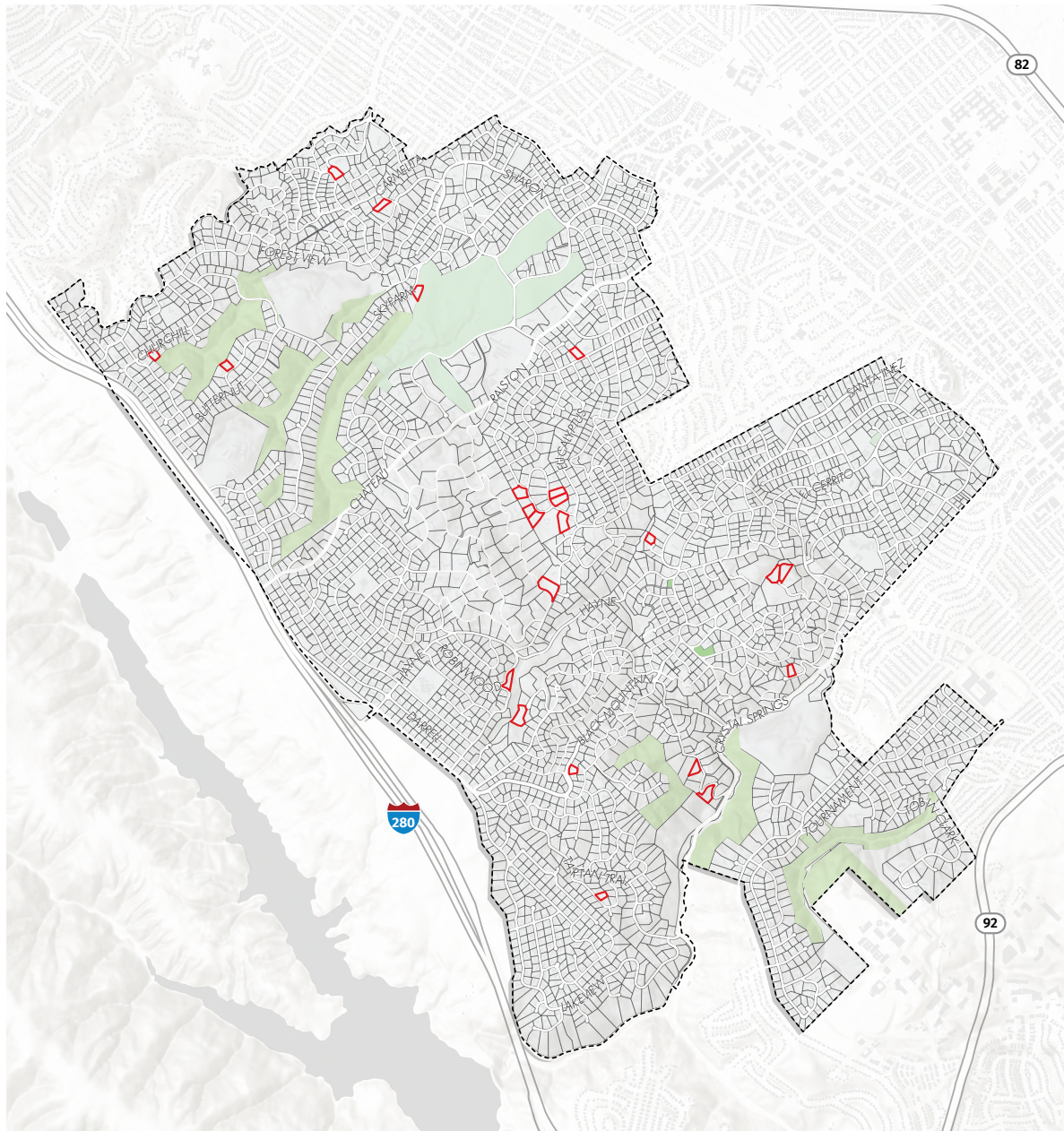
After the site suitability factors were identified, they were scored on a scale of 1-10, 1 being least suitable for housing and 10 being most suitable for housing. These scores informed the weighted suitability model that was used to evaluate multiple criteria influencing the likelihood of development on a parcel-by-parcel basis. Each property was assigned a total weighted score, where the higher the score the greater the likelihood of development. *Table 8.6* below details the scores given to each site suitability factor.

Table 8.6: Suitability Factor	
Suitability Factor	Score
<i>Existing Land Use</i>	
Residential	9
Open Space	0
Public Facilities	2
Private Recreation	3
Private Schools	3
<i>Year Built</i>	
Older than 1900	2
1900- 1970	7
1970- 1990	9
1990- 2000	5
2000- 2020	2
<i>Lot Acreage</i>	
Less than 0.5 acres	2
0.5- 10 acres	9
Greater than 10 acres	3
<i>Improvement Ratio</i>	
0- .5	9
0.5- 0.9	8
0.9- 1.1	6
1.1- 1.5	3
1.5- 2	2
Greater than 2	1


Table 8.6 Suitability Factor Continued	
Suitability Factor	Score
<i>Vacancy</i>	
Vacant Lot	9
Nonvacant Lot	4
<i>Residual Lot Coverage (Potential for Subdivision and ADUs)</i>	
Less than 15,000	2
15,000-30,000	4
30,001-43,560	6
43,561-87,120	8
More than 87,120	10
<i>Residual Height</i>	
Less than 15 feet	2
15-29 feet	6
30-44 feet	8
45-60 feet	10
<i>Proximity to Amenities</i>	
Less than 4	1
5-9	5
10-14	7
15- 20	9
<i>Fire Hazard</i>	
Within Fire Hazard	0
<i>Slope</i>	
Less than 30%	9
30%- 50%	5
Greater than 50%	2
<i>Landslide / Liquefaction</i>	
Within landslide/liquefaction zone	0

Identified Vacant Housing Opportunity Sites

Utilizing the site suitability methodology detailed above as well as through discussions with town staff, elected and appointed officials, and residents, a total of 23 vacant housing opportunity sites have been identified. The identified sites are shown on the following map.



Legend

 Vacant Housing Opportunity Site

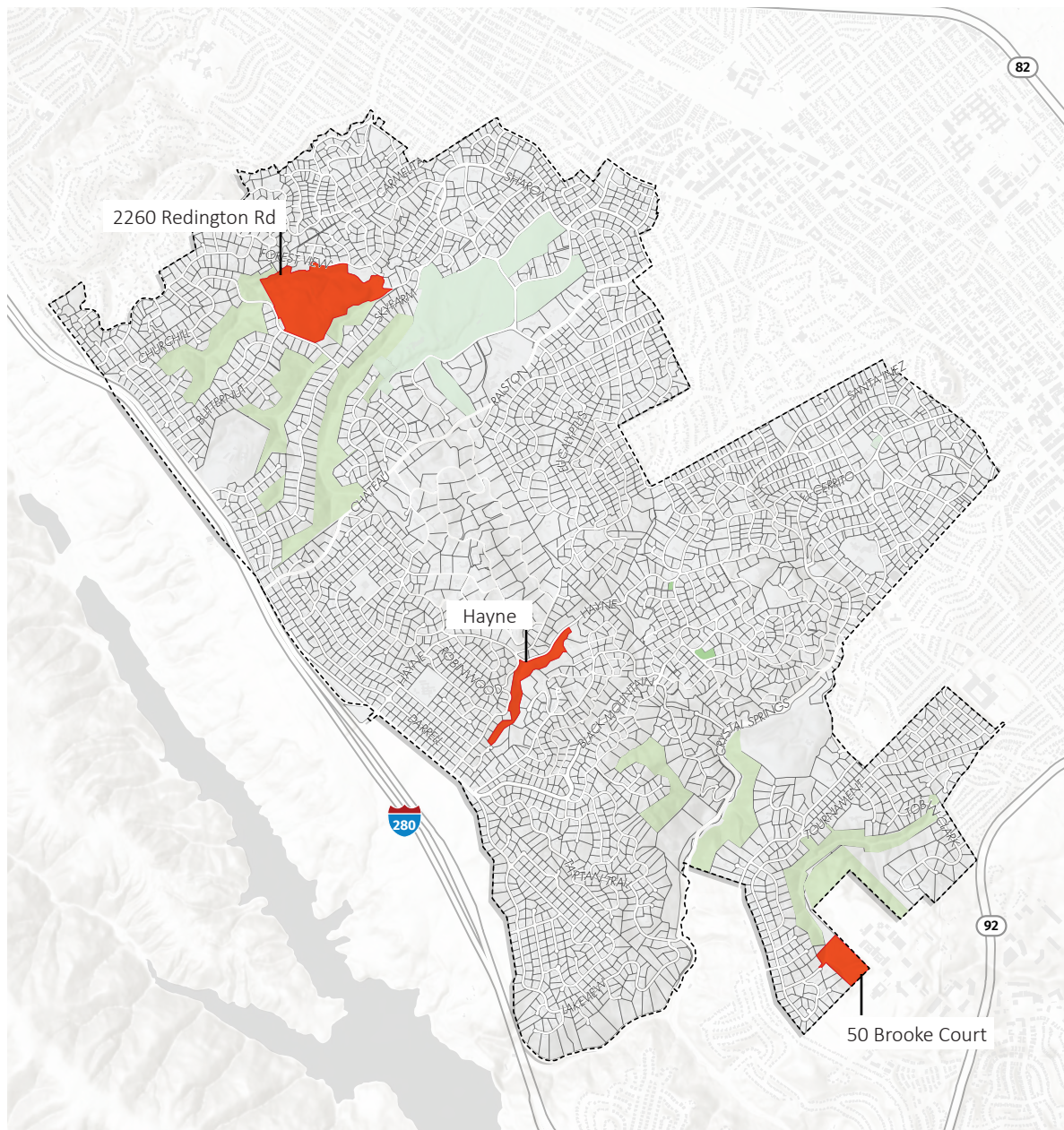
Each of the identified vacant sites meet the Town’s zoning and subdivision standards. Each site can accommodate one primary residence which, given the cost of land in Town, would likely be made available at above moderate-income affordability levels.

Table 8.7, below, demonstrates the remaining delta of the RHNA 6 obligation, after accounting for the ADU projections, pipeline projects, and units derived from the development of the identified vacant sites.

Table 8.8: Vacant Opportunity Sites Delta			
Income Level	RHNA 6 Allocation & Less ADUs and Units Resulting from Subdivision	Vacant Opportunity Sites	RHNA 6 Allocation Less ADUs, Pipeline Projects, and Vacant Opportunity Sites
Very Low Income (0-50% AMI)	-1	0	-1
Low Income (51-79% AMI)	-67	0	-67
Moderate Income (80-119% AMI)	-69	0	-69
Above Moderate Income (120% AMI+)	159	23	136
TOTAL:	22	23	1 Surplus Unit

Approach 4: Subdivision Opportunity Sites

The Town of Hillsborough has identified three opportunity sites, identified on the accompanying map, that meet the Town's zoning and subdivision standards. No projects have been submitted or approved at these sites, which is why they are not being included as pipeline projects. These three sites, if subdivided, could result in 12 new parcels and housing units, as summarized in *Table 8.9* below. Due to the high cost of land in Hillsborough, all units are considered to meet the Town's above moderate income RHNA requirement.



Legend

■ Subdivision Opportunity Sites

Table 8.9: Subdivision Opportunity Sites			
APN	Property Address / Name	Parcel Size	Potential Subdivision Yield
28040120	2260 Redington Rd, Hillsborough	49.52	5
038281280	50 Brooke Court	11.64	2
30191030	Hayne	10.90	5
TOTAL			12

The Town is committed to encouraging and facilitating the subdivision of these sites and resulting housing development and have included several goals and actions under Policy 1 related to streamlining and enhancing the user-friendliness of the approval process in the Housing Plan.

Table 8.10 below, demonstrates the remaining delta of the RHNA 6 obligation, after accounting for the ADU projections, pipeline projects, units derived from the development of the identified vacant sites, and units derived from the subdivision of the identified parcels. Conclusion

Table 8.10: Subdivision Opportunity Sites Delta			
Income Level	RHNA 6 Allocation & Less ADUs and Units Resulting from Subdivision	Subdivision Opportunity Sites	RHNA 6 Allocation Less ADUs, Pipeline Projects, Vacant Opportunity Sites, and Subdivision Opportunity Sites
Very Low Income (0-50% AMI)	-1	0	-1
Low Income (51-79% AMI)	-67	0	-67
Moderate Income (80-119% AMI)	-69	0	-69
Above Moderate Income (120% AMI+)	136	12	124
TOTAL:	-1	12	13 Surplus Units

Conclusion

Utilizing the four approaches detailed above and the corresponding actions detailed in the Housing Plan, the Town of Hillsborough is confident that it can meet the housing needs of current and future residents and its RHNA obligation. *Table 8.11* below summarizes the yield from all approaches and their impact on the Town of Hillsborough’s RHNA 6 obligation. The Town’s approaches produce a surplus of units in the very low-income, low-income, and moderate-income categories which are counted towards the deficit in units in the above moderate income category.

Table 8.11: Conclusion					
Approach	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
Approach 1: ADUs	156	156	156	52	520
Approach 2: Pipeline Projects	0	0	0	11	11
Approach 3: Vacant Housing Opportunity Sites	0	0	0	23	23
Approach 4: Subdivision Housing Opportunity Sites	0	0	0	12	12
TOTAL					566 (12 Surplus Units)

9

**AFFIRMATIVELY
FURTHERING FAIR
HOUSING**

Fair Housing Enforcement and Outreach Capacity

This section discusses fair housing legal cases and inquiries, fair housing protections and enforcement, and outreach capacity.

Fair Housing and Civil Rights Findings, Lawsuits, Enforcement, Settlements or Judgments

Fair housing legal cases and inquiries. California fair housing law extends beyond the protections in the Federal Fair Housing Act (FHA). In addition to the FHA protected classes—race, color, ancestry/national origin, religion, disability, sex, and familial status—California law offers protections for age, sexual orientation, gender identity or expression, genetic information, marital status, military or veteran status, and source of income (including federal housing assistance vouchers).

The California Department of Fair Employment in Housing (DFEH) was established in 1980 and is now the largest civil rights agency in the United States. According to their website, the DFEH’s mission is, “to protect the people of California from unlawful discrimination in employment, housing and public accommodations (businesses) and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act”.

DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH’s website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions. Fair housing complaints can also be submitted to HUD for investigation.

Additionally, San Mateo County has a number of local enforcement organizations including Project Sentinel, the Legal Aid Society of San Mateo County, and Community Legal Services of East Palo Alto. These organizations receive funding from the County and participating jurisdictions to support fair housing enforcement and outreach and education in the County.

As shown in **Table 9.1**, from 2017 to 2021, 57 fair housing complaints in San Mateo County were filed with the U.S. Department of Housing and Urban Development (HUD)— **Table 9.2** shows that none of the complaints filed with HUD were from the Town of Hillsborough.

Table 9.1: Fair Housing Complaints Filed with HUD by Basis, San Mateo County, 2017-2021							
						2017-2021 Total	
	2017	2018	2019	2020	2021	Cases	% Total
Disability	8	9	3	9	3	32	56%
Race	3	5	2	1		11	19%
Familial Status	4	3			1	8	14%
National Origin	2				1	3	5%
Religion		1		1		2	4%
Sex					1	1	2%
Total Cases	17	18	5	11	6	57	100%
<i>Source: HUD</i>							

Table 9.2: Fair Housing Inquiries by Bias, January 2013-March 2021

Jurisdiction	Disability	Race	Familial Status	National Origin	Religion	Sex	Color	Total
Atherton	0	0	0	0	0	0	0	0
Belmont	2	0	1	0	0	0	0	3
Brisbane	0	0	0	0	0	0	0	0
Burlingame	3	0	2	0	0	0	0	5
Colma	0	0	0	0	0	0	0	0
Daly City	1	2	1	3	0	0	0	7
East Palo Alto	1	1	0	0	0	0	0	2
Foster City	4	0	0	0	0	0	0	4
Half Moon Bay	0	0	0	0	0	0	0	0
Hillsborough	0	0	0	0	0	0	0	0
Menlo Park	3	0	0	0	0	1	0	4
Millbrae	0	0	0	0	0	0	0	0
Pacifica	3	0	0	1	0	1	0	5
Portola Valley	0	0	0	0	0	0	0	0
Redwood City	5	1	1	1	0	1	0	9
San Bruno	0	0	0	0	0	0	0	0
San Carlos	1	0	1	0	0	0	0	2
San Mateo	4	2	2	2	0	0	0	10
South San Francisco	0	0	0	1	0	0	0	1
Woodside	0	0	0	0	0	0	0	0

Source: California Department of Housing and Community Development AFFH Data Viewer

Countywide, most complaints cited disability status as the bias (56%) followed by race (19%), and familial status (14%). Countywide, no cause determination was found in 27 complaints followed by successful conciliation or settlement with 22 complaints. Fair housing inquiries in 2020 were primarily submitted from the City of San Mateo, Redwood City, Daly City, and Menlo Park. No inquiries were reported in the Town of Hillsborough.

Table 9.1 shows that fair housing complaints filed with HUD by San Mateo County residents have been on a declining trend since 2018, when 18 complaints were filed. In 2019, complaints dropped to 5, increased to 11 in 2020, and had reached 6 by mid-2021.

Figure 9.1 summarizes San Mateo County HUD Housing Complaints, by Basis, from 2017 to 2021 and Fair Housing Inquiries and complaints from 2017 to 2021 and **Figure 9.2** illustrates all Office of Fair Housing and Equal Opportunity (FHOO) within the region.

Nationally, the National Fair Housing Alliance (NFHA) reported a “negligible” decrease in the number of complaints filed between 2019 and 2020. The primary bases for complaints nationally were nearly identical to San Mateo County’s: disability (55%) and race (17%). Familial status represented 8% of complaints nationally, whereas this basis comprised 14% of cases in the county.

NFHA identifies three significant trends in 2020 that are relevant for San Mateo County:

- First, fair lending cases referred to the Department of Justice from federal banking regulators have been declining, indicating that state and local government entities may want to play a larger role in examining fair lending barriers to homeownership.
- Second, NFHA identified a significant increase in the number of complaints of harassment—1,071 complaints in 2020 compared to 761 in 2019.
- Finally, NFHA found that 73% of all fair housing complaints in 2020 were processed by private fair housing organizations, rather than state, local, and federal government agencies—reinforcing the need for local, active fair housing organizations and increased funding for such organizations.

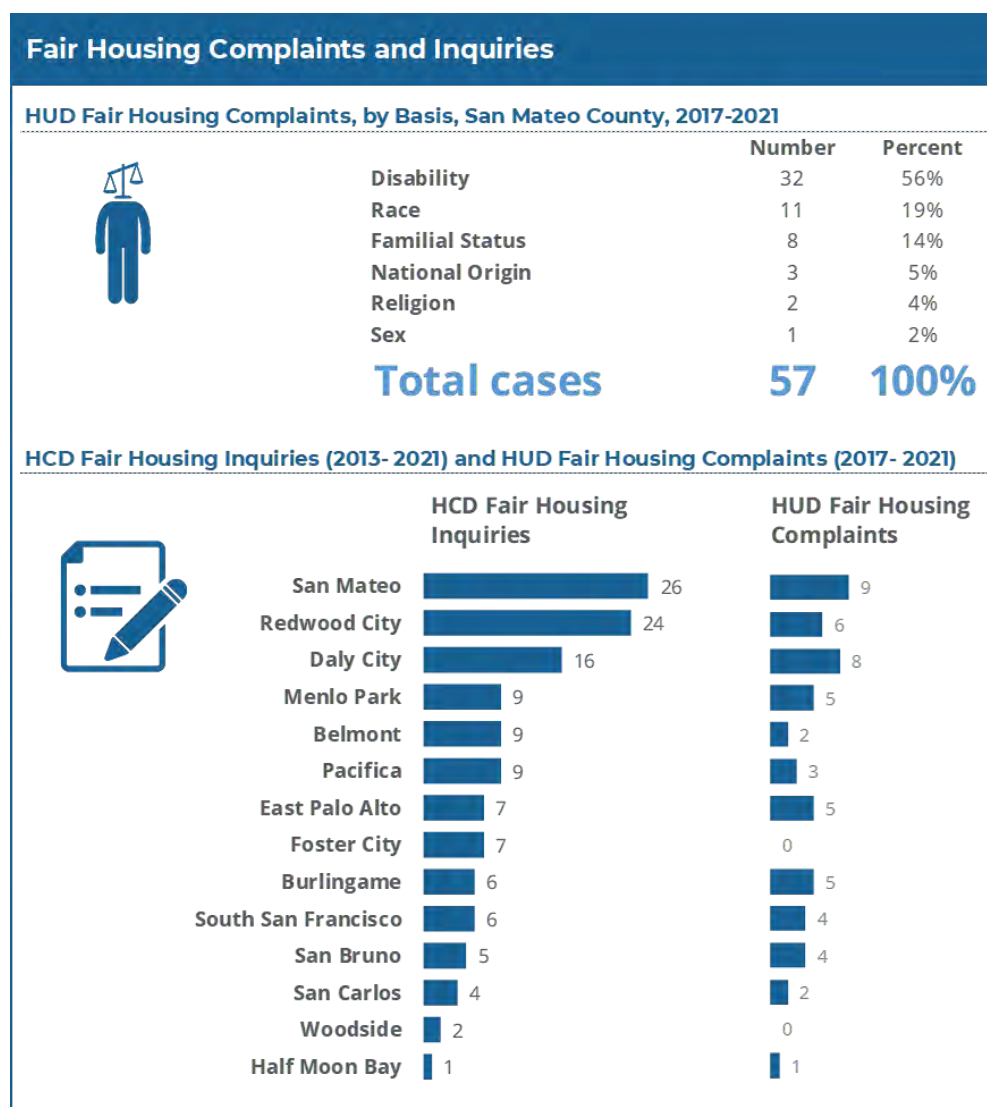
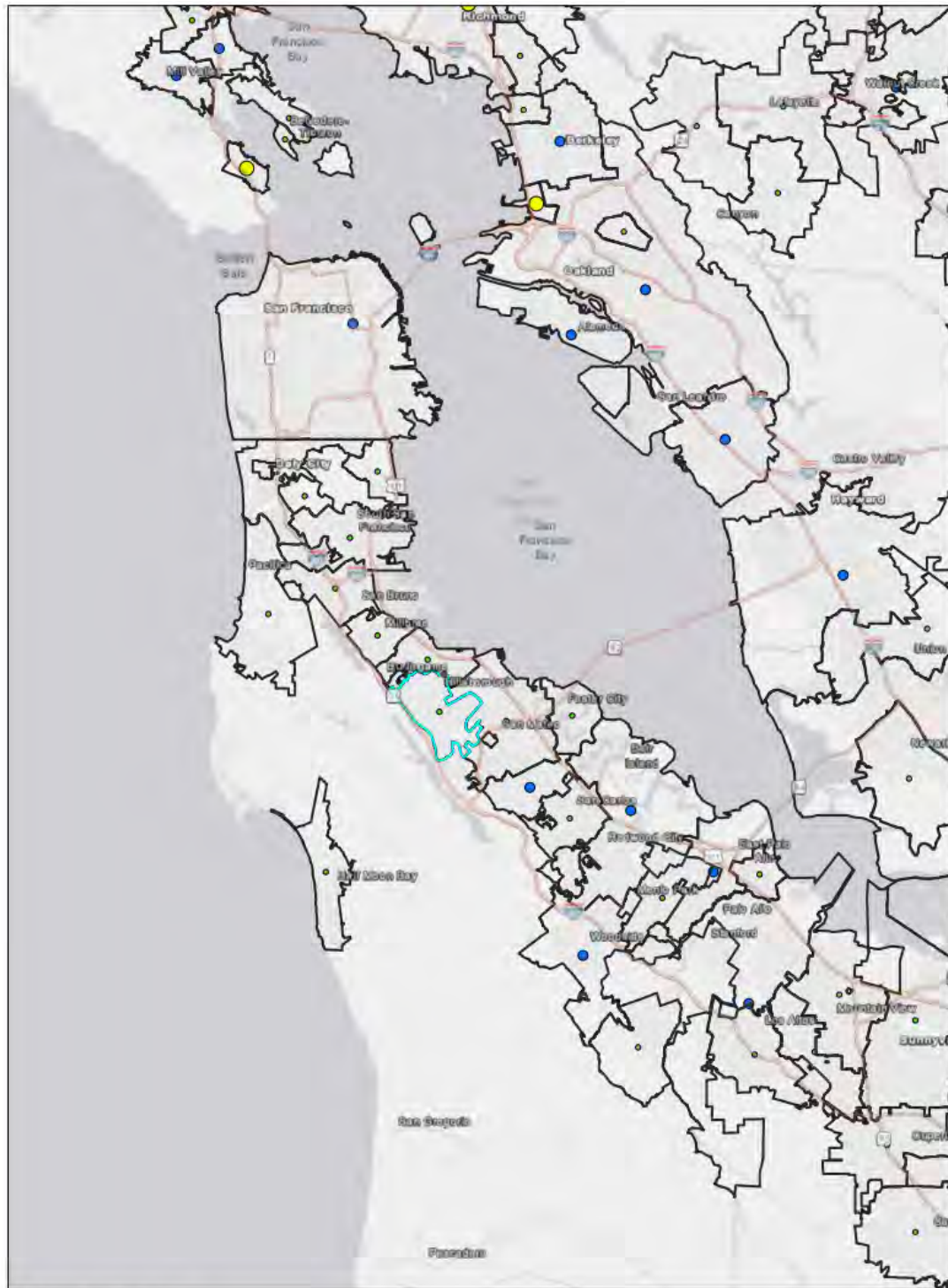


Figure 9.1: Fair Housing Complaints and Inquiries



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City/Town Boundaries

(R) FHEO Inquiries by City (HUD, 2013-2021)

• < .25 Inquiries

• < .5 Inquiries

• < 1 Inquiry

1:288,895
0 2.25 4.5 9 mi
0 3.75 7.5 15 km
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Figure 9.2: FHEO Inquiries by City to HUD, San Mateo County (2013-2021)

Source: California Department of Housing and Community Development AFFH Data Viewer

CA HCD

Fair Housing Capacity

Outreach and capacity. The Town of Hillsborough has no fair housing information on their website or resources for residents experiencing housing discrimination. The town does host a Housing Resources webpage with information about emergency shelters, housing advocacy, housing for persons with disabilities, the Home for All San Mateo County Initiative, the Making Home Affordable program, residential care for the elderly, the San Mateo County Department of Housing, and the Shared Housing program. This could be improved by providing contact information for local fair housing organizations, legal assistance, and general information about the Fair Housing Act and discrimination.

Despite the Town of Hillsborough's lack of fair housing information on their website, Hillsborough residents can find County-wide resources. **Table 9.3** lists Fair Housing Assistance Organizations in San Mateo County that offer fair housing information and resources and each organizations' contact information. The following fair housing organizations offer services to Hillsborough residents:

- **Project Sentinel:** Project Sentinel is a non-profit organization that serves Northern Californian cities and has been an HUD-Approved Housing Counseling Agency since 1998. Project Sentinel offers support to cities and counties in developing their "Analysis of Impediments to Fair Housing" and a wide array of technical assistance to property management professionals/owners. The organization also publishes a semi-weekly newspaper column, Rent Watch, and operates a Housing Hotline.
- **Legal Aid Society of San Mateo County:** The Legal Aid Society of San Mateo County is a non-profit public interest law firm that provides free civil legal advice, counsel, and representation to low-income people living in San Mateo County. The organization has helped people secure safe and affordable housing, access healthcare, obtain economic security, establish immigration status, receive education, and realize freedom from violence and abuse since 1959.
- **Community Legal Services of East Palo Alto:** Community Legal Services of East Palo Alto is a non-profit organization that provides legal services to low-income families within the region. The organization specializes in services that address economic advancement, housing, and immigration. Community Legal Services of East Palo Alto ultimately aims to "provide transformative legal services that enable diverse communities in East Palo Alto and beyond to achieve a secure and thriving future."

Table 9.3: Fair Housing Assistance Organizations, San Mateo County

Name	Service Area	Address	Phone	Website
Project Sentinel	Northern California	1490 El Camino Real, Santa Clara, CA 95050	(800) 339-6043	https://www.housing.org/
Legal Aid Society of San Mateo County	San Mateo County	330 Twin Dolphin Drive, Suite 123, Redwood City, CA 94065	(650) 558-0915	https://www.legalaidsmc.org/housing-resources
Community Legal Services of East Palo Alto	East Palo Alto, Menlo Park, Burlingame, Mountain View, Redwood City, and San Francisco	1861 Bar Road, East Palo Alto, CA 94303	(650) 326-6440	https://clespa.org/services/#housing

Analysis of Federal, State, and Local Data and Knowledge

Housing specific policies enacted locally. The Town of Hillsborough identified the following local policies that contribute to the regulatory environment for affordable housing development in the town.

Local policies in place to encourage housing development.

- Graduated Density Bonus (parcel assembly)
- Form-based codes
- Mixed Use Zoning
- Housing Overlay Zone
- Inclusionary/Below Market Rate Housing Policy
- Condominium Conversion Ordinance
- Just Cause Evictions
- Rent Stabilization
- Acquisition/Rehabilitation/ Conversion Program
- Preservation of Mobile Homes (Rent Stabilization ordinances)
- SRO Preservation Ordinances
- Homeowner Rehabilitation program
- Other Anti-Displacement Strategies
- General Fund Allocation Incl. former RDA “Boomerang” Funds
- In-Lieu Fees (Inclusionary Zoning)
- Housing Development Impact Fee
- Commercial Development Impact Fee
- Other taxes or fees dedicated to housing
- Locally Funded Homebuyer Assistance Programs
- Tenant-Based Assistance
- Public Housing
- Affordable Housing Complexes

Local barriers to affordable housing development.

- Lack of zoning for a variety of housing types beyond single family detached homes
- Lack of land zoned for multifamily development
- Minimum lot sizes

Local policies in place to mitigate or prevent displacement of low income households.

- Promoting streamlined processing of ADUs

Local policies that are NOT in place but would provide the best outcomes in addressing housing shortages.

- Accommodation for multi-family housing
- Once established, development of a housing trust fund that levies fees on development to support affordable housing.

According to *Figure 9.3* and *Figure 9.4*, the Town of Hillsborough does not have any public housing buildings or any census tracts with residents using housing vouchers. The absence of both physical public housing units and renters using housing vouchers to pay for rent indicates an inadequate supply of rental housing or potential exclusionary behavior from landlords in the town.

Nearby communities of Millbrae, Burlingame, and San Mateo all have multiple (at least three) census tracts containing residents using housing vouchers. The presence of voucher users in surrounding communities indicates that there is demand for rental units that accept vouchers in the area.

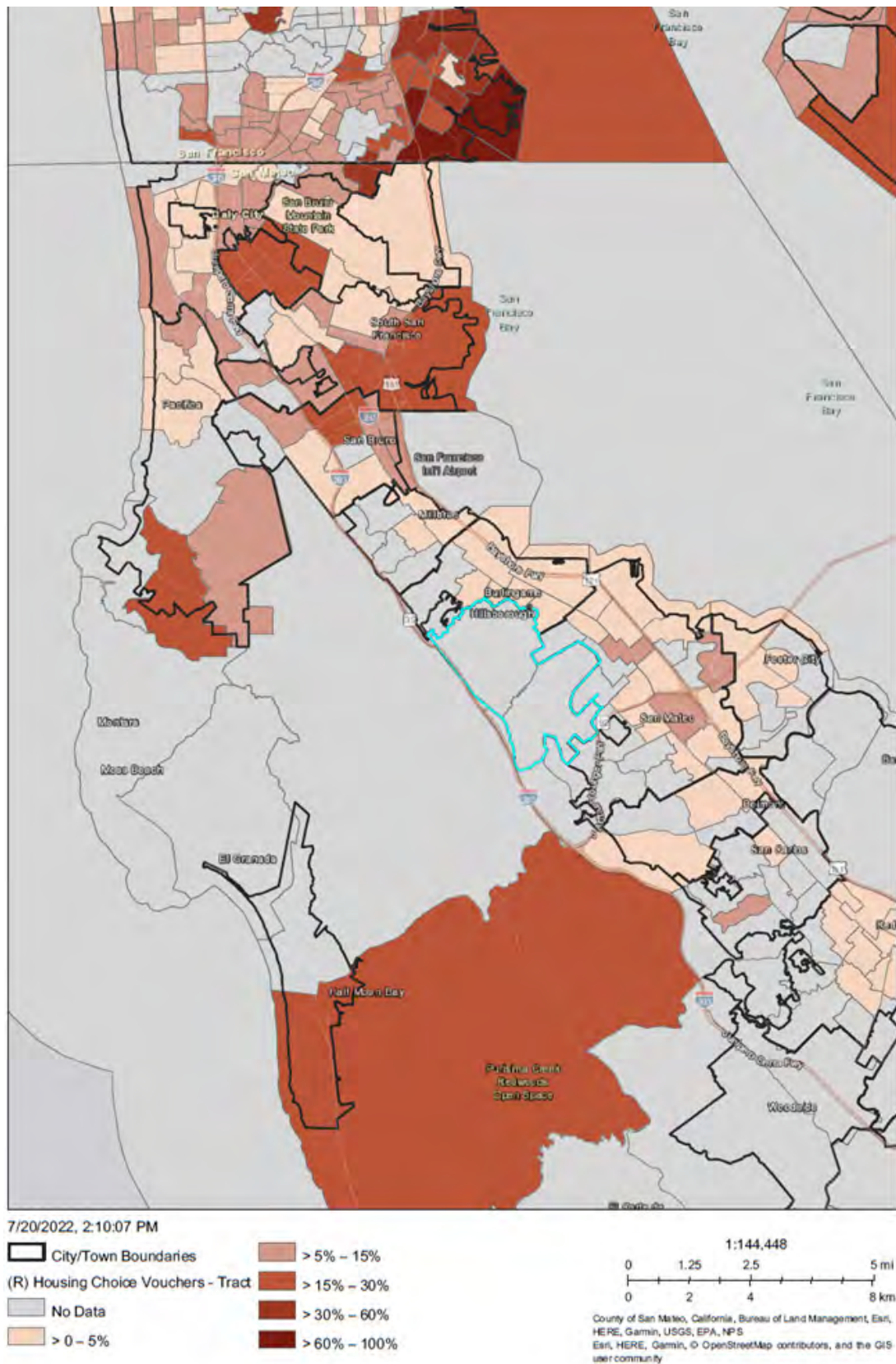
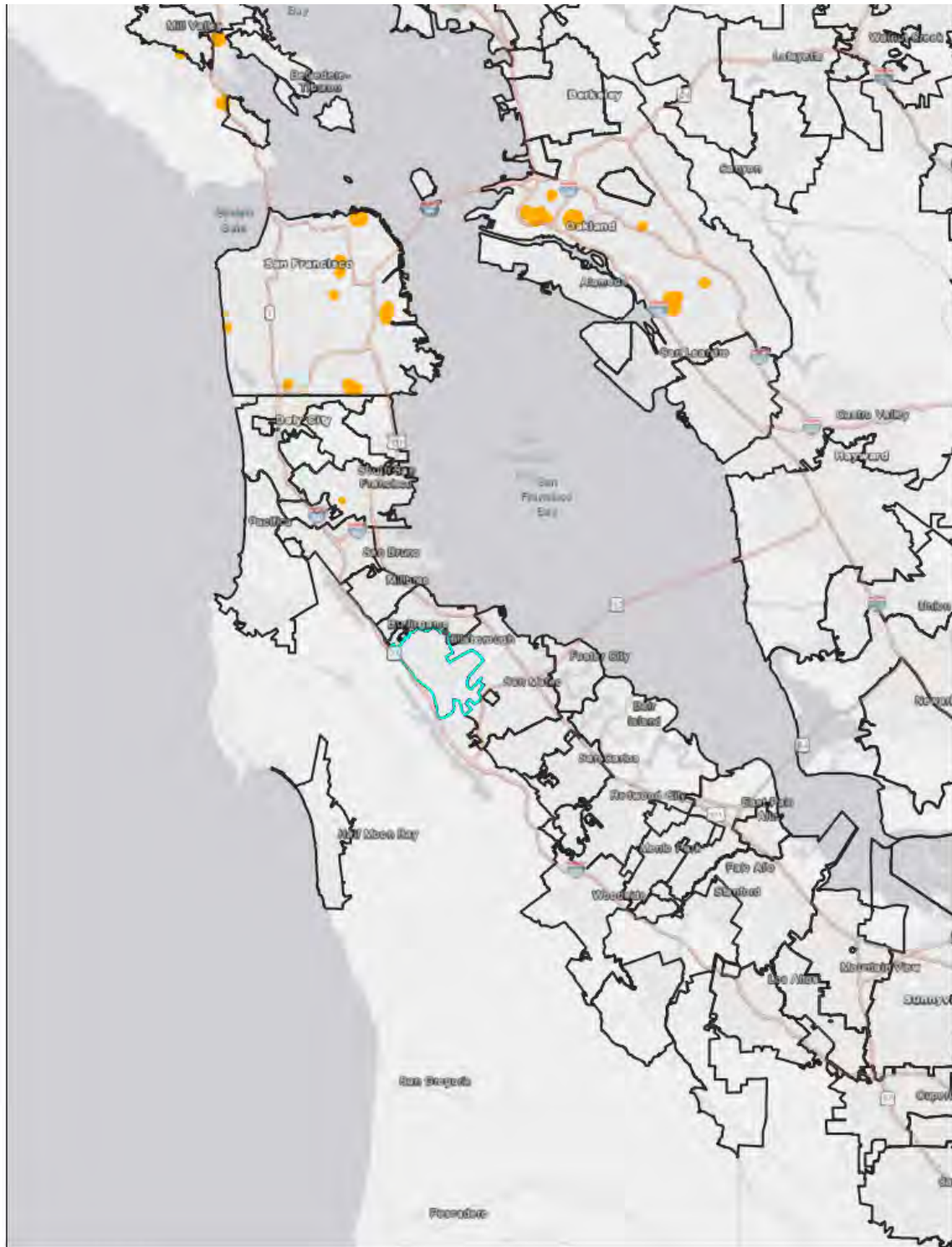


Figure 9.3: Housing Choice Vouchers by Census Tract

Source: California Department of Housing and Community Development AFFH Data Viewer



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- City/Town Boundaries
- (R) Public Housing Buildings
- ≤ 7 Units
- 8 - 35 Units
- 36 - 89 Units
- 90 - 160 Units

1:288,895
0 2.25 4.5 9 mi
0 3.75 7.5 15 km

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS
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Figure 9.4: Public Housing Buildings, San Mateo County

Source: California Department of Housing and Community Development AFFH Data Viewer

Integration and Segregation Patterns and Trends

This section was prepared by Root Policy for all communities participating in the 21 Elements program. It discusses integration and segregation of the population by protected classes including race and ethnicity, disability status, familial status, and income status. The section concludes with an analysis of racially and ethnically concentrated areas of poverty and affluence.

Integration and Segregation

“Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.”

History of segregation in the region

The United States’ oldest cities have a history of mandating segregated living patterns—and Northern California cities are no exception. ABAG, in its recent Fair Housing Equity Assessment, attributes segregation in the Bay Area to historically discriminatory practices—highlighting redlining and discriminatory mortgage approvals—as well as “structural inequities” in society, and “self segregation” (i.e., preferences to live near similar people).

This history of segregation in the region is important not only to understand how residential settlement patterns came about—but, more importantly, to explain differences in housing opportunity among residents today. In sum, not all residents had the ability to build housing wealth or achieve economic opportunity. This historically unequal playing field in part determines why residents have different housing needs today.

Researcher Richard Rothstein’s 2017 book *The Color of Law*:

A Forgotten History of How Our Government Segregated America chronicles how the public sector contributed to the segregation that exists today. Rothstein highlights several significant developments in the Bay Area region that played a large role in where the region’s non-White residents settled.

Pre-civil rights San Mateo County faced resistance to racial integration, yet it was reportedly less direct than in some Northern California communities, taking the form of “blockbusting” and “steering” or intervention by public officials. These local discriminatory practices were exacerbated by actions of the Federal Housing Administration which excluded low-income neighborhoods, where the majority of people of color lived, from its mortgage loan program.

According to the San Mateo County Historical Association, San Mateo County’s early African Americans worked in a variety of industries, from logging, to agriculture, to restaurants and entertainment. Expansion of jobs, particularly related to shipbuilding during and after World War II attracted many new residents into the Peninsula, including the first sizable migration of African Americans. Enforcement of racial covenants after the war forced the migration of the county’s African Americans into neighborhoods where they were allowed to occupy housing—housing segregated into less desirable areas, next to highways, and concentrated in public housing and urban renewal developments.

In the early 1900s, many wealthy families in San Francisco had summer homes in the mid-peninsula area, now known as Hillsborough and Burlingame. When an earthquake hit San Francisco in 1906, refugees flooded the area, primarily taking up residences in two largely small-lot subdivisions east of the El Camino Real. Burlingame incorporated in 1908 and in 1910, Hillsborough residents voted to incorporate, forming the Town of Hillsborough.

Throughout the county, neighborhood associations and city leaders attempted to thwart integration of communities. Although some neighborhood residents supported integration, most did not, and it was not unusual for neighborhood associations to require acceptance of all new buyers. Builders with intentions to develop for all types of buyers (regardless of race) found that their development sites were rezoned by planning councils, required very large minimum lot sizes, and/or were denied public infrastructure to support their developments or charged prohibitively high amounts for infrastructure.

The timeline of major federal Acts and court decisions related to fair housing choice and zoning and land use appears below in **Figure 9.5**. As shown in the timeline, exclusive zoning practices were common in the early 1900s. Courts struck down only the most discriminatory, and allowed those that would be considered today to have a “disparate impact” on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Ambler Realty Co.* (272 U.S. 365) supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as “mere parasite(s)” with the potential to “utterly destroy” the character and desirability of neighborhoods. At that time, multifamily apartments were the only housing options for people of color, including immigrants.

The Federal Fair Housing Act was not enacted until nearly 60 years after the first racial zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low-income housing toward locally-tailored approaches (block grants) and market-oriented choice (Section 8 subsidies)—the latter of which is only effective when adequate affordable rental units are available.

Overall integration and segregation patterns within Hillsborough are summarized below by highlighting population by protected class. Each protected class will be explained in further detail in later sections.

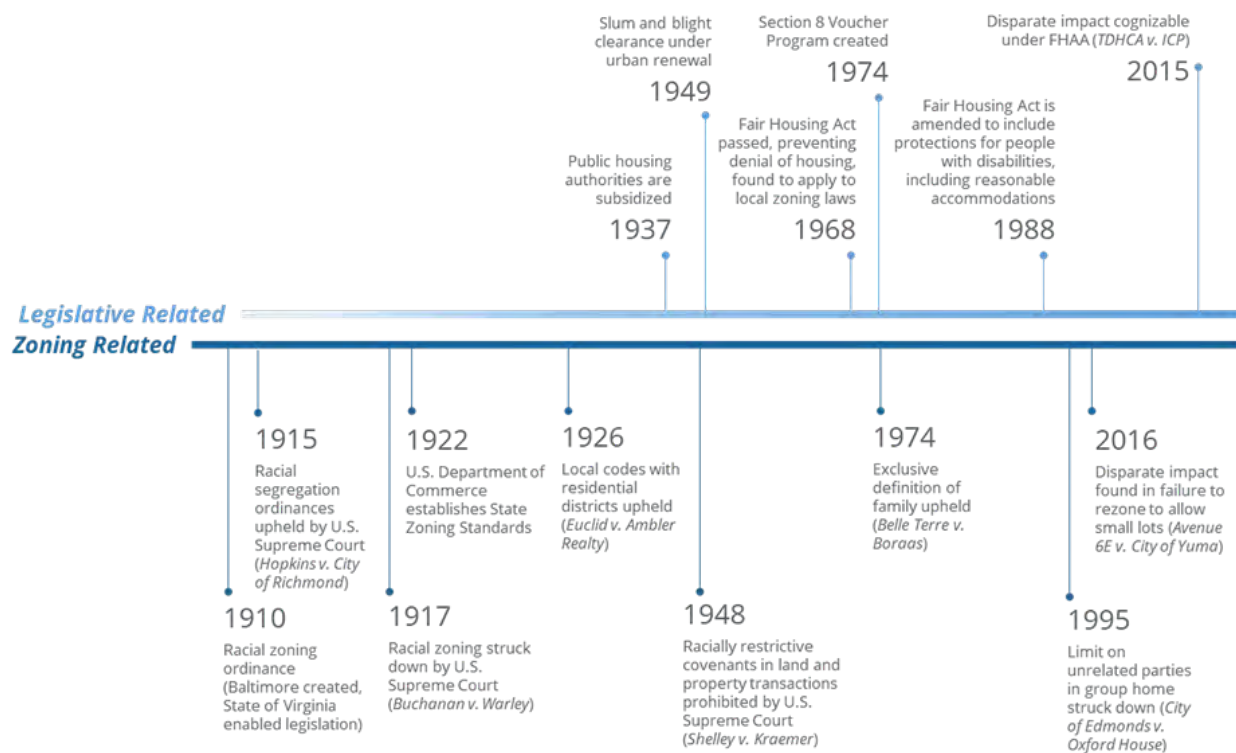


Figure 9.5: Major Public and Legal Actions that Influence Fair Access to Housing

Segregation and Integration

Population by Protected Class

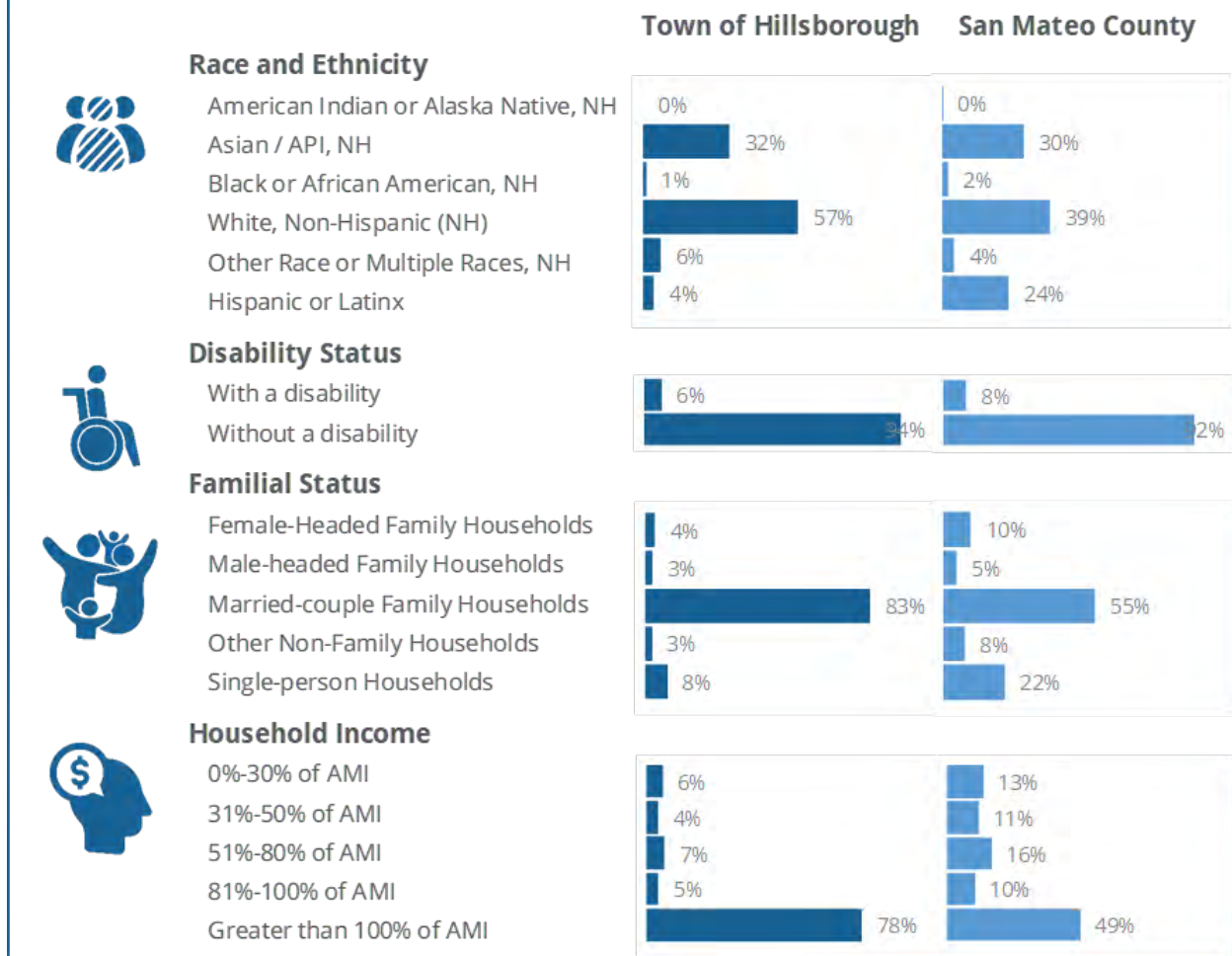


Figure 9.6. Segregation and Integration, Population by Protected Class, Hillsborough v. San Mateo County

Race and Ethnicity

The population distribution in the Town of Hillsborough by race and ethnicity is less diverse than San Mateo County. Population by race and ethnicity is broken down in *Figure 9.7* for the Bay Area, San Mateo County, and Hillsborough. In Hillsborough, 57% of the population is non-Hispanic White followed by 32% Asian, 6% other or multiple races, 4% Hispanic, and 1% Black. In comparison, the San Mateo County population is 39% non-Hispanic White, 30% Asian, 24% Hispanic, 4% other or multiple races, and 2% Black. The Bay Area population is 39% non-Hispanic White, 27% Asian, 24% Hispanic, 5% other or multiple races, and 6% Black.

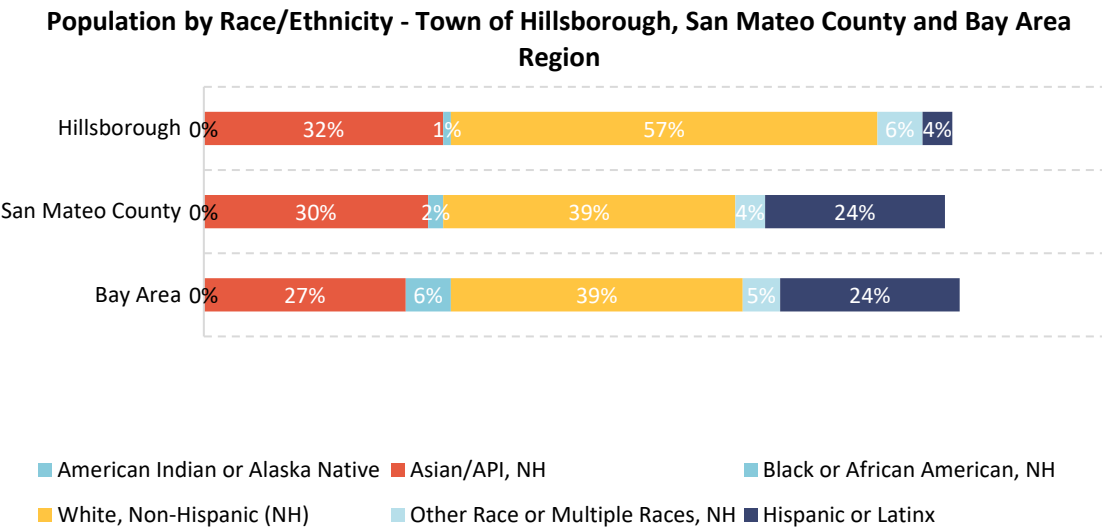


Figure 9.7. Population by Race and Ethnicity, 2019
Source: ABAG Housing Needs Data Workbook

Racial and ethnic minorities are growing as share of the population in the Town of Hillsborough. In 2000, 71% of the population was non-Hispanic White compared to 57% in 2019. *Figure 9.8* illustrates the population breakdown by race and ethnicity from 2000 to 2019. As seen in 2000, 2010, and 2019, Hillsborough lacks diversity when compared to the broader San Mateo County area.

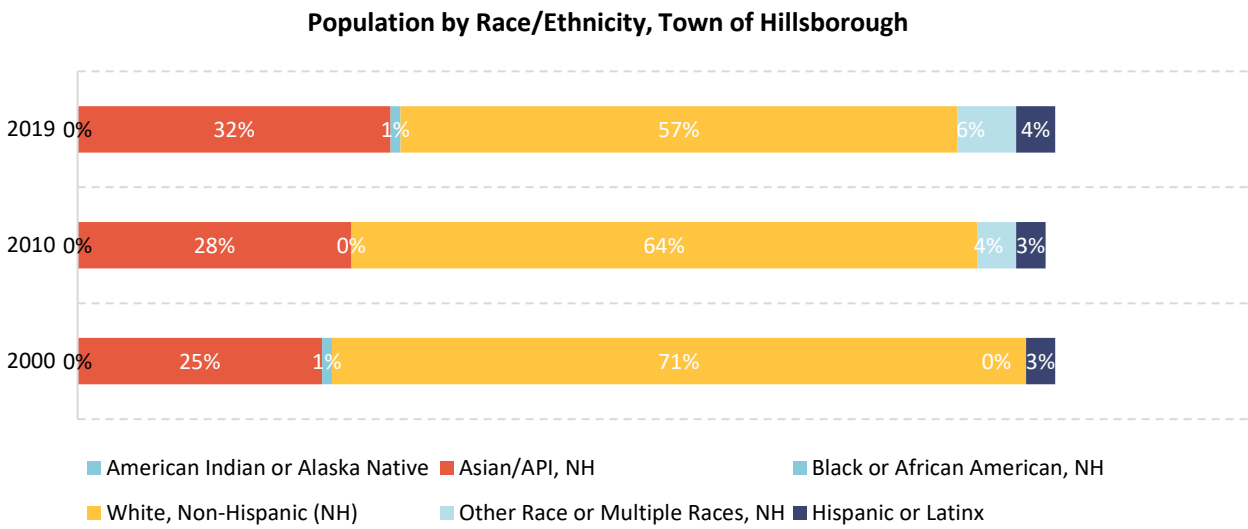


Figure 9.8. Population by Race and Ethnicity, Town of Hillsborough, 2000-2019
Source: ABAG Housing Needs Data Workbook

Racial and ethnic minority populations generally have higher rates of poverty and lower household incomes compared to the non-Hispanic White population in the Town of Hillsborough.

Hillsborough’s two census tracts population are a slim majority White—which means the gap between White and the next most populous racial and ethnic group is less than 10%.¹

Dissimilarity and Isolation Indices

The Dissimilarity Index, or DI, is a common tool that measures segregation in a community. The DI is an index that measures the degree to which two distinct groups are evenly distributed across a geographic area. The DI represents the percentage of a group’s population that would have to move for each area in the county to have the same percentage of that group as the county overall.

DI values range from 0 to 100—where 0 is perfect integration and 100 is complete segregation. Dissimilarity index values between 0 and 39 generally indicate low segregation, values between 40 and 54 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation.

The isolation index is interpreted as the probability that a randomly drawn minority resident shares an area with a member of the same minority, it ranges from 0 to 100 and higher values of isolation tend to indicate higher levels of segregation.

Table 9.5: Racial Ethnic Dissimilarity Trends				
	San Francisco-Oakland-Hayward, CA Region			
Racial/Ethnicity Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	44.67	44.68	43.10	45.89
Black/White	66.72	63.71	59.29	63.49
Hispanic/White	43.56	49.67	49.59	51.24
Asian or Pacific Islander/White	45.55	44.94	44.33	48.21
Source: HUD AFFH, https://egis.hud.gov/affht/				

Table 9.5 above shows the dissimilarity index for racial and ethnic groups in the San Francisco-Oakland-Hawyard Region, which includes the town of Hillsborough. The table shows segregation for the region’s Black population, which has a dissimilarity index of 63.49. The dissimilarity value for the region’s Hispanic population is 51.24. Finally, the Region’s Non-White population (45.89) and Asian population (48.21) were closer to perfect integration by scoring below 50 on the dissimilarity index.

¹ Redlining maps, otherwise known as Home Owners’ Loan Corporation (HOLC) maps, are not available for San Mateo County.

Disability Status

Figure 9.9 shows that the share of the population living with at least one disability is 6% in the Town of Hillsborough compared to 8% in San Mateo County. There are no census tracts with a concentration greater than 10% of the population with a disability in the town. Lower proportions of residents living with a disability may indicate a lack of services, suitable housing options, or transportation for this population. Figure 9.10 provides a map which illustrates the percentage of population with a disability by census tract.

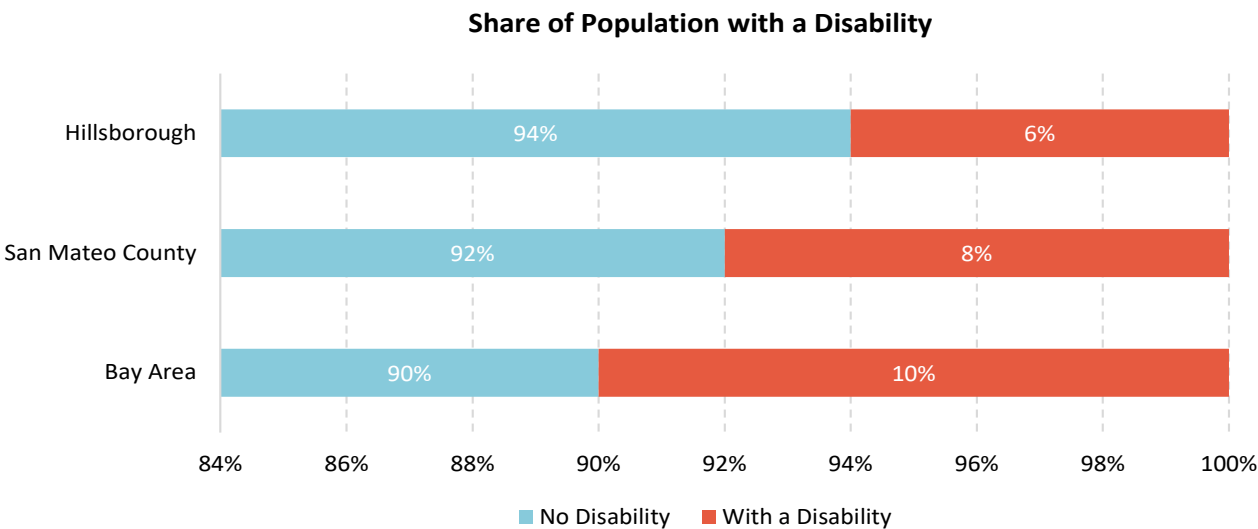


Figure 9.9. Share of Population by Disability Status, 2019
Source: ABAG Housing Needs Data Workbook

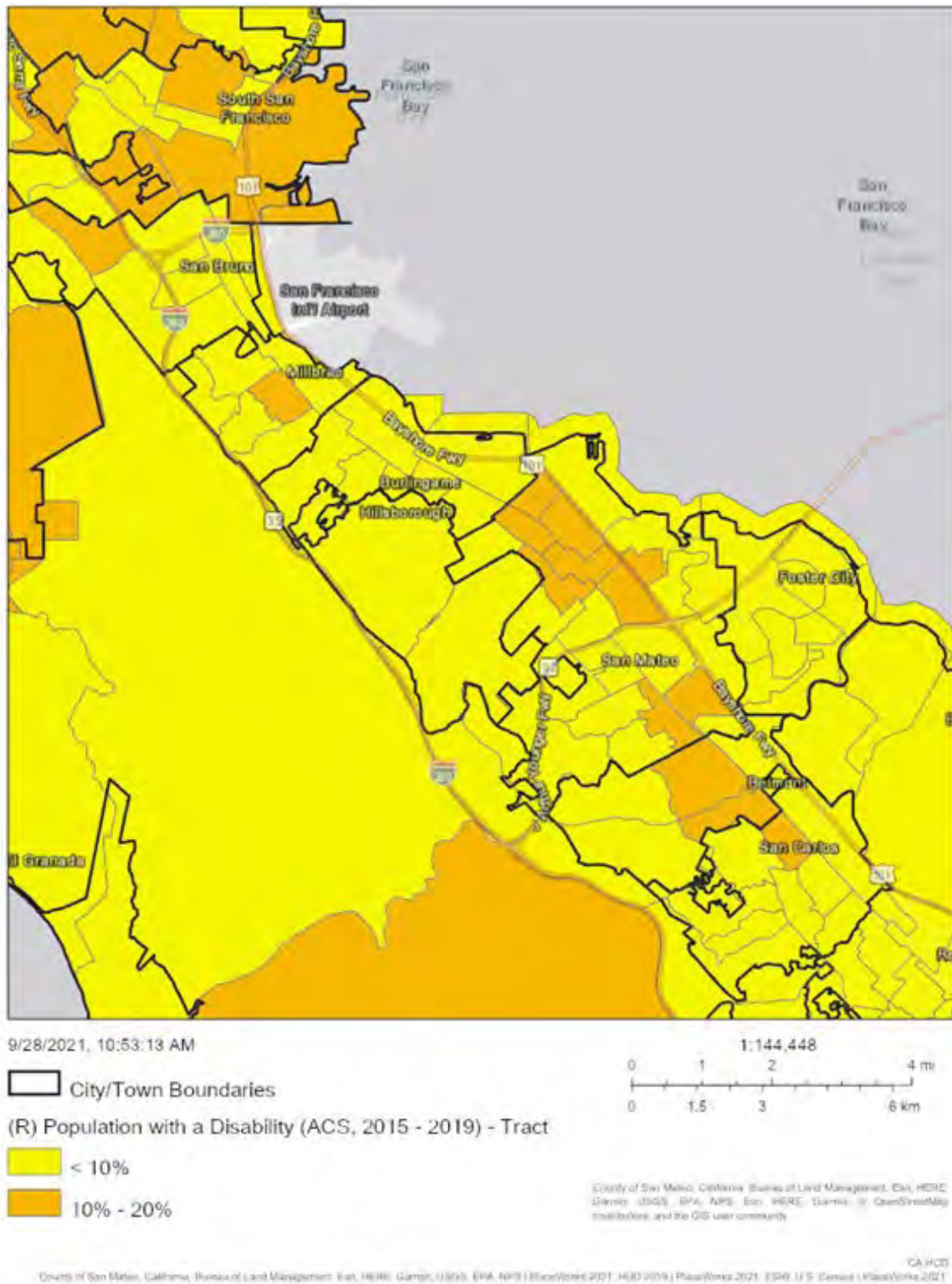


Figure 9.10: Percent of Population with Disability by Census Tract

Source: California Department of Housing and Community Development AFFH Data Viewer

Familial Status

The Town of Hillsborough has a small share of single person households (8% of households) compared to the county (22%) and a larger share of two person and large family households—five or more is considered a large family. Nearly one in five (18%) of all households are five or more person households in Hillsborough compared to 11% in San Mateo County. Hillsborough also has a higher share of married-couple households which make up 83% of households in the town compared to 55% in the county.

Familial status can indicate specific housing needs and preferences. A larger number of married families and larger households indicates a need for three to four bedroom units, both for the rental and for sale market. There are very few renter occupied units in the town (7% of housing units), and most owner occupied units are three to four bedrooms.

Compared to the county, the Town of Hillsborough has a greater proportion of family households and smaller proportion of single person households—which is reflected in the number of bedrooms and tenure of the housing stock in the town.

Household income

The household income distribution by percent of area median income (AMI) in the Town of Hillsborough shows a significant majority of households have high incomes. More than 3 in 4 households in the town fall into the highest income category (greater than 100% AMI) compared to 1 in 2 in San Mateo County.

Half of the census block groups in Hillsborough have no household income data, and the remaining block groups show median household incomes greater than \$125,000—well above the statewide median of \$87,100. Similarly, low and moderate income households make up less than 25% of all households in all census block groups in Hillsborough. Surrounding jurisdictions Millbrae, Burlingame, and San Mateo all have census block groups with more than 50% low and moderate income population. Hillsborough is also largely free of poverty with census tract poverty rates less than 5% town wide.

Geographically, the Town of Hillsborough is an economically exclusive community—largely due to a very low supply of rental housing and affordable ownership opportunities.

Hate Crimes

According to the Office of the Attorney General at the California Department of Justice, a hate crime is a “crime against a person, group, or property motivated by the victim's real or perceived protected social group.” A victim of a hate crime is targeted by one or more of the following: disability, gender, nationality, race or ethnicity, religion, or sexual orientation. Hate crimes are “serious crimes that may result in imprisonment or jail time.”

The Hate Crime statistics Act of 1990 requires that the Attorney General collect data involving all hate crimes committed within the state. **Figure 9.11** shows hate crime trends within San Mateo county from 2016 to 2020. In 2020, 19 hate crimes were committed compared to 17 hate crimes from 2019.

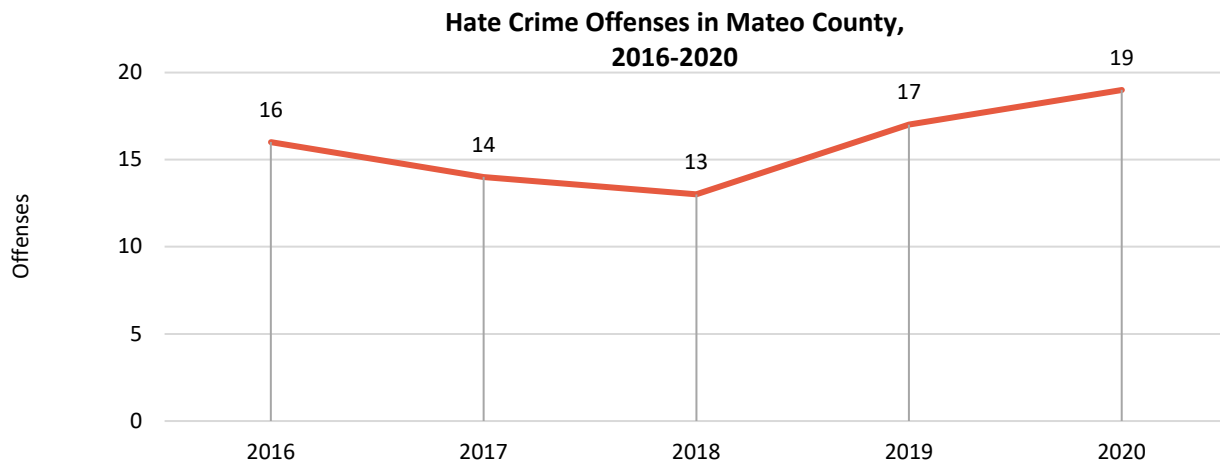


Figure 9.11: hate Crime Offenses in San Mateo County

Figure 9.12 displays hate crimes that occurred in San Mateo County in 2020 based on type of bias. 79% of the hate crimes that took place in San Mateo County were based on Race/Ethnicity/Ancestry, while Sexual Orientation-related hate crimes made up 16%.

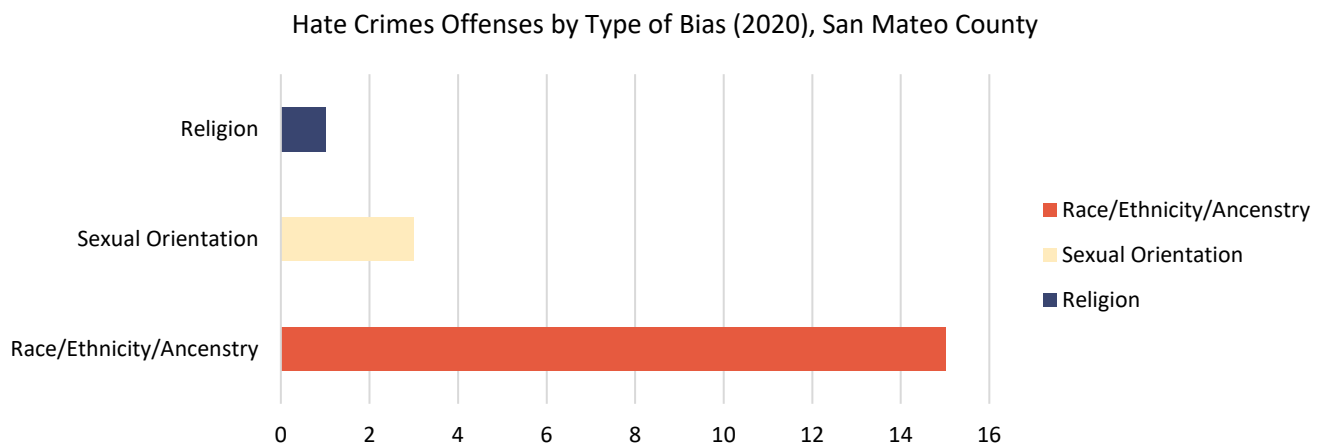


Figure 9.13: Hate Crime Offenses by Type in San Mateo County

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

Racially Concentrated Areas of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAAs) represent opposing ends of the segregation spectrum from racially or ethnically segregated areas with high poverty rates to affluent predominantly White neighborhoods. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH. Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.

It is important to note that R/ECAPs and RCAAs are not areas of focus because of racial and ethnic concentrations alone. This study recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a non-discriminatory market. Rather, R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity, and conversely, RCAAs are meant to identify areas of particular advantage and exclusion.

For this study, the poverty threshold used to qualify a tract as a R/ECAP was three times the average census tract poverty rate countywide—or 19.1%. In addition to R/ECAPs that meet the HUD threshold, this study includes edge or emerging R/ECAPs which hit two thirds of the HUD defined threshold for poverty—emerging R/ECAPs in San Mateo County have two times the average tract poverty rate for the county (12.8%).

In 2010 there were three census tracts that qualify as R/ECAPs (19.4% poverty rate) in the county and 11 that qualify as edge R/ECAPs (13% poverty rate). None of the R/ECAPs were located in the Town of Hillsborough in 2010.

In 2019 there were two census tracts that qualify as R/ECAPs (19.1% poverty rate) in the county and 14 that qualify as edge R/ECAPs (12.8% poverty rate). None of the R/ECAPs were located in the Town of Hillsborough in 2019.

Racially or Ethnically Concentrated Areas of Affluence (RCAA)

In 2019, Hillsborough qualified as an RCAA and is shown in *Figure 9.14*. The percent population of White residents and median income is shown in *Table 9.6*.

R/ECAP

HCD and HUD's definition of a Racially/Ethnically Concentrated Area of Poverty is:

- A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County, whichever is lower.

Source: California Department of Housing and Community Development Guidance, 2021

R/ECAA

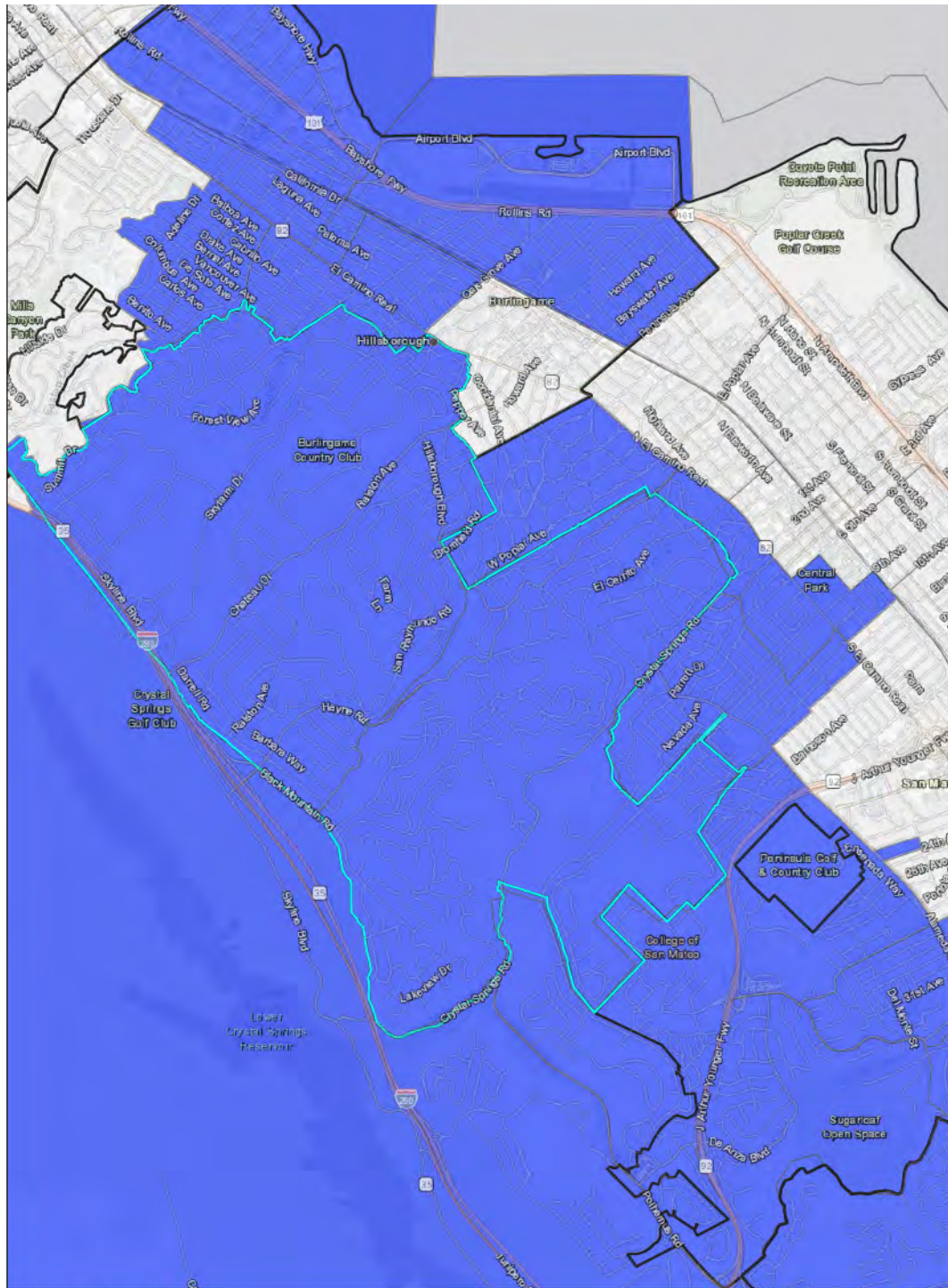
HCD's definition of a Racially/Ethnically Concentrated Area of Affluence is:

- A census tract that has a percentage of total white population that is 1.25 times higher than the average percentage of total white population in the given COG region, and a median income that was 2 times higher than the COG AMI.

Table 9.6: Median Household Income by Race, Hillsborough

Census Tract	Percent Population	Median Income
Census Tract 6056.00	55.3%	\$250,001
Census Tract 6057.00	58.6%	\$250,001

Source: California Department of Housing and Community Development – AFFH Data Viewer



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City/Town Boundaries

(R) Racially Concentrated Areas of Affluence "RCAA" (ACS, 2015 -2019) - Tract

0 - Not a RCAA

1 - RCAA

1:36,112

0 0.3 0.6 1.2 mi
0 0.5 1 2 km

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CA HCD

Figure 9.14: Racially Concentrated Areas of Affluence "RCAA", 2015-2019

Source: California Department of Housing and Community Development – AFFH Data Viewer

Disparities in Access to Opportunities

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment.

The Town of Hillsborough is entirely designated as high or highest resource areas. It is important to note that the Town of Hillsborough does not include any census tracts that are designated as moderate or low resource areas. While the town is high opportunity, it is also exclusive. The proportion of the population with limited English proficiency (LEP) is half that of the county as a whole (3% in the town compared to 7% in the county).

The Social Vulnerability Index (SVI) provided by the Center for Disease Control (CDC)—ranks census tracts based on their ability to respond to a disaster—includes four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation. Again, the entire Town of Hillsborough shows low vulnerability.

The Town of Hillsborough does not have any disadvantaged communities as defined under SB 535 as, “the top 25% scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low populations.”²

Access to Opportunity

“Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).”

Source: California Department of Housing and Community Development Guidance, 2021, page 34.

2

<https://oehha.ca.gov/calenviroscreen/sb535>

Disparities specific to the population living with a disability

6% of the population in the Town of Hillsborough are living with at least one disability, compared to 8% in the county. The most common disabilities in the town are independent living (2.9%), hearing difficulty (2.7%), and cognitive (2.3%).

For the population 65 and over, the share of the population with an ambulatory or independent living difficulty increases. As mentioned under Access to Transit, San Mateo County is rapidly aging; therefore, this population with a disability is likely to increase.

Unemployment is disproportionately high among residents living with a disability with an unemployment rate of 14%, compared with 3% for residents without a disability in the Town of Hillsborough—particularly when compared to the county where the disparity is not as high. Countywide, the unemployment rate for residents with a disability is 4%, compared to 3% for residents without a disability. High unemployment rates among this population points to a need for increased services and resources to connect this population with employment opportunities.

Access to opportunity in the Town of Hillsborough is summarized in *Figure 9.15*.

Disability

“Disability types include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.”

Source: California Department of Housing and Community Development Guidance, 2021, page 36.

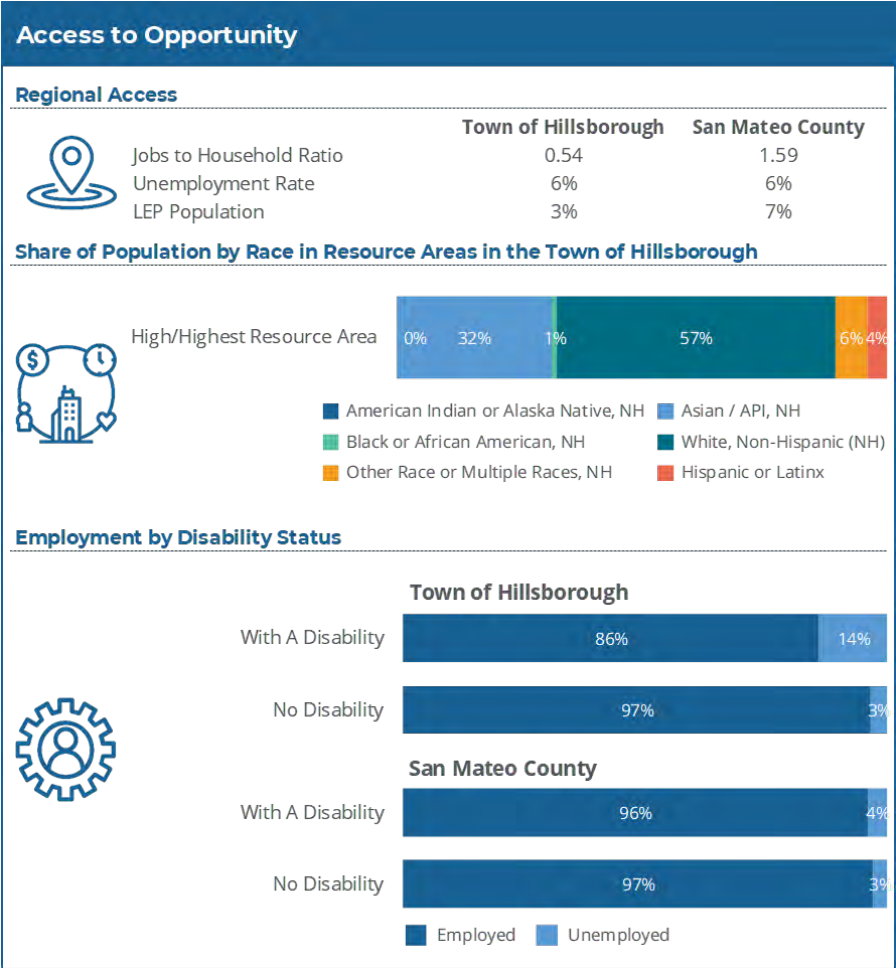


Figure 9-15. Access to Opportunity
Source: ABAG Housing Needs Data Workbook

Regional Opportunity Index (ROI)

This section discusses the Regional Opportunity Index and its relation to the Town of Hillsborough. *Figures 9.16* shows that the Town of Hillsborough was in a high opportunity area for both “place” and “people” in 2014.

California Tax Credit Allocation Committee (TCAC/HCD)

The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. These maps were developed to align funding allocations with the goal of improving outcomes for low-income residents—particularly children.

Opportunity Area Data

The opportunity maps highlight areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource and high segregation and poverty—this is illustrated in *Figure 9.18*. TCAC provides opportunity maps for access to opportunity in quality education, employment, transportation, and environment. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

Regional Opportunity Index (ROI)

The Regional Opportunity Index (ROI) is “an index of community and regional opportunity for understanding social and economic opportunity in California’s communities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need, to foster thriving communities of opportunity for all Californians. It does this by incorporating both a ‘people’ component and a ‘place’ component, integrating economic, infrastructure, environmental, and social indicators in to a comprehensive assessment of the factors driving opportunity.”

Source: UC Davis Center for Regional Change, Regional Opportunity Index

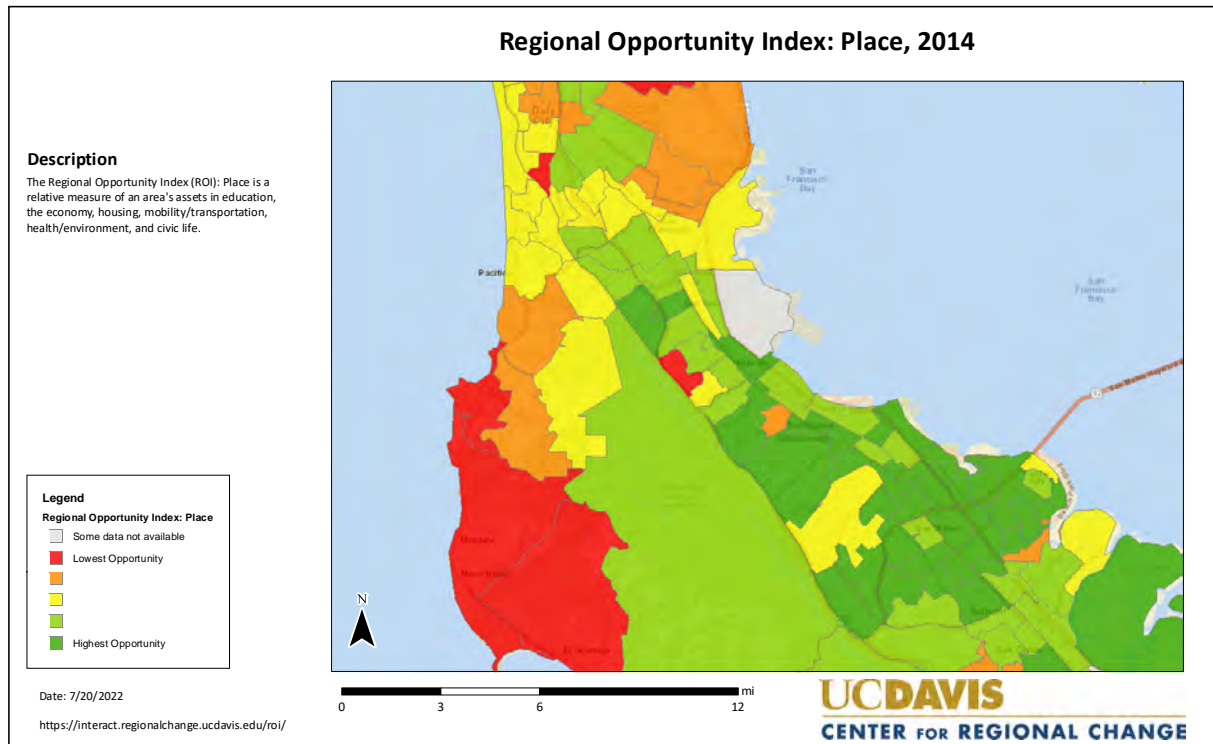


Figure 9.16: Regional Opportunity Index: Place, 2014

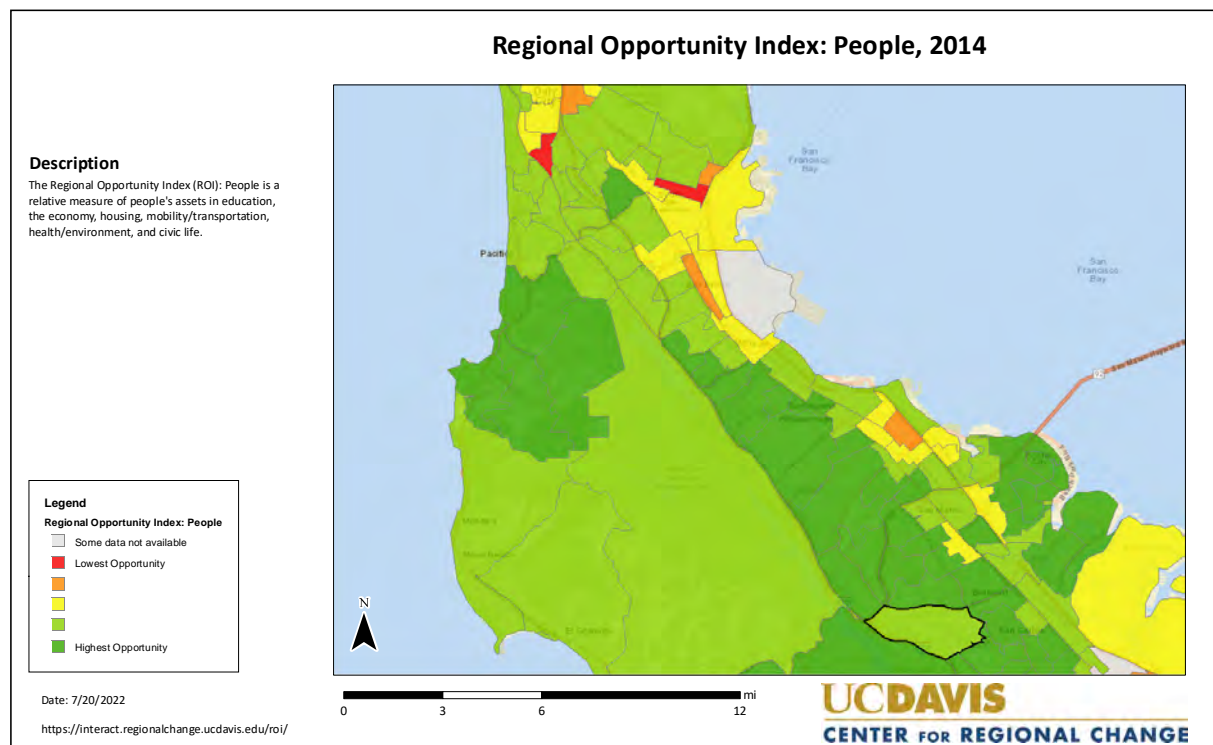
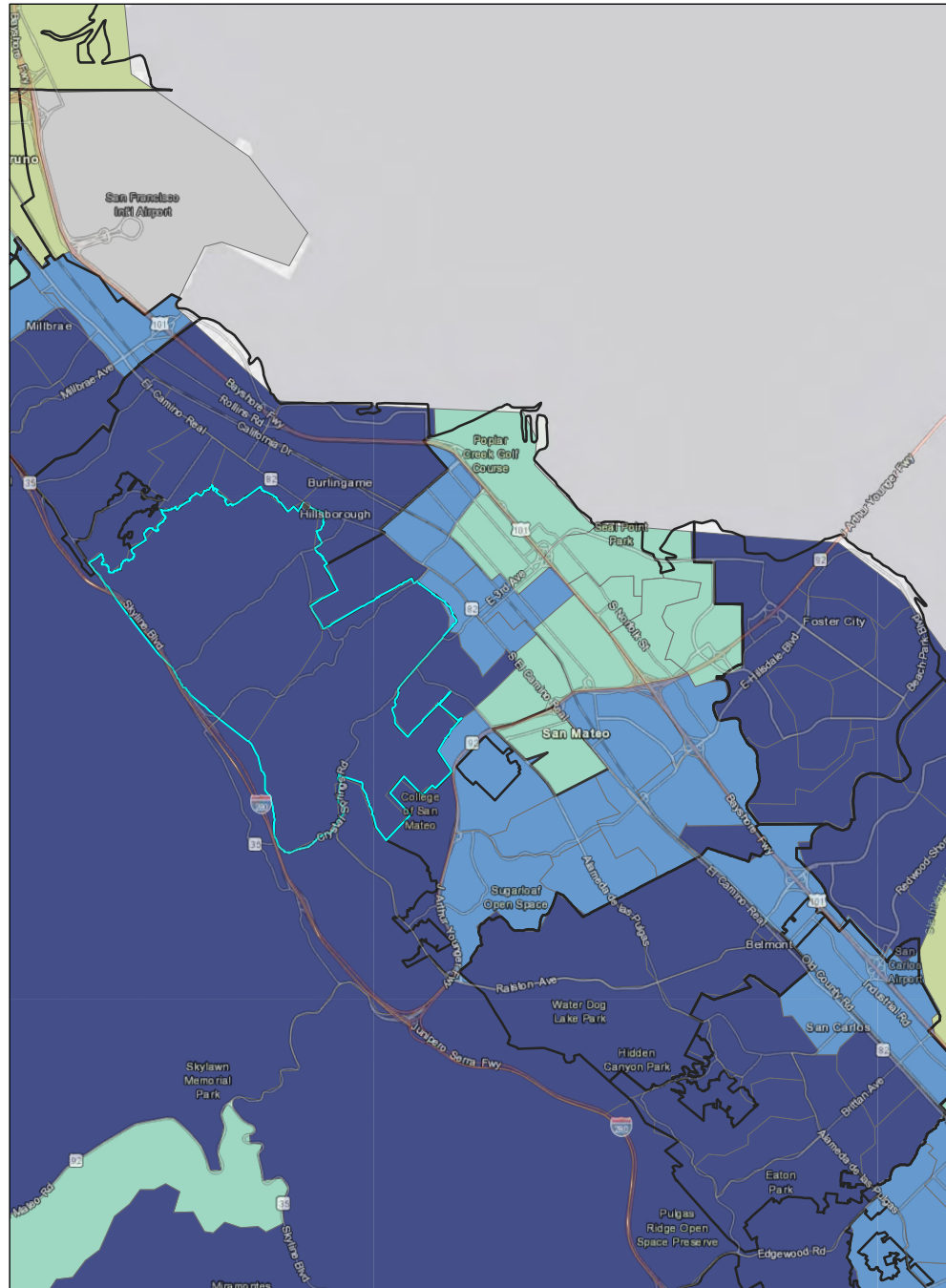


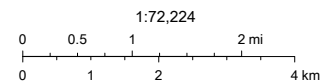
Figure 9.17: Regional Opportunity Index: People, 2014

(R) TCAC Opportunity Areas (2021) - Composite Score - Tract



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- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Composite Score - Tract
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- Missing/Insufficient Data



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Figure 9.18: TCAC Opportunity Areas Composite Score by Census Tract, 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

TCAC/HCD Data – Educational Opportunities

TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. According to TCAC's educational opportunity map, all of the census tracts in Hillsborough score above 0.75—opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes. This score indicates the town has positive educational outcomes.

The Town of Hillsborough is served by the San Mateo Union High School District and the Hillsborough City Elementary School District. San Mateo Union increased enrollment by 16% from 2010 to 2020 and the elementary district enrollment increased by 22% over the same time. However, both districts lost students during the COVID pandemic.

San Mateo Union enrollment by race and ethnicity is similar to the countywide distribution. However, there is a higher proportion of Asian students in San Mateo Union (23% compared to 17% countywide), a smaller proportion of Filipino students (5% compared to 8% countywide) and Hispanic students (32% compared to 38% countywide).

The Hillsborough City Elementary District has a large proportion of both White (48%) and Asian (32%) students. The elementary district has a very low proportion of students with extenuating circumstances compared to the county overall. In the Hillsborough City district 1% of students are English learners compared to 20% countywide. Overall, the elementary district is less diverse than the countywide average.

Many high schoolers in the county met admission standards for a University of California (UC) or California State University (CSU) school. Of the high school districts in San Mateo County, Sequoia Union had the highest rate of graduates who met such admission standards at 69% followed by San Mateo Union High with 68%. Pacific Islander, Hispanic, and Black students in the San Mateo Union district were less likely to meet the admission standards, with rates of 29%, 46%, and 46% respectively.

Although San Mateo Union High School has relatively low drop out rates—4% of students—compared to other districts in the county, drop out rates among Hispanic (7%), Black (6%), and Pacific Islander students are higher.

TCAC/HCD Data – Economic Opportunities

Employment. The top three industries by number of jobs in the Town of Hillsborough include health and educational services, arts and recreation services, and professional and managerial services. The town is a bedroom community with a low job to household ratio of 0.5 compared to 1.5 in the county—which means there are fewer employment opportunities per household in the Town of Hillsborough. The town has the same unemployment rate as the broader county (5.9%).

TCAC's economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value. The Town of Hillsborough scores more than 0.75 for economic opportunity town wide. Neighboring Burlingame also scores high on the economic opportunity index, but other communities in the area—Millbrae and San Mateo—have some census tracts that score lower for economic opportunity.

HUD's job proximity index shows the Town of Hillsborough is in relatively close proximity to jobs. On a scale from 0 to 100, where 100 is the closest proximity to jobs, the majority of the town scores above between 60 and 80.

HUD Opportunity Indicators

Table 9.8 displays the data for Opportunity Indicators in the Town of Hillsborough compared to the state of California. These Opportunity Indicators include statistics that relate to education, economic, housing, mobility, healthcare/environmental, and civic life. The data shown below reveals the following findings:

- The Town of Hillsborough has higher rates of college educated adults, math and English proficiency, High School graduation, and UC/CSU eligibility. The Town of Hillsborough also has lower rates of elementary truancy.
- From an economic standpoint, employment rates, minimum basic income rates, job quality, and job growth rates are all higher than the state of California.
- Home ownership and housing adequacy states are higher than the state of California. However, the Town of Hillsborough has a higher housing cost burden rate than the California.
- Although car ownership is higher in Hillsborough, commute times are moderate in Hillsborough and California.
- Aside from prenatal care and years of life lost, health and environmental indicators in California and Hillsborough are comparable.
- The Town of Hillsborough has noticeably higher voting rates and US citizenship rates than California. Neighborhood stability and English speakers are similar in both areas.

Table 9.8: Opportunity Indicators			
Education	<i>People</i>		
	College Educated Adults	80.95%	
	38.01%		
	Math Proficiency	90.95%	70.05%
	English Proficiency	92.82%	64.69%
	Elementary Truancy	2.98%	24.28%
	<i>Place</i>		
	High School Graduation Rate	93.14%	83.08%
	UC/CSU Eligibility	58.86%	41.04%
	Teacher Experience	36.84%	36.28%
Economic	High School Discipline Rate	6.71%	6.4%
	<i>People</i>		
	Employment Rate	94.86%	89.43%
	Minimum Basic Income	95.31%	32.52%
	<i>Place</i>		
	Job Availability	1029.83	701.75
	Job Quality	56.68%	40.39%
Housing	Job Growth	5.66%	2.86%
	Bank Accessibility	0.42	0.24
	<i>People</i>		
	Home Ownership	93.88%	54.71%
	Housing Cost Burden	64.76%	51.61%
Mobility	<i>Place</i>		
	Housing Adequacy	99.58%	90.64%
	Housing Affordability	0.25	0.19
	<i>People</i>		
Healthcare/ Environmental	Vehicle Availability	98.64%	86.35%
	Commute Time	56.34	59.91
	Internet Access	5	4
	<i>Place</i>		
	Infant Health	96.31%	94.92%
	Birth of Teens	0%	6.6%
	Years of Life Lost	9.22	29.84
	<i>Place</i>		
	Air Quality	7.77	10.01
	Prenatal Care	91.24%	83.12%
Neighborhood Stability	Access to Supermarket	4.4%	53.28%
	Health Care Availability	2.29	1.76
	<i>People</i>		
	People Voting Rates	47.79%	30.60%
	English Speakers	97.96%	88.11%
Neighborhood Stability	<i>Place</i>		
	US Citizenship	95.37%	82.55%
	Neighborhood Stability	88.48%	84.94%

Source: UC Davis Regional Opportunity Index Source: UC Davis Regional Opportunity Index

Access to Transit

Transportation. This section provides a summary of the transportation system that serves the Town of Hillsborough and the broader region including emerging trends and data relevant to transportation access in the town. The San Mateo County Transit District acts as the administrative body for transit and transportation programs in the county including SamTrans and the Caltrain commuter rail. SamTrans provides bus services in San Mateo County, including Redi-Wheels paratransit service.

In 2018, the Metropolitan Transportation Commission (MTC), which covers the entire Bay Area, adopted a coordinated public transit and human services transportation plan. While developing the coordinated plan, the MTC conducted extensive community outreach about transportation within the area. That plan—which was developed by assessing the effectiveness of how well seniors, persons with disabilities, veterans, and people with low incomes are served—was reviewed to determine gaps in services in Hillsborough and the county overall. Below is a summary of comments relevant to San Mateo County. No comments were received from the Town of Hillsborough.

“San Mateo’s [Paratransit Coordinating Council] PCC and County Health System, as well as the Peninsula Family Service Agency provided feedback. The most common themes expressed had to do with pedestrian and bicycle needs at specific locations throughout the county, though some covered more general comments such as parked cars blocking sidewalk right-of-way and a desire for bike lanes to accommodate motorized scooters and wheelchairs. Transportation information, emerging mobility providers, and transit fares were other common themes.

While some comments related to the use of car share, transportation network companies (TNCs), or autonomous vehicles as potential solutions, other comments called for the increased accessibility and affordability of these services in the meantime.”³

A partnership between the World Institute on Disability and the MTC created the research and community engagement project TRACS (Transportation Resilience, Accessibility & Climate Sustainability). The project’s overall goal is to, “stimulate connection and communication between the community of seniors and people with disabilities together with the transportation system– the agencies in the region local to the San Francisco bay, served by MTC.”⁴

As part of the TRACS outreach process, respondents were asked to share their compliments or good experiences with MTC transit. One respondent who had used multiple services said, “it is my sense that SamTrans is the best Bay Area transit provider in terms of overall disability accommodation.” The San Mateo County Transit District updated their Mobility Plan for Older Adults and People with Disabilities in 2018. According to the district, the county’s senior population is expected to grow more than 70% over the next 20 years and the district is experiencing unprecedented increases in paratransit ridership. The plan is targeted at developing effective mobility programs for residents with disabilities and older adults including viable alternatives to paratransit, partnerships, and leveraging funding sources.⁵ MTC also launched Clipper START—an 18 month pilot project— in 2020 which provides fare discounts on single transit rides for riders whose household income is no more than double the federal poverty level.⁶

Alltransit has collected data from transit stops, routes, and agencies across the country to reveal the impact of transit on jobs, the economy, equity, transit quality, and mobility networks. According to **Figure 9.19**, the Town of Hillsborough scored 2.1 out of a possible 10 points. This score is a result of “very low combination of trips per week and number of jobs accessible enabling negligible number of people who take transit to work.” **Table 9.9** shows that San Mateo County has a higher Alltransit Performance Score (6.1) than Hillsborough.

Table 9.9: AllTransit Performance Score, Hillsborough v. San Mateo County, 2022					
Jurisdiction	AllTransit Performance Score	Transit Trips Per Week within ½ Mile	Jobs Accessible in 30-min trip	Commuters Who Use Transit	Transit Routes within ½ Mile
Hillsborough	2.1	362	68,400	6.21%	4
San Mateo County	6.1	1,411	183,088	10.97%	8

Source: AllTransit Scores, Accessed July 18, 2022

³ https://mtc.ca.gov/sites/default/files/MTC_Coordinated_Plan.pdf
⁴ <https://wid.org/transportation-accessibility/>
⁵ https://www.samtrans.com/Planning/Planning_and_Research/Mobility_Plan_for_Older_Adults_and_People_with_Disabilities.html
⁶ <https://mtc.ca.gov/planning/transportation/access-equity-mobility/clipperr-startsm>

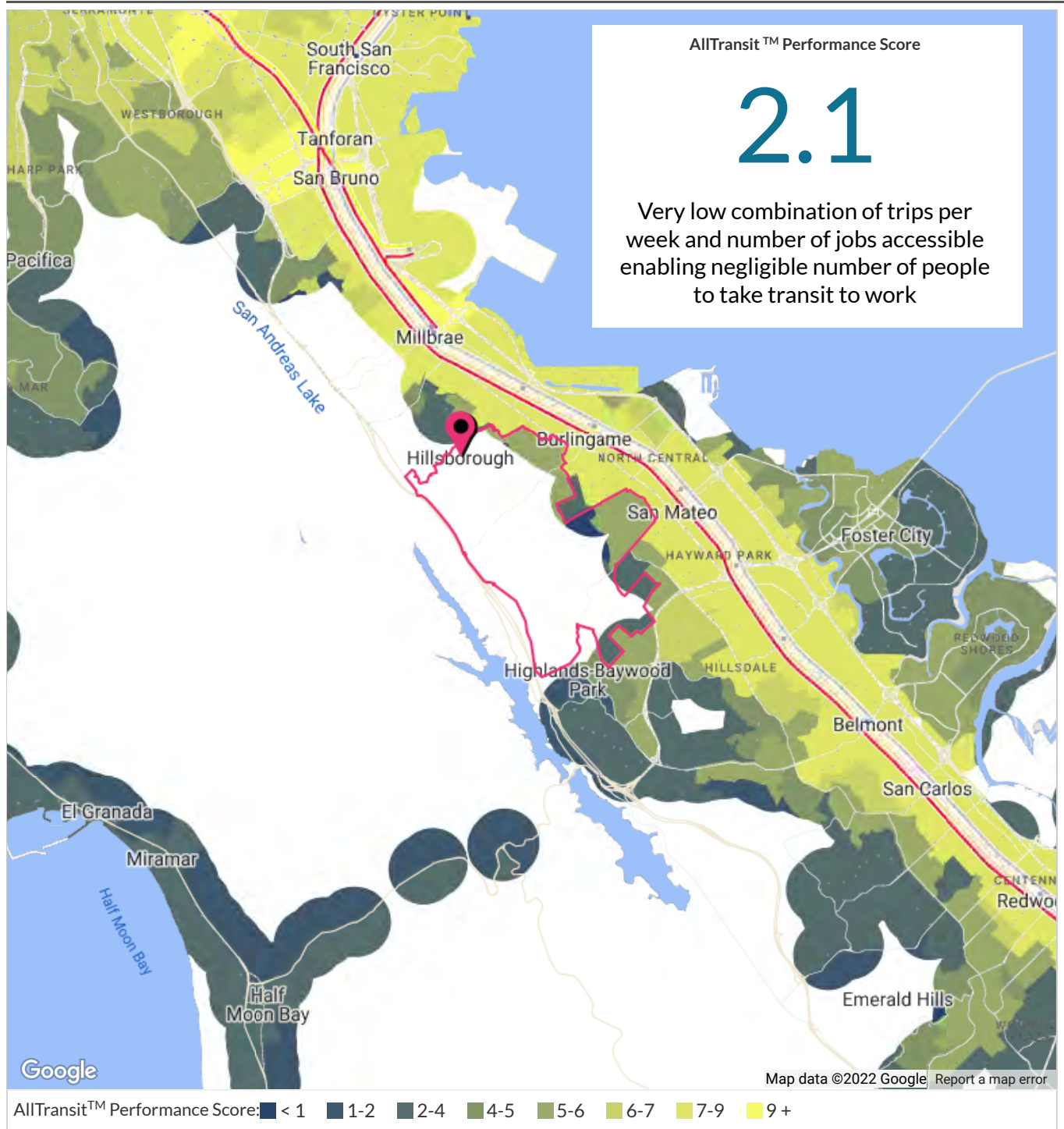


Figure 9-19. AllTransit Performance Score, Hillsborough
Source: AllTransit Score, Hillsborough

CalEnviroScreen – Environmental Justice

TCAC’s opportunity areas environmental scores are based on the CalEnviroScreen 3.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM2.5, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

Generally, census tracts within Hillsborough score moderately on environmental outcomes with scores between 0.25 and 0.75. However, the town scores high compared to other areas of San Mateo County on the California Healthy Places Index (HPI) developed by the Public Health Alliance of Southern California (PHASC). The HPI includes 25 community characteristics in eight categories including economic, social, education, transportation, neighborhood, housing, clean environment, and healthcare.⁷

Disproportionate Housing Needs and Displacement

This section discusses disparate housing needs for protected classes including cost burden and severe cost burden, overcrowding, substandard housing conditions, homelessness, displacement, and other considerations.

Population growth in the Town of Hillsborough has not kept up with the pace of growth countywide. Hillsborough experienced a great loss of population from 1999 to 2000, and the population has not recovered to pre-2000 levels despite high growth in the region and neighboring communities.

Since 2015, 40% of housing permitted has been for very low income households. However, overall unit counts in the town during this time are low with a total of 83 housing units permitted over the four year period. The Housing Needs Data Report for the Town of Hillsborough indicates new construction has not kept pace with demand throughout the Bay Area, “resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness.”⁸

The variety of housing types available in the town in 2020 are predominately single family (96%). From 2010 to 2020, the single family inventory increased more than multifamily, and the town has a greater share of single family housing compared to other communities in the region.⁹

Disproportionate Housing Needs

“Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.”

Source: California Department of Housing and Community Development Guidance, 2021, page 39.

⁷ <https://healthyplacesindex.org/about/>

⁸ Housing Needs Data Report: Hillsborough, ABAG/MTC Staff and Baird + Driskell Community Planning, 2021.

⁹ Housing Needs Data Report: Hillsborough, ABAG/MTC Staff and Baird + Driskell Community Planning, 2021.

The majority of the housing inventory in the Town of Hillsborough was constructed from 1940 to 1980. As such, the town's units are older, lack energy efficiency, could be costly to adapt for disability accessibility, and may have deferred maintenance if households cannot afford to make improvements.

Almost all of the owner occupied housing units in the Town of Hillsborough are valued at more than \$2 million. In San Mateo County 19% of units are valued at more than \$2 million, and in Hillsborough 95% of units are valued at more than \$2 million. According to the Zillow home value index, home prices have experienced remarkable growth in the town compared to the county and larger region. Prior to the Great Recession, homes in Hillsborough were valued moderately higher than the region, but in 2020 Hillsborough's home value index is more than triple the region and county.

Rents have increased at a slower pace compared to the for sale market—however, median rents dampened from 2018 to 2019 in the town. Compared to the county, the Town of Hillsborough has more luxury rental units—42% of units rent for more than \$3,000 in the town compared to 22% in the county.

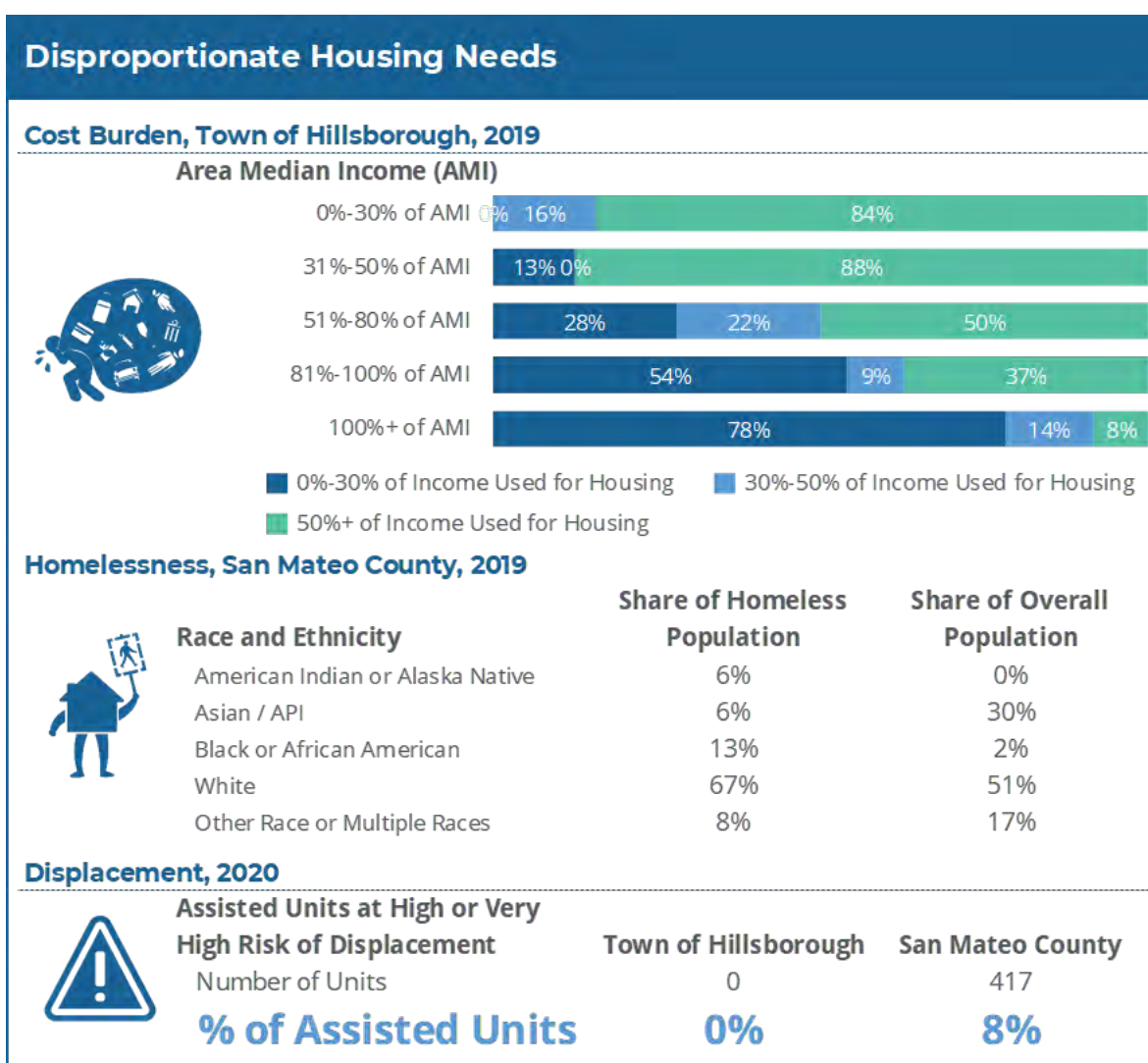


Figure 9.20. Disproportionate Housing Needs, 2019-2020

Cost Burden

A smaller proportion of households in the Town of Hillsborough (33%) compared to the county (37%) experience cost burden—spending more than 30% of their gross income on housing costs. Cost burdened households have less money to spend on other essentials like groceries, transportation, education, healthcare, and childcare. Extremely cost burdened households are considered at risk for homelessness.

Lower income households are more likely to experience housing cost burden. All households earning less than 30% AMI—considered extremely low income households—cost burdened or severely cost burdened, compared to only 22% of households earning more than 100% of AMI.

There are disparities in housing cost burden in the Town of Hillsborough by race and ethnicity and family size. Black or African American (71%) and households that identify as some other or more than one race (66%) experience the highest rates of cost burden in the town. Asian households (39%), and non-Hispanic White households (29%) experience the lowest cost burden.

Large family households—considered households with five or more persons—experience cost burden less than all other households in the town. Cost burden is geographically concentrated in the northwest census tract in Hillsborough (20% to 40% of households are cost burdened in this tract).

Overcrowding

Overcrowding. No households in Hillsborough are experiencing overcrowding—indicated by more than one occupant per room.

Substandard Housing

Substandard housing. Data on housing condition are very limited, with the most consistent data available across jurisdictions found in the American Community Survey (ACS)—which captures units in substandard condition as self-reported in Census surveys. No housing units in the Town of Hillsborough have substandard conditions.

Tenure

Typically, renters are more likely to be cost burdened than homeowners. As shown in figure 9.21 below, only seven percent of homes in Hillsborough are renter occupied. Single parent households may also experience disproportional housing needs, and female headed households typically have lower incomes, creating a greater housing need for this group. In Hillsborough, seven percent of households are comprised of single parent households, and 20 percent of these households are renter occupied, while four percent of households are female headed households, comprised of 18 percent renter occupied units.

Large households, or households with five or more members, are subjected to special housing needs because of limited availability of housing with an adequate number of bedrooms. Large households are typically lower income and are more likely to experience overcrowding within smaller units to avoid being cost burdened. 18 percent of households in Hillsborough are large-family households, and in 2017, 43 percent of these households were cost burdened, while simultaneously, about 4 percent of these households were in the very low-income bracket, earning less than 50% of the area median income (AMI). Lower income and cost burdened large households could benefit from larger rental units with three or more bedrooms per unit. Additionally, 98 percent of occupied households in Hillsborough had three or more bedrooms, however only six percent were occupied by renters, suggesting an inadequate size supply of larger rental units.

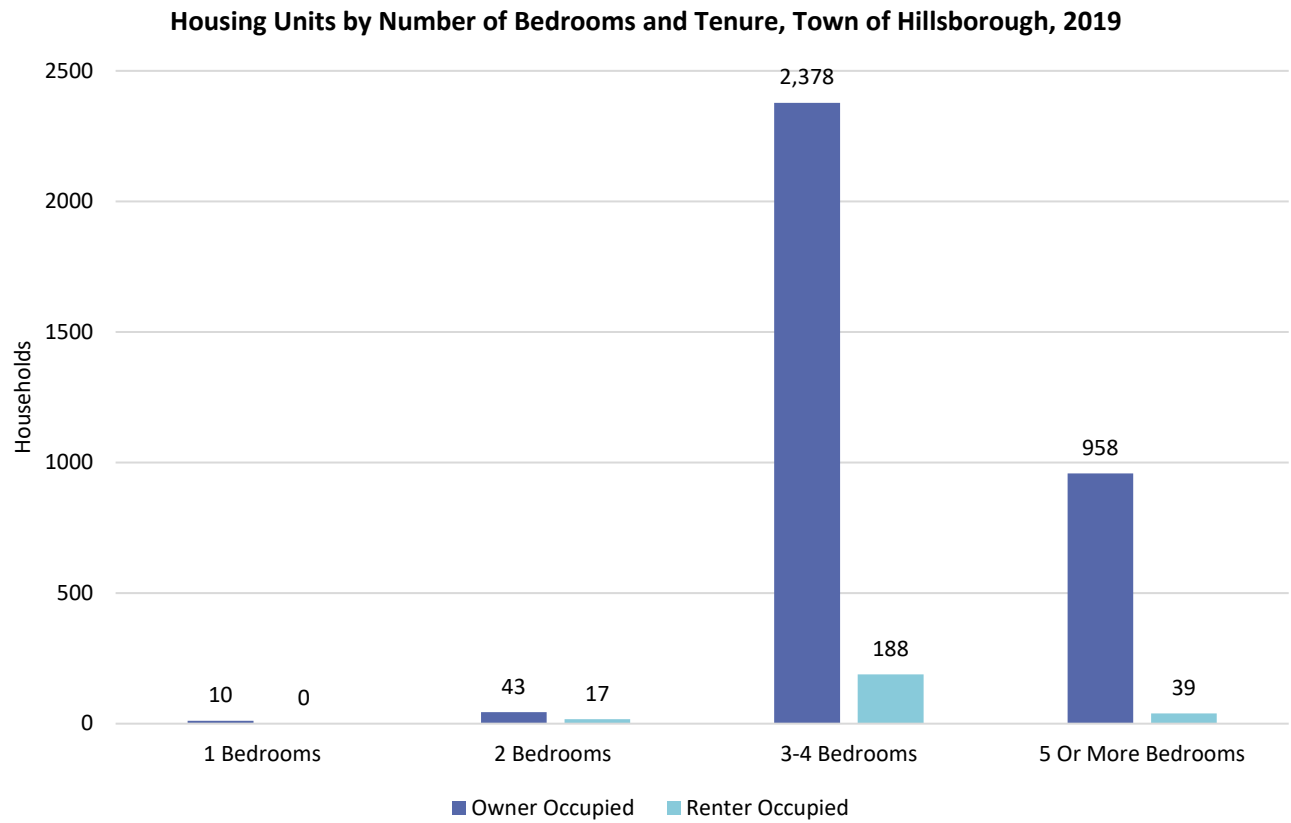


Figure 9.21: Housing Units by Number of Bedrooms and Tenure, 2019

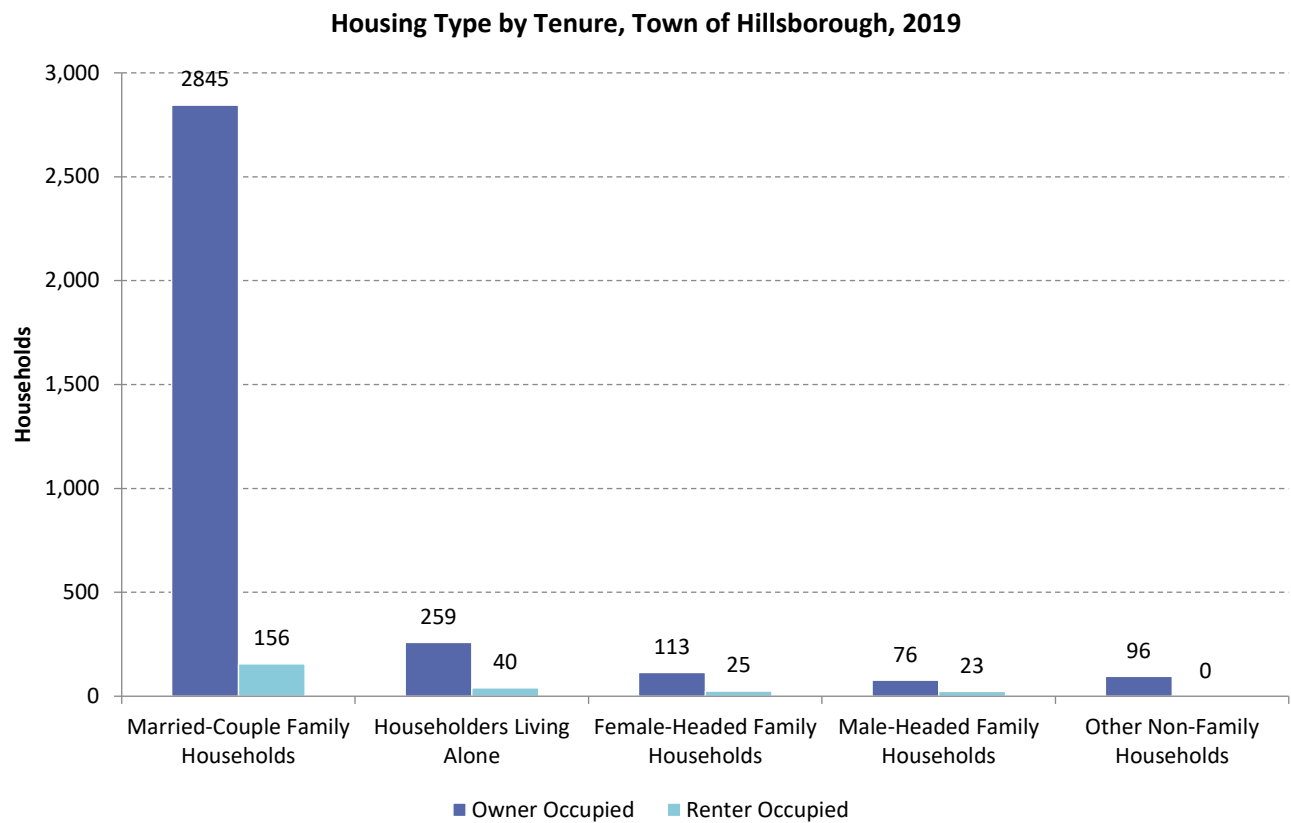


Figure 9.22: Housing Type by Tenure, 2019

Displacement

There are no assisted units in the Town of Hillsborough to displace. According to the Urban Displacement Project, no census tract in the town are vulnerable to displacement.

Displacement Sensitive Communities

“According to the Urban Displacement Project, communities were designated sensitive if they met the following criteria:

- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as:
 - Share of very low income residents is above 20%, 2017 and the tract meets two of the following criteria:
 - Share of renters is above 40%, 2017
 - Share of people of color is above 50%, 2017
 - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median, 2017
 - They or areas in close proximity have been experiencing displacement pressures. Displacement pressure is defined as the percent change in rent above county median for rent increases, 2012-2017

OR

- Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap), 2017”

Source: <https://www.sensitivecommunities.org/>

Analysis of Sites Pursuant to AB 686

AB 686 requires an analysis of sites identified to meet RHNA obligations for their ability to affirmatively further fair housing.

Once sites are identified, the analysis will be placed here and will consist of:

- Map of identified sites by lower income, moderate income, and above moderate income units;
- Identification of sites within or proximity to R/ECAPs and edge R/ECAPs and/or low income/poverty concentrations;
- Proportion of low and very low income units located in that area, as well as concentrations of Housing Choice Vouchers,
- How the distribution of lower, moderate, and above moderate income units—and the share located in low, moderate, and high resourced areas—will change with proposed site inventory development;
- Proximity to:
 - High proficiency K-12 education institutions;
 - High-resourced areas/positive economic outcome areas;
 - Low social vulnerability;
 - Good jobs proximity;
 - Access to transportation;
 - Healthy places; and
 - Flood hazards.

10

HOUSING
PLAN

Policies, Goals, & Actions

Purpose and Content

The policies, goals, and actions provide the Town of Hillsborough with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing throughout the community.

The Town of Hillsborough's Housing Element includes policies to promote the maintenance of existing housing and increase capacity for additional housing options. The Housing Element ensures that current and future housing needs of people living and working in the Town of Hillsborough are met.

The Town's Housing Element includes policies and related goals and actions that will assist in meeting the housing needs of residents. A separate action plan includes the specific actions the Town will take to implement each policy and achieve each goal.

Policy 1: Reduce Barriers to Housing Development

Goal 1.1: Allow for increased subdivision opportunities throughout the community.

- **Action 1.1 (a):** Implement Senate Bill 9 (SB9), as appropriate. SB 9 allows all properties within a "single-family residential zone" to be subdivided into two parcels and developed with two primary dwelling units per lot, irrespective of local standards.
- **Action 1.1 (b):** Conduct a study to analyze the feasibility of updating chapter 16 of the Hillsborough Municipal Code (Subdivisions) to modify existing subdivision standards pertaining to average slope and minimum lot size but in no instance allow lots smaller than one half-acre.

Goal 1.2: Streamline the project review process for housing-related applications.

- **Action 1.2 (a):** Improve transparency in permitting time and workflow by updating the Town's ageing permit tracking software to a streamlined, user-friendly web-based platform with online payments accessible to applicants 24-hours/day, 365 days/year.
- **Action 1.2 (b):** Update all housing development-related application forms to ensure accuracy, clarity, and compliance with all state statutes, including the California Housing Accountability Act and Housing Crisis Act of 2019 (SB 330).
- **Action 1.2 (c):** Continue to evaluate and improve the streamlined processing system to facilitate residential development.
- **Action 1.2 (d):** Utilize CEQA exemptions for infill development sites to shorten entitlement review time.

Goal 1.3: Assist Town residents in the resolution of land use conflicts to promote successful housing development projects.

- **Action 1.3 (a):** Maintain the Town's contract supporting Peninsula Conflict Resolution Center (PCRC) and refer conflicted parties to PCRC's no-fee mediation services.

Goal 1.4: Amend the Town's zoning regulations to comply with all recently adopted state legislation.

- **Action 1.4 (a):** Assess the Town's definition of group home in the zoning ordinance to ensure compliance with the Lanterman Disabilities Services Act.
- **Action 1.4 (b):** Amend the Density Bonus section of the zoning ordinance to comply with AB 1763, SB 1227, and AB 2345.
- **Action 1.4 (c):** Amend the zoning ordinance to comply with the Employee Housing Act.
- **Action 1.4 (d):** Assess the Town's definition of transitional and supportive housing in the zoning ordinance to ensure compliance with State law and allow them in accordance with AB 2162.
- **Action 1.4 (e):** Assess the Town's regulations pertaining to Emergency Shelters to ensure compliance with SB 2 and AB 139.

Policy 2: Promote the Construction and Affordability of Accessory Dwelling Units (ADUs).

Goal 2.1: Continue to support and fund a Town ADU Ombudsman to guide property owners through the Town's ADU process.

- **Action 2.1 (a):** Assess the feasibility of extending the current ADU Ombudsman hours to ensure sufficient capacity for timely review and approval of ADU permits, and budget accordingly for implementation.
- **Action 2.1 (b):** Annually review ADU application and approval processes, making improvements where needed to make it easier for property owners to develop ADUs and JADUs.
- **Action 2.1 (c):** Conduct an analysis of the general fund impacts of continuing the ADU Ombudsman program while reducing/waiving ADU development review fees.
- **Action 2.1 (d):** Actively promote Accessory Dwelling Unit production by encouraging homeowners and developers to include attached or detached Accessory Dwelling Units in existing or new homes.

Goal 2.2: Further streamline and expedite the ADU and JADU permitting process.

- **Action 2.2 (a):** Assess the feasibility of waiving all fees associated with ADU permitting when the property owner deed restricts their ADU to be rented at rates affordable to very-low income households.
- **Action 2.2 (b):** Establish an ADU Review Team comprised of representatives from the Town's various departments including planning, fire, police, and public works and conduct regular weekly meetings to ensure efficient review of ADU applications.
- **Action 2.2 (c):** Incentivize ADUs and JADUs to be constructed along with new single-family detached housing by allowing concurrent permit review and approval and no-cost deed recording with Town notary.
- **Action 2.2 (d):** Consider allowing objective, administrative exceptions for specified zoning standards, such as maximum lot coverage and minimum landscape coverage, to accommodate ADUs and JADUs.
- **Action 2.2 (e):** In coordination with the Central County Fire Department and CalFire, establish pre-approved fire parameters for ADUs to streamline fire related review.
- **Action 2.2 (f):** Establish an ADU/JADU guidebook to help walk residents through the ADU/JADU permitting process.
- **Action 2.2 (g):** Assess the feasibility of developing 80 percent complete construction drawings for ADUs to lower costs associated with engineering and architecture.
- **Action 2.2 (h):** Enhance awareness of the Town's partnership with the County of San Mateo's Home For All initiative and the Second Unit Resource Center which provides information and tools to make it easier for homeowners to build accessory dwelling units.
- **Action 2.2 (i):** Enhance the Town's ADU/JADU Information and Resources webpage on the Town's website.

Goal 2.3: Allow one JADU and up to two ADUs on lots one acre and larger.

- **Action 2.3 (a):** Review best practices and sample ordinance language for similar multiple attached or detached ADU programs in jurisdictions of similar size and make up in the ABAG region and throughout the state.
- **Action 2.3 (b):** Based on the findings of Action 2.3(a), draft potential ordinance language facilitating allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger and conduct community outreach for feedback.
- **Action 2.3 (c):** Present to City Council for consideration and adoption, language allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger.

Goal 2.4: Create a program to encourage and expedite the conversion of pool houses, guest houses, and other accessory structures to recorded ADUs/JADUs.

- **Action 2.4 (a):** Review best practices and sample ordinance language for similar accessory structure conversion programs in jurisdictions of similar size and make up in the ABAG region and throughout the state.
- **Action 2.4 (b):** Based on the findings of Action 2.4 (a), draft potential ordinance language facilitating and providing development standard flexibility for such conversions and conduct community outreach for feedback.
- **Action 2.4 (c):** Present to City Council for consideration and adoption, language amending chapter 17.52 (Accessory Dwelling Units) of the Hillsborough Municipal Code expediting the conversion of pool house, guest house, and similar accessory structures into recorded ADUs.
- **Action 2.4 (d):** Conduct a study of the general fund impacts of potentially reducing/waiving Planning and Building fees for such conversions and present findings to City Council for consideration.
- **Action 2.4 (e):** Based on the findings of Action 2.4 (a) and Action 2.4 (c), develop an expedited conversion program and related educational and outreach campaign to make residents aware of the benefits of conversion and present to Council for consideration and ordinance adoption.

Goal 2.5: Require all future pool house, guest house, and similar development to be constructed to the standards of an ADU to accommodate future conversion.

- **Action 2.5 (a):** Review best practices and sample ordinance language for similar accessory structure requirements in jurisdictions of similar size and make up in the ABAG region throughout the state.
- **Action 2.5 (b):** Based on the findings of Action 2.5(a), draft potential ordinance language requiring pool house, guest house, and similar accessory structures to be constructed for use as and recorded as an ADU and conduct community outreach for feedback.
- **Action 2.5 (c):** Present to City Council for consideration and adoption, language amending chapter 17.52 (Accessory Dwelling Units) of the Hillsborough Municipal Code to requiring pool house, guest house, and similar accessory structures to be constructed for use as and recorded as an ADU.

Goal 2.6: Create a retroactive permitting program for existing, unpermitted ADUs.

- **Action 2.6 (a):** Establish an ADU Amnesty Program to allow eligible properties to legalize existing ADUs that were constructed without a permit.

Goal 2.7: Analyze the feasibility of requiring secondary ADUs (with the exception of JADUs) to be deed restricted at affordable rental rates.

- **Action 2.7 (a):** Conduct a study of neighboring jurisdictions to evaluate the feasibility of deed restrictions for ADUs. Based on this study, consider modifying requirements to implement these changes as appropriate.

Goal 2.8: Via 21 Elements, coordinate with San Mateo County jurisdictions on facilitating ADU Development

- **Action 2.8 (a):** Assess opportunities for property tax relief when ADU/JADUs are constructed and offered at rates affordable to lower- and moderate-income households.
- **Action 2.8 (b):** Support the creation of a county wide nonprofit to increase ADU production.

Policy 3: Facilitate Housing Development on Public, Recreational, and Institutional Sites

Goal 3.1: Monitor the disposition of all publicly owned land for potential future use for housing development.

- **Action 3.1 (a):** Fund and conduct a Town-owned property study to identify those properties which may be suitable for future redevelopment for housing.
- **Action 3.1 (b):** Using the findings of the study referenced in Action 3.1 (a), develop a comprehensive program to support reuse of identified sites for housing purposes.

Goal 3.2: Encourage and support use of private recreational and private school land for housing development.

- **Action 3.2 (a):** Contribute funding for and project management services in support of a study analyzing the feasibility of incorporating affordable housing units at the two private school sites and country club property.
- **Action 3.2 (b):** Review best practices and sample ordinance language for similar programs in jurisdictions of similar size and make up in the ABAG region and throughout the state.
- **Action 3.2 (c):** In partnership with the private schools and country club, draft potential revised ordinance language and conduct community outreach for feedback.

Policy 4: Ensure Responsible Development in Wildland Urban Interface (WUI) Areas

Goal 4.1: Continue to support the Central County Fire District (CCFD) WUI Home Inspection Program.

- **Action 4.1 (a):** Enhance communications to residents regarding their required participation in the WUI Inspection Program.
- **Action 4.1 (b):** Require all new proposed landscape plans on properties in designated WUI area to submit a vegetation management plan and receive approval by CCFD.

Goal 4.2: Continue to support community participation in the National Firewise USA® Recognition Program of the National Fire Protection Association (NFPA).

- **Action 4.2 (a):** Maintain the Town's "Firewise Hillsborough" webpage to provide residents with valuable information about how to stay wildfire ready.
- **Action 4.2 (b):** Provide a link on the Town's Firewise Hillsborough webpage to access information on which residential property insurance companies may be currently offering discounts for fire hardened homes.
- **Action 4.2 (c):** Support Hillsborough Firewise in the maintenance of status as a Firewise USA Community, as recognized by the National Fire Protection Association (NFPA).

Goal 4.3: Establish and enforce safety standards for structures and landscaping in WUI areas.

- **Action 4.3 (a):** The Central County Fire Department will review proposed plans for all new buildings and major additions to ensure the construction complies with fire access requirements and make recommendations for modifications to reduce fire hazards.

Policy 5: Establish and Strengthen Opportunities for Rental Tenancies

Goal 5.1: Add a tenant/landlord information page to the Town website.

- **Action 5.1 (a):** Promote partnership with HIP Housing to facilitate the rental of ADU and JADU units.
- **Action 5.1 (b):** Provide a link on the Town's Tenant/Landlord webpage to HIP Housing's monthly, multi-lingual, home sharing fliers.
- **Action 5.1 (c):** Encourage landlords to accept Section 8 and Housing Choice Vouchers by providing information on the Town's Tenant/Landlord website regarding the programs and how to participate.
- **Action 5.1 (d):** Establish a relationship with the California Apartment Association (CAA) and work with their education team to participate in and promote fair housing training for Landlords via the Town's Tenant/Landlord website.

Goal 5.2: Support the Human Investment Project (HIP Housing) Home Sharing, Self-Sufficiency, and Property programs.

- **Action 5.2 (a):** Continue annual grant award to the Human Investment Project (HIP housing), HEART of San Mateo County, LifeMoves, and the County of San Mateo Human Services (see action 6.2(a))
- **Action 5.2 (b):** Distribute HIP Housing's monthly, multi-lingual home sharing fliers directly to City Council, Board, and Commission members, and public and private schools, and post fliers at Town Hall.
- **Action 5.2 (c):** Host Annual Hillsborough-HIP Housing home sharing workshop; confidential match-making with background checks, draft rental agreements, and support services for tenant/landlord.
- **Action 5.2 (d):** Provide a link on the Town's Housing Resources webpage to HIP Housing's monthly, multi-lingual home sharing fliers.

Goal 5.3: Establish and continue partnerships with local nonprofits for tenant outreach and counseling.

- **Action 5.3 (a):** Maintain the Town's relationship with Project Sentinel and refer tenants to their no-fee services.
- **Action 5.3 (b):** Ensure access to the Town's housing-related communication materials through translation of materials into multiple languages including Spanish and Chinese, making materials accessible to those with disabilities, and sharing information with community organizations, such as legal service or public health providers. All communication plans would include strategies to reach groups with disproportionate housing needs.

Goal 5.4: Adopt an anti-harassment ordinance and a right-to-counsel policy.

- **Action 5.4 (a):** Review best practices and sample ordinance language for anti-harassment ordinances and right-to-counsel policies in jurisdictions of similar size and make up in the ABAG region and throughout the state.
- **Action 5.4 (b):** Draft potential ordinance language and conduct outreach to tenants, landlords, community members and tenant/landlord organizations for feedback.
- **Action 5.4 (c):** Based on the outcomes of Actions 6.4 (a) through 6.4 (c), present to City Council for consideration and adoption, language establishing an anti-harassment ordinance and right-to-counsel policy.

Policy 6: Actively Participate in Meeting the Housing Needs of the Community

Goal 6.1: Continue participation in and support for the 21 Elements project.

- **Action 6.1 (a):** Via 21 Elements, participate in a multi-city nexus and feasibility study to adopt housing impact fees and inclusionary requirements.
- **Action 6.1 (b):** Partner with the 21 Elements Jurisdictions to assess the viability of sharing housing staff to support inclusionary zoning, affordable housing, and other related projects.

Goal 6.2: Provide financial support to local housing, homelessness, and mental health support programs.

- **Action 6.2 (a):** Continue annual grant award to the Human Investment Project (HIP housing).
- **Action 6.2 (b):** Continue financial support for the 21 Elements project.
- **Action 6.2 (c):** Develop and adopt a Town philanthropy policy which establishes consistency in giving to local housing, homelessness, and mental health support programs whose organizational missions align with the Town's value statement.
- **Action 6.2 (d):** During the annual Town budget development process, assess the availability of funds for contribution to local housing, homelessness, and mental health support programs whose organizational missions align with the Town's value statement.

Goal 6.3: Report annually to City Council on the Town's progress in meeting the RHNA Cycle 6 housing allocation.

- **Action 6.3 (a):** Planning staff generate the Town's Annual Progress Report (APR) to the California Department of Housing and Community Development (HCD) outlining details of housing development occurring in Town during the previous calendar year and progress towards achieving housing goals.
- **Action 6.3 (b):** Present the Annual APR to the City Council.

Goal 6.4: Monitor the residential sites inventory and the Town's progress in meeting RHNA.

- **Action 6.4 (a):** Monitor unit count and income/affordability assumed on parcels included in the sites inventory.
- **Action 6.4 (b):** Monitor actual units constructed and income/affordability when parcels are developed.
- **Action 6.4 (c):** Monitor net change in capacity and summary of remaining capacity in meeting remaining RHNA.
- **Action 6.4 (d):** Establish an ADU monitoring program to assess which tools are effective and which should be reconsidered.

Policy 7: Affirmatively Further Fair Housing Opportunities

Goal 7.1: Eliminate discrimination in housing based on age, race, color, religion, sex, marital status, national origin, ancestry, or occupation.

- **Action 7.1 (a):** Support fair access to housing for all persons without regard to race, color, religion, sex, marital status, national origin, or ancestry. Assemble and promote the distribution of information to landlords regarding fair housing.
- **Action 7.1 (b):** Assemble and promote the distribution of information to landlords regarding fair housing.
- **Action 7.1 (c):** Involve Project Sentinel to aid in housing-related problem resolution.
- **Action 7.1 (d):** Designate the City Attorney as the appropriate City official to receive and administer complaints related to housing discrimination.
- **Action 7.1 (e):** Implement Chapter 17.42 of the Zoning Ordinance (Requests for Reasonable Accommodation) to comply with the Americans with Disabilities Act (ADA).
- **Action 7.1 (g):** Provide maximum flexibility in the development of housing for persons with disabilities.
- **Action 7.1 (h):** Ensure that information related to fair housing laws is easily available on the Town's website and at key Town facilities, including the Town Hall Campus and Police Station .

Goal 7.2: Proactively increase access to affordable housing options for historically marginalized and underrepresented groups.

- **Action 7.2 (a):** Work with HIP Housing and other self-sufficiency programs to market ADUs to the disability community and non-English speakers, including new-immigrant and refugee communities.
- **Action 7.2 (b):** Work with HIP Housing and other self-sufficiency programs to make available paper and digital versions of multi-lingual applications and to make all websites containing application information accessible.

Action Matrix

The Action Matrix Table below identifies the lead Town department that will implement each action, along with the time frame for completion and key milestones and metrics for each action detailed above.

Housing Element Action Matrix			
	Town Lead	Completion Timeframe	Milestone
Policy 1: Reduce Barriers to Housing Development			
Goal 1.1: Allow for increased subdivision opportunities throughout the community.			
Action 1.1 (a): Implement Senate Bill 9 (SB9), as appropriate. SB 9 allows all properties within a “single-family residential zone” to be subdivided into two parcels and developed with two primary dwelling units per lot, irrespective of local standards.	City Council and Building & Planning Department	Project-by-project basis	Submittal, approval, and completion of an SB9 project.
Action 1.1 (b): Conduct a study to analyze the feasibility of updating chapter 16 of the Hillsborough Municipal Code (Subdivisions) to modify existing subdivision standards pertaining to average slope and minimum lot size, but in no instance allow lots smaller than one half-acre.	City Manager's Office and Building & Planning Department	January 2024	Completion of feasibility analysis of modifications to hillside subdivision standards.
Goal 1.2: Streamline the project review process for housing-related applications.			
Action 1.2 (a): Improve transparency in permitting time and workflow by updating the Town’s ageing permit tracking software to a streamlined, user-friendly web-based platform with online payments accessible to applicants 24-hours/day, 365 days/year.	City Manager's Office and Building & Planning Department	March 2023	Fully updated and implemented permitting software.
Action 1.2 (b): Update all housing development-related application forms to ensure accuracy, clarity, and compliance with all state statutes, including the California Housing Accountability Act and Housing Crisis Act of 2019 (SB 330).	Building & Planning Department	January 2024	All housing development-related application forms updated and in compliance with all state statutes.
Action 1.2 (c): Continue to evaluate and improve the streamlined processing system to facilitate residential development.	Building & Planning Department	Annually	Evaluate to identify potential efficiencies on an annual basis
Action 1.2 (d): Utilize CEQA exemptions for infill development sites to shorten entitlement review time.	City Attorney and Building & Planning Department	Project-by-project basis	Utilize and promote CEQA exemptions on qualifying projects
Goal 1.3: Assist Town residents in the resolution of land use conflicts to promote successful housing development projects.			
Action 1.3 (a): Maintain the Town’s contract supporting Peninsula Conflict Resolution Center (PCRC) and refer conflicted parties to PCRC’s no-fee mediation services.	City Manager's Office and Building & Planning Department	Annually	Contract with PCRC updated annually.
Goal 1.4: Amend the Town’s zoning regulations to comply with all recently adopted state legislation.			
Action 1.4 (a): Assess the Town’s definition of group home in the zoning ordinance to ensure compliance with the Lanterman Disabilities Services Act.	City Attorney and Building & Planning Department	January 2026	Town zoning ordinance is in compliance with the Lanterman Disabilities Services Act.

Action 1.4 (b): Amend the Density Bonus section of the zoning ordinance to comply with AB 1763, SB 1227, and AB 2345.	City Attorney and Building & Planning Department	January 2026	Town Density Bonus section of the zoning ordinance in compliance with AB 1763, SB 1227, and AB 2345.
Action 1.4 (c): Amend the zoning ordinance to comply with the Employee Housing Act.	City Attorney and Building & Planning Department	January 2026	Town zoning ordinance is in compliance with the Employee Housing Act.
Action 1.4 (d): Assess the Town's definition of transitional and supportive housing in the zoning ordinance to ensure compliance with State law and allow them in accordance with AB 2162.	City Attorney and Building & Planning Department	January 2026	Town zoning ordinance is in compliance with AB 2162
Action 1.4 (e): Assess the Town's regulations pertaining to Emergency Shelters to ensure compliance with SB 2 and AB 139.	City Attorney and Building & Planning Department	January 2026	Town zoning ordinance is in compliance with SB 2 and AB 139.
<i>Policy 2: Promote the Construction and Affordability of Accessory Dwelling Units (ADUs).</i>			
<i>Goal 2.1: Continue to support and fund a Town ADU Ombudsman to guide property owners through the Town's ADU process.</i>			
Action 2.1 (a): Assess the feasibility of extending the current ADU Ombudsman hours to ensure sufficient capacity for timely review and approval of ADU permits and budget accordingly for implementation.	City Council, City Manager's Office, and Building & Planning Department	July 2023	Feasibility assessment completed to determine need/resources for the ADU Ombudsman position(s).
Action 2.1 (b): Annually review ADU application and approval processes, making improvements where needed to make it easier for property owners to develop ADUs and JADUs.	Building & Planning Department	Annually	Improved, updated ADU application process
Action 2.1 (c): Conduct an analysis of the general fund impacts of continuing the ADU Ombudsman program while reducing/waiving ADU development review fees.	Finance Department and Building & Planning Department	Annually	Completed analysis of financial implications, budget modifications as necessary.
Action 2.1 (d): Actively promote Accessory Dwelling Unit production by encouraging homeowners and developers to include attached or detached Accessory Dwelling Units in existing or new homes.	Building & Planning Department	Ongoing, project-by-project basis	Increased ADU production.
<i>Goal 2.2: Further streamline and expedite the ADU and JADU permitting process.</i>			
Action 2.2 (a): Assess the feasibility of waiving all fees associated with ADU permitting when the property owner deed restricts their ADU to be rented at rates affordable to very-low income households.	Finance Department and Building & Planning Department	January 2024-2025	Completed assessment incentives for deed-restriction of ADUs to be rented at very-low income rates
Action 2.2 (b): Establish an ADU Review Team comprised of representatives from the Town's various departments including planning, fire, police, and public works and conduct regular weekly meetings to ensure efficient review of ADU applications.	Building & Planning Department, CCFD, Police Dept., Public Works Dept.	January 2024-2025	Creation of ADU Review Team and commencement of regular review meetings
Action 2.2 (c): Incentivize ADUs and JADUs to be constructed along with new single-family detached housing by allowing concurrent permit review and approval and no-cost deed recording with Town notary.	Building & Planning Department and City Council	January 2024-2025	Increased ADU production.

Action 2.2 (d): Consider allowing objective, administrative exceptions for specified zoning standards, such as maximum lot coverage and minimum landscape coverage, to accommodate ADUs and JADUs.	Building & Planning Department, CCFD, Police Dept., Public Works Dept.	January 2026	Internal evaluation of pros/cons of objective, administrative exceptions for specified zoning standards.
Action 2.2 (e): In coordination with the Central County Fire Department and CalFire, establish pre-approved fire parameters for ADUs to streamline fire related review.	CCFD and Building & Planning Department	January 2024-2025	Final document including pre-approved fire parameters for ADUs
Action 2.2 (f): Establish an ADU/JADU guidebook to help walk residents through the ADU/JADU permitting process.	Building & Planning Department	January 2024-2025	Final document ADU/JADU guidebook
Action 2.2 (g): Assess the feasibility of developing 80 percent complete construction drawings for ADUs to lower costs associated with engineering and architecture.	Building & Planning Department	January 2024-2025	Internal evaluation of pros/cons and feasibility of developing 80 percent complete construction drawings for ADUs.
Action 2.2 (h): Enhance awareness of the Town's partnership with the County of San Mateo's Home For All initiative and the Second Unit Resource Center which provides information and tools to make it easier for homeowners to build accessory dwelling units.	Building & Planning Department and City Council	January 2023	Town's website updated to provide easy access to San Mateo's Home For All initiative and the Second Unit Resource Center
Action 2.2 (i): Enhance the Town's ADU/JADU Information and Resources webpage on the Town's website.	Building & Planning Department	January 2023	Town's ADU/JADU Information and Resources webpage updated and current.
Goal 2.3: Allow one JADU and up to two ADUs on lots one acre and larger.			
Action 2.3 (a): Review best practices and sample ordinance language for similar multiple attached or detached ADU programs in jurisdictions of similar size and make up in the ABAG region and throughout the state.	Building & Planning Department	January 2025	Completed assessment of pros/cons of multiple attached or detached ADU programs in similar jurisdictions in the ABAG region and CA.
Action 2.3 (b): Based on the findings of Action 2.3(a), draft potential ordinance language facilitating allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger and conduct community outreach for feedback.	Building & Planning Department	June 2025	Conduct robust community outreach and education to gain feedback. Draft potential ordinance language, if applicable.
Action 2.3 (c): Present to City Council for consideration and adoption, language allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger.	Building & Planning Department and City Council	January 2026	Adoption of ordinance update.
Goal 2.4: Create a program to encourage and expedite the conversion of pool houses, guest houses, and other accessory structures to recorded ADUs/JADUs.			
Action 2.4 (a): Review best practices and sample ordinance language for similar accessory structure conversion programs in jurisdictions of similar size and make up in the ABAG region and throughout the state.	Building & Planning Department	January 2025	Completed assessment of pros/cons of accessory structure conversion programs in similar jurisdictions in the ABAG region and CA.

Action 2.4 (b): Based on the findings of Action 2.4 (a), draft potential ordinance language facilitating and providing development standard flexibility for such conversions and conduct community outreach for feedback.	Building & Planning Department	June 2025	Draft potential ordinance language and robust community outreach.
Action 2.4 (c): Present to City Council for consideration and adoption, language amending chapter 17.52 (Accessory Dwelling Units) of the Hillsborough Municipal Code expediting the conversion of pool house, guest house, and similar accessory structures into recorded ADUs.	Building & Planning Department and City Council	January 2026	Adoption of ordinance update.
Action 2.4 (d): Conduct a study of the general fund impacts of potentially reducing/waiving Planning and Building fees for such conversions and present findings to City Council for consideration.	Building & Planning Department, Finance Department, and City Council	January 2026	Completed analysis of financial implications, budget modifications as necessary.
Action 2.4 (e): Based on the findings of Action 2.4 (a) and Action 2.4 (c), develop an expedited conversion program and related educational and outreach campaign to make residents aware of the benefits of conversion and present to Council for consideration and ordinance adoption.	Building & Planning Department and City Council	January 2026	Adoption of ordinance update.
Goal 2.5: Require all future pool house, guest house, and similar development to be constructed to the standards of an ADU to accommodate future conversion.			
Action 2.5 (a): Review best practices and sample ordinance language for similar accessory structure requirements in jurisdictions of similar size and make up in the ABAG region throughout the state.	City Attorney and Building & Planning Department	January 2025	Completed assessment of pros/cons of accessory structure requirements in similar jurisdictions in the ABAG region and CA.
Action 2.5 (b): Based on the findings of Action 2.5(a), draft potential ordinance language requiring pool house, guest house, and similar accessory structures to be constructed for use as and recorded as an ADU and conduct community outreach for feedback.	Building & Planning Department and City Manager's Office	June 2025	Conduct robust community outreach and education to gain feedback. Draft potential ordinance language, if applicable.
Action 2.5 (c): Present to City Council for consideration and adoption, language amending chapter 17.52 (Accessory Dwelling Units) of the Hillsborough Municipal Code to requiring pool house, guest house, and similar accessory structures to be constructed for use as and recorded as an ADU.	Building & Planning Department and City Council	January 2026	Adoption of ordinance update, if applicable
Goal 2.6: Create a retroactive permitting program for existing, unpermitted ADUs.			
Action 2.6 (a): Establish an ADU Amnesty Program to allow eligible properties to legalize existing ADUs that were constructed without a permit	City Attorney and Building & Planning Department	January 2023-2024	ADU Amnesty Program in place and community education.
Goal 2.7: Analyze the feasibility of requiring secondary ADUs (with the exception of JADUs) to be deed restricted at affordable rental rates.			
Action 2.7 (a): Conduct a study of neighboring jurisdictions to evaluate the feasibility of deed restrictions for ADUs . Based on this study, consider modifying requirements to implement these changes as appropriate.	Building & Planning Department and City Manager's Office	January 2026	Completed assessment incentives for deed-restriction of secondary ADUs to be rented at lower and moderate-income rates
Goal 2.8: Via 21 Elements, coordinate with San Mateo County jurisdictions on facilitating ADU Development			

Action 2.8 (a): Advocate for property tax relief opportunities when ADU/JADUs are constructed and offered at rates affordable to lower- and moderate-income households.	Building & Planning Department, City Attorney, Finance Department, and City Manager's Office	January 2027	Form an ADU working group through 21 Elements and San Mateo County that focuses on facilitating ADU development through expedited processing and tax relief.
Action 2.8 (b): Support the creation of a county wide nonprofit to increase ADU production.	Building & Planning Department, City Attorney, City Manager's Office, and San Mateo County	January 2027	Form an ADU working group through 21 Elements and San Mateo County that focuses on facilitating ADU development through expedited processing and tax relief.
Policy 3: Facilitate Housing Development on Public, Recreational, and Institutionally Owned Sites			
Goal 3.1: Monitor the disposition of all publicly owned land for potential future use for housing development.			
Action 3.1 (a): Fund and conduct a Town-owned property study to identify those properties which may be suitable for future redevelopment for housing.	Building & Planning Department, City Manager's Office, and City Council	January 2026	Completed feasibility assessment.
Action 3.1 (b): Using the findings of the study referenced in Action 3.1 (a), develop a comprehensive program to support reuse of identified sites for housing purposes.	Building & Planning Department, City Manager's Office, and City Council	January 2027	Completed community engagement process and creation of program with conceptual plans.
Goal 3.2: Encourage and support use of private recreational and private school land for housing development.			
Action 3.2 (a): Contribute funding for and project management services in support of a study analyzing the feasibility of incorporating affordable housing units at the two private school sites and country club property.	City Manager's Office, Finance Department, and City Council	January 2026	Completed feasibility assessments.
Action 3.2 (b): Review best practices and sample ordinance language for similar programs in jurisdictions of similar size and make up in the ABAG region and throughout the state.	Building & Planning Department and City Manager's Office	Jun-26	Completed review of best practices and sample ordinance updates.
Action 3.2 (c): In partnership with the private schools and country club, draft potential revised ordinance language and conduct community outreach for feedback.	Building & Planning Department and City Manager's Office	January 2027	Conduct robust community outreach and education to gain feedback. Draft potential ordinance language, if applicable.
Policy 4: Ensure Responsible Development in Wildland Urban Interface (WUI) Areas			
Goal 4.1: Continue to support the Central County Fire District (CCFD) WUI Home Inspection Program.			

Action 4.1 (a): Enhance communications to residents regarding their required participation in the WUI Inspection Program.	CCFD and City Manager's Office	Annually	Host annual resident workshops. Continue to promote WUI Home Inspection Program through education and outreach materials distributed through the Town's website, Quarterly newsletter, and weekly e-announcements.
Action 4.1 (b): Require all new proposed landscape plans on properties in designated WUI area to submit a vegetation management plan and receive approval by CCFD.	Building & Planning Department and CCFD	Project-by-project basis	Continue to facilitate expedited review and approval by CCFD of landscape plans in WUI areas.
Goal 4.2: Continue to support community participation in the National Firewise USA® Recognition Program of the National Fire Protection Association (NFPA).			
Action 4.2 (a): Maintain the Town's "Firewise Hillsborough" webpage to provide residents with valuable information about how to stay wildfire ready.	CCFD and City Manager's Office	Ongoing, as-needed	Provide information on the Town's website, Quarterly newsletter, and weekly e-announcements.
Action 4.2 (b): Provide a link on the Town's Firewise Hillsborough webpage to access information on which residential property insurance companies may be currently offering discounts for fire hardened homes.	CCFD and City Manager's Office	Ongoing, as-needed	Provide information on the Town's website, Quarterly newsletter, and weekly e-announcements.
Action 4.2 (c): Support Hillsborough Firewise in the maintenance of status as a Firewise USA Community, as recognized by the National Fire Protection Association (NFPA).	CCFD and City Manager's Office	Annually	Hillsborough Firewise recognized by the National Fire Protection Association (NFPA).
Goal 4.3: Establish and enforce safety standards for structures and landscaping in WUI areas.			
Action 4.3 (a): The Central County Fire Department will review proposed plans for all new buildings and major additions to ensure the construction complies with fire access requirements and make recommendations for modifications to reduce fire hazards.	Building & Planning Department and CCFD	Ongoing, project-by-project basis	All new buildings and major additions receive approval for compliance with fire access requirements
Policy 5: Establish and Strengthen Opportunities for Rental Tenancies			
Goal 5.1: Add a tenant/landlord information page to the Town website.			
Action 5.1 (a): Promote partnership with HIP Housing to facilitate the rental of ADU and JADU units.	City Manager's Office	January 2023	Provide information on the Town's website, Quarterly newsletter, and weekly e-announcements.
Action 5.1 (b): Provide a link on the Town's Tenant/Landlord webpage to HIP Housing's monthly, multi-lingual, home sharing fliers.	City Manager's Office	January 2023	Provide information on the Town's website, Quarterly newsletter, and weekly e-announcements.

Action 5.1 (c): Encourage landlords to accept Section 8 and Housing Choice Vouchers by providing information on the Town's Tenant/Landlord website regarding the programs and how to participate.	City Manager's Office, Building & Planning Department, and Finance Department	January 2023	Provide information on the Town's website, Quarterly newsletter, and weekly e-announcements.
Action 5.1 (d): Establish a relationship with the California Apartment Association (CAA) and work with their education team to participate in and promote fair housing training for Landlords via the Town's Tenant/Landlord website.	City Manager's Office	January 2027	Partner with HIP Housing and CAA to provide coordinated education and resources for landlords with the Town's Tenant/Landlord website.
Goal 5.2: Support the Human Investment Project (HIP Housing) Home Sharing, Self-Sufficiency, and Property programs.			
Action 5.2 (a): Continue annual grant award to the Human Investment Project (HIP housing), HEART of San Mateo County, LifeMoves, and the County of San Mateo Human Services (see action 6.2(a))	City Manager's Office	Annually	Annual Budget line item.
Action 5.2 (b): Distribute HIP Housing's monthly, multi-lingual home sharing fliers directly to City Council, Board, and Commission members, and public and private schools, and post fliers at Town Hall.	City Manager's Office	Monthly	Provide information on the Town's website, Quarterly newsletter, and weekly e-announcements.
Action 5.2 (c): Host Annual Hillsborough-HIP Housing home sharing workshop; confidential match-making with background checks, draft rental agreements, and support services for tenant/landlord.	Building & Planning Department and City Manager's Office	Annually	Host hybrid workshop for Hillsborough residents and employees to provide education and outreach about the HIP Housing home sharing program.
Action 5.2 (d): Provide a link on the Town's Housing Resources webpage to HIP Housing's monthly, multi-lingual home sharing fliers.	City Manager's Office	Monthly	Provide information on the Town's website, Quarterly newsletter, and weekly e-announcements.
Goal 5.3: Establish and continue partnerships with local nonprofits for tenant outreach and counseling.			
Action 5.3 (a): Maintain the Town's relationship with Project Sentinel and refer tenants to their no-fee services.	Building & Planning Department and City Manager's Office	Case-by-case basis	Provide information on the Town's website, Quarterly newsletter, and weekly e-announcements.

Action 5.3 (b): Ensure access to the Town's housing-related communication materials through translation of materials into multiple languages including Spanish and Chinese, making materials accessible to those with disabilities, and sharing information with community organizations, such as legal service or public health providers. All communication plans would include strategies to reach groups with disproportionate housing needs.	Building & Planning Department and City Manager's Office	Ongoing, as-needed	Partner with 21 Elements and San Mateo County to provide information about available translation and accessibility resources and tools. Provide information on the Town's website, Quarterly newsletter, and weekly e-announcements.
Goal 5.4: Adopt an anti-harassment ordinance and a right-to-counsel policy.			
Action 5.4 (a): Review best practices and sample ordinance language for anti-harassment ordinances and right-to-counsel policies in jurisdictions of similar size and make up in the ABAG region and throughout the state.	City Attorney and City Manager's Office	January 2025	Develop a best practices framework for anti-harassment ordinances and right-to-counsel policies
Action 5.4 (b): Draft potential ordinance language and conduct outreach to tenants, landlords, community members and tenant/landlord organizations for feedback.	City Attorney and City Manager's Office	June 2025	Conduct robust community outreach and education to gain feedback. Draft potential ordinance language, if applicable.
Action 5.4 (c): Based on the outcomes of Actions 5.4 (a) through 5.4 (c), present to City Council for consideration and adoption, language establishing an anti-harassment ordinance and right-to-counsel policy.	City Attorney, City Manager's Office, and City Council	January 2026	Adoption of ordinance update, if applicable
Policy 6: Actively Participate in Meeting the Housing Needs of the Community			
Goal 6.1: Continue participation in and support for the 21 Elements project.			
Action 6.1 (a): Via 21 Elements, participate in a multi-city nexus and feasibility study to adopt housing impact fees and inclusionary requirements.	Building & Planning Department and City Manager's Office	Annually	Form a working group through 21 Elements and San Mateo County that evaluates impact fees and inclusionary requirements.
Action 6.1 (b): Partner with the 21 Elements Jurisdictions to assess the viability of sharing housing staff to support inclusionary zoning, affordable housing, and other related projects.	Building & Planning Department and City Manager's Office	Quarterly	Form a working group through 21 Elements and San Mateo County that evaluates sharing housing staff.
Goal 6.2: Provide financial support to local housing, homelessness, and mental health support programs.			
Action 6.2 (a): Continue annual grant award to the Human Investment Project (HIP housing).	City Manager's Office and City Council	Annually	Annual Budget line item
Action 6.2 (b): Continue financial support for the 21 Elements project.	City Manager's Office and City Council	Annually	Annual Budget line item
Action 6.2 (c): Develop and adopt a Town philanthropy policy which establishes consistency in giving to local housing, homelessness, and mental health support programs whose organizational missions align with the Town's value statement.	City Manager's Office and City Council	January 2026	Adopted Town philanthropy policy

Action 6.2 (d): During the annual Town budget development process, assess the availability of funds for contribution to local housing, homelessness, and mental health support programs whose organizational missions align with the Town's value statement.	City Manager's Office and City Council	Annually	Annual Budget adopted.
Goal 6.3: Report annually to City Council on the Town's progress in meeting the RHNA Cycle 6 housing allocation.			
Action 6.3 (a): Planning staff generate the Town's Annual Progress Report (APR) to the California Department of Housing and Community Development (HCD) outlining details of housing development occurring in Town during the previous calendar year and progress towards achieving housing goals.	Building & Planning Department	Annually	Annual Progress Report (APR) prepared for submittal to HCD
Action 6.3 (b): Present the Annual APR to the City Council.	Building & Planning Department	Annually	Annual Progress Report (APR) accepted by City Council for submittal to HCD
Goal 6.4: Monitor the residential sites inventory and the Town's progress in meeting RHNA.			
Action 6.4 (a): Monitor unit count and income/affordability assumed on parcels included in the sites inventory.	Building & Planning Department	Annually	Annual Progress Report (APR) to HCD
Action 6.4 (b): Monitor actual units constructed and income/affordability when parcels are developed.	Building & Planning Department	Annually	Annual Progress Report (APR) to HCD
Action 6.4 (c): Monitor net change in capacity and summary of remaining capacity in meeting remaining RHNA.	Building & Planning Department	Annually	Annual Progress Report (APR) to HCD
Action 6.4 (d): Establish an ADU monitoring program to assess which tools are effective and which should be reconsidered.	Building & Planning Department and City Manager's Office	Monthly	Develop ADU monitoring program to evaluate effectiveness and identify opportunities for improvement.
Policy 7: Affirmatively Further Fair Housing Opportunities			
Goal 7.1: Eliminate discrimination in housing based on age, race, color, religion, sex, marital status, national origin, ancestry, or occupation.			
Action 7.1 (a): Support fair access to housing for all persons without regard to race, color, religion, sex, marital status, national origin, or ancestry.	Building & Planning Department and City Manager's Office	Annually	Annually contract with a fair housing service provider to promote open housing practices for residents, and to facilitate communication between tenants and landlords.
Action 7.1 (b): Assemble and promote the distribution of information to landlords regarding fair housing.	Building & Planning Department and City Manager's Office	Annually	Continue to provide resources for bi-lingual fair housing brochures in a variety of public locations, including Town Hall
Action 7.1 (c): Involve Project Sentinel to aid in housing-related problem resolution.	Building & Planning Department and City Manager's Office	Project-by-project basis	Develop a housing-related referral protocol with Project Sentinel

Action 7.1 (d): Designate the City Attorney as the appropriate City official to receive and administer complaints related to housing discrimination.	City Attorney and City Manager's Office	Annually	Annually designate City Attorney as the City official to manage housing discrimination complaints.
Action 7.1 (e): Implement Chapter 17.42 of the Zoning Ordinance (Requests for Reasonable Accommodation) to comply with the Americans with Disabilities Act (ADA).	Building & Planning Department and City Attorney	Case-by-case basis	Provide information about Requests for Reasonable Accommodation on the Town's website and Quarterly newsletter.
Action 7.1 (f): Provide maximum flexibility in the development of housing for persons with disabilities.	Building & Planning Department and City Attorney	Case-by-case basis	Consult with City Attorney to ensure implementation of flexibility and best practices.
Action 7.1 (g): Ensure that information related to fair housing laws is easily available on the Town's website and at key Town facilities, including the Town Hall Campus and Police Station .	Building & Planning Department, Police Department, and City Attorney	Quarterly	Provide information about fair housing laws on the Town's website and Quarterly newsletter.
Goal 7.2: Proactively increase access to affordable housing options for historically marginalized and underrepresented groups.			
Action 7.2 (a): Work with HIP Housing and other self-sufficiency programs to market ADUs to the disability community and non-English speakers, including new-immigrant and refugee communities.	City Manager's Office and Building & Planning Department	Monthly	Partner with programs to provide information on the Town's website, Quarterly newsletter, and weekly e-announcements.
Action 7.2 (b): Work with HIP Housing and other self-sufficiency programs to make available paper and digital versions of multi-lingual applications and to make all websites containing application information accessible.	City Manager's Office and Building & Planning Department	Monthly	Partner with programs to provide information on the Town's website, Quarterly newsletter, and weekly e-announcements.

Attachment 1

Public comments received during the 45-day public review period.

From: [Aaron Zornes](#)
To: [Lisa Natusch](#); [General Plan](#)
Subject: last batch for the day
Date: Monday, September 19, 2022 4:59:50 PM
Attachments: [Vincent Muzzi](#) [REDACTED]
[Sanjay Saini -](#) [REDACTED]
[Sandra Morrow -](#) [REDACTED]
[Peter Chartz -](#) [REDACTED]
[Mitra Solomon -](#) [REDACTED]
[Julie Tsang -](#) [REDACTED]
[Harv Schmitt -](#) [REDACTED]
[Durga Bobba -](#) [REDACTED]
[Bernie Wong -](#) [REDACTED]
[Bailey Meyer -](#) [REDACTED]

They just keep coming in amazing (!)

3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

Section A. SHORT SURVEY (3-5 minutes) - NATURE OF "HOUSING DENSITY" REQUIREMENT & OUR TOWN'S PROGRESS

BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 "housing units" during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

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NOTE = Ballot stuffing does NOT work with this survey as we deduplicate based on your IP address ... therefore ONE survey per household maximum is permitted.

3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

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Durga P.

Last/family name (optional)

Bobba

Telephone (optional)

Street address (optional)

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Please confirm your email address (optional)

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Julie

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Tsang

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6C. Please share any OTHER IDEAS on how we might IMPROVE this survey

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☐ Disagree
☐ Undecided

3C. Get creative & practical in increasing number of units on the large town parcels (private & public) by adding more than one ingress/egress to meet fire evacuation needs

- ☒ Agree
☐ Disagree
☐ Undecided

4C. Forswear unduly burdening so-called "transit corridor" ¼ mile within US-280 from being targeted for highest density housing

- ☒ Agree
☐ Disagree
☐ Undecided

5C. Submit an ADU-only proposal (this is essentially what Atherton & others have done)

- ☒ Agree
☐ Disagree
☐ Undecided

6C. Please share any OTHER IDEAS on how we might IMPROVE this survey

- ☒ Other (please describe) Open flat land between 280, Black Mountain
☐ Other (please describe)
☐ Other (please describe)
☐ Other (please describe)

Section D. ABOUT YOU**1D. CONTACT INFORMATION:** If you wish to submit your response "anonymously" that is fine. All questions are "optional".**However, if you choose to provide your name and address, then we can include that data as supporting documentation to our Hillsborough City Council as an addendum to the survey report.****If you would like a copy of the survey results (which will **not** include the identifying names/addresses/phones), please at a minimum, include your email address below.**

First name (optional)

Vincent

Last/family name (optional)

Muzzi

Telephone (optional)

Street address (optional)

Email address (optional - only needed if you would like copy of survey results or stay in touch with the survey organizers)

Please confirm your email address (optional)

CURRENT STATUS & KEY DATES = Our town government is holding a series of meetings to gather input from the community

- September 6, 2022 - public "Open House" on Housing Element draft plan (learn about & give feedback in person) – North School
- September 12, 2022 - City Council Study Session on "draft" Housing Element
- September 19, 2022, Hillsborough has 10 business days to consider & incorporate any public comments & submit the draft document to the state
- October 4, 2022 - "draft" Housing Element sent to the state for round 1 review (90-days)
- January 31, 2023 - Per statute, the state has 90-days to provide Hillsborough with feedback on the draft, which **must be adopted by January 31, 2023**
- Spring 2023 - City Council adoption of "Certified" Housing Element

NOTE = Ballot stuffing does NOT work with this survey as we deduplicate based on your IP address ... therefore ONE survey per household maximum is permitted.

From: [REDACTED]
To: [General Plan](#)
Subject: Comments on proposed zoning change
Date: Monday, September 19, 2022 4:59:26 PM

I would like to share my comments on the proposed zoning changes set forth in the draft housing element.

- I am deeply concern with the impact on hillsborough schools, emergency services and infrstracture from the propose increase in housing units. An impact analysis should be performed and shared with the public.
- Encouraging and reducing barrers to construct ADUs is the best options among the 4 approaches set forth. Converting the town hall campus to multi-unit housing is also an acceptable approach. I am however oppose to rezoning the RD-2 lots ito allow multi-unit housing. Doing so will significantly alter the characteristic of the town and the neighbourhood.
- Rezoning the townhall and RD-2 lots will result in significant financial gain for the town and the current owners. I would like to understand where the increase in the land value will end up?

Regards,
Chiu family

[REDACTED]

From: [Tom Blumberg](#)
To: [General Plan](#)
Subject: ADU's
Date: Monday, September 19, 2022 4:57:53 PM

Having a 16' tall ADU being presently built 4' from my property line, I am very frustrated by the lack of process with which ADU's are approved. We had nothing to say about this large building that is effectively "in our back yard". I spoke to the Town's consultant before it was approved, but I can see that none of my suggestions were taken. The neighbor's backyard is now full of an ADU, a small addition to their house and a swimming pool all a sub-standard lot.

If ADU's are here to stay, I feel greater consideration should be taken into how they impact the neighbors particularly when consuming such a large envelope.

I am aware of several ADU's that exist in Town. It is quite rare that these buildings are meant to be utilized by non-family members or uses. They simply become guest or pool houses. It is a relatively inexpensive way to add square footage to one's property that can then be sold at a higher price. I apologize for not following all your hard work as I'm sure this has been discussed, but it is frustrating that the ADU rules are being implemented but their underlying goals are not being met or possibly enforced.

Hopefully to reach the additional housing goal mandated by the State, there will not be a mandate that one needs to add an ADU. Some members of the community, especially the senior ones, may not wish to go through the ADU process and expense, much less probably don't need a guest or pool house, most particularly if one has a sub-standard parcel.

I am the rare resident of Hillsborough who was raised, educated and lived here for 65 years. I have seen many changes to our town's character over that time but adding this many residences without considering all components is short sighted. Thank you for all your hard work in soliciting comments from the community. I hope someone who going through the creation of a neighbor's ADU with what seems to limited consideration, will help you craft the best solution.

Sincerely,

Tom Blumberg


From: [Kbakhtiari](#)
To: [Al Royse](#); [Larry May](#); Inatusch@hillsborough.net; [Christine Krolik](#); [Marie Chuang](#); [Sophie Cole](#); [Christopher Diaz](#); artzma@hillsborough.net; [General Plan](#)
Subject: Rezone Plan - We Oppose
Date: Monday, September 19, 2022 4:56:23 PM

Dear Council:

We are OPPOSED to the proposed housing element plan and implore the town to start over with a plan that includes ALL ADU/JADU housing options only.

- We Oppose the Housing Element Plan- Residential District 1 (RD -1): Residential District 2 (RD-2) and Residential District 3 (RD-3)
- We Oppose the Town Hall Expansion/Campus Site Plan- which was delivered to us this past week and it's on the 9/12 agenda.
- We oppose any/all zoning or rezoning of any lot and any other changes to our current "RD" zoning.
- We oppose having a goal (Policy 4, Goal 4.5) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate homeowners' property rights and penalize those homeowners with no compensation. Remove this goal and do not implement it in the future.

Respectfully submitted,

Debbie and Karl Bakhtiari

From: [Lilli Rey](#)
To: [General Plan](#)
Subject: My opinion
Date: Monday, September 19, 2022 4:56:21 PM

Dear Town Council,

I am writing to give a quick opinion on the current situation with the affordable housing mandate. I do not see how it makes sense to change the core of our town in response to a state mandate. The timeframe is not one that should be allowed to cause such fundamental change to everyone who lives here. It is clear that not all options have been reviewed. I hope there is a more comprehensive plan to look at other options before we tear this town apart.

Thank you

Lilli

Sent from my iPhone

From: [Melissa Olson](#)
To: [Al Royse](#); [Larry May](#); Inatusch@hillsborough.net; [Christine Krolik](#); [Marie Chuang](#); [Sophie Cole](#); [Christopher Diaz](#); artzma@hillsborough.net; [General Plan](#)
Subject: Housing plan
Date: Monday, September 19, 2022 4:51:01 PM
Attachments: [Ulliot Objections to Draft HE Plan.pdf](#)



Erik and Melissa Olson, [REDACTED], oppose the proposed housing plan. We agree with the arguments in the attached pdf set forth by Ted Ulliot.

Thank you,
Melissa

Melissa Olson

THEODORE W. ULLYOT

September 17, 2022

Dear Mayor Royse, Vice Mayor Krolík, and Councilmembers Chuang, Cole, and May:

I am providing these comments on, and objections to, the draft Housing Element Plan dated August 4, 2022 (“Draft Plan”) – as a Hillsborough resident since 2008. My family has been in Hillsborough since the late 1970s, when my father moved to the Town.

Although the California Department of Housing and Community Development (HCD), through the Association of Bay Area Governments (ABAG), has imposed on the Town a mandate of 554 additional housing units for the 2023-31 HE6 cycle, the Draft Plan is an unacceptable proposal for meeting that number. Among the most objectionable features of the Draft Plan are the introduction of a new three-zone scheme in place of Hillsborough’s current single-zone (RD) zoning framework; the introduction of multi-family housing to our Town; and the introduction of multi-story buildings to our residential community (including at our historic Town Hall, Centennial Park, and Veterans Memorial). If adopted, the Draft Plan would radically and irreparably change the character of our Town.

Hillsborough truly is a special place worthy of preservation. As Mayor Royse states in his Welcome Message on the Town website, we are a “unique residential community” with a “rich history,” and a “park-like setting and quiet atmosphere.” Mayor Royse’s message rightly states:

“Hillsborough strives to maintain the rustic character and rural charm that are the hallmarks of our town. We are dedicated to preserving our history, natural beauty, architectural heritage and small town atmosphere that contribute to the essential character of our community and make it a wonderful place in which to live and raise a family.”

In the 2014-22 HE5 cycle, the Council (which included current members Chuang, May, and Royse) was careful to protect Hillsborough’s unique character and heritage in meeting its RHNA/HE5 obligations. The Town’s HE5 Plan, by its own explicit terms, “represent[ed] a sincere and creative attempt to meet local and regional housing needs in a community that doesn’t meet the urban norms around which the State Housing Element law was created,” see Town of Hillsborough 2014 Housing Element (HE5 Plan) at p. 4 – and the Council’s heritage-protecting plan was duly approved by the State.

I have no doubt that Town Staff (and its consultant) worked diligently and earnestly to develop their Draft Plan. But the Staff's Draft Plan is only a draft, and it is up to the Council to make the final decision and craft the final plan to be submitted to the State. You Councilmembers – not the Staff, and certainly not the outside consultant – are the Hillsborough residents whom we elected and to whom we've entrusted the responsibility of representing, leading, and preserving our Town and its unique and historic character. With due respect, now is time for the Council to take ownership of the final decision and to show the leadership, responsiveness, and stewardship that we elected you to provide – in this case, not by deferring to Staff and consultants, but by directing the Staff to revise its Draft Plan in a manner that (1) addresses the widespread concerns and objections you've heard from the community¹, and (2) produces a good-faith, sincere, and creative proposal for satisfying our HE6 obligation while preserving "the rustic character and rural charm that are the hallmarks of our town" and what makes Hillsborough the "wonderful place in which to live and raise a family" that we all cherish.

* * * * *

As the Council considers how to craft a final plan that corrects the deficiencies and shortcomings of the Draft Plan, I submit the following key points for your consideration.

First, we should target the HCD-mandated 554 housing units, not a number higher than that (which is what the Draft Plan proposes). HCD's 554 number is already too high, representing a remarkable 12% increase over Hillsborough's existing 4000-unit housing stock – in an era when the population of California, and the population of San Mateo County, are decreasing.² The Draft Plan proposes that we should voluntarily exceed the 554-unit mandate, in the name of a creating a "buffer" that would take us to a goal of 665 new housing units for

¹ Although the HE6/RHNA process has been going on for many months, it was only with the issuance of the Staff Draft Plan in early August of this year (barely six weeks ago – at a time when many residents were enjoying the last days of summer, sending kids off to college, and so on) that the true threat to our community became clear (the prospect of zoning changes; 12-15% increase to our housing stock; multi-story buildings; dramatic transformation of Town Hall without accommodation for the Veterans Memorial; etc.). And in those short six weeks, Hillsborough residents have rallied and responded, engaging with remarkable speed and unanimity – and always respectfully – to make our voices and concerns heard, in person and in writing. The community has responded in plenty of time for the Council as our elected representatives – and community stewards – to receive and incorporate our feedback and develop a revised, creative final plan that is true to Hillsborough's essential character.

² I understand that some other jurisdictions in California have challenged their assigned HE6 numbers. To the extent it remains possible for Hillsborough to challenge our target number of 554 (and seek to reduce that number to one that more accurately reflects the current population trends), the Council should pursue such a challenge.

Hillsborough. There is no need for the Town to do this, nor is there any legal requirement that we do this. A 12% increase is more than enough. Our target number should remain (at most) 554 housing units, not 665.

Hillsborough has an exemplary track record of meeting and even exceeding its HCD-assigned HE number. In the 2014-22 HE5 cycle, the Town's State-mandated target was 91 and we hit 192 housing units actually created. Hillsborough was a model community in HE5 – not simply being one of only 38 jurisdictions in California to meet its HE5 target and plan, but more than doubling our target number. A “buffer” might represent an appropriate “best practice” for some jurisdictions – namely, those communities that fell short of their recent Housing Element plans. But not for Hillsborough, given our track record of not just meeting but indeed dramatically exceeding our HE targets.

Second, once the housing-unit target for HE6 is defined as 554 rather than something more than that, there are many paths to meeting that goal without imposing the sort of dramatic changes to our community that the Draft Plan proposes.

For starters, the Final Plan should make much greater use of ADUs, which have become increasingly popular in the Town. The Draft Plan provides for too few ADUs (only 280, based on a trailing 3-year average of 35 per year). We should take a more realistic, and current, estimate of 65 ADUs per year – which is the rate for 2021-22 (after Hillsborough in 2020 appointed an ombudsman to encourage and facilitate the construction of ADUs). There is every reason to believe that the current 65-per-year rate would continue, if not increase, with the assistance of the ombudsman and other measures to promote ADU construction. Over eight years, a 65-per year rate would, all by itself, account for 520 of the 554 housing units.

For the remaining 34 units, there are a number of paths to get there. One example: We should continue to lobby the State (see Housing Element FAQ 12) to accept some or all of our 101-unit overage from HE5. The FAQs say that the Town “is currently working with our lobbyists to petition the state” to get credit for the 101 extra units we created in HE5. Let's at least pursue that route to completion (including appeal), before fundamentally changing Hillsborough and putting our property values at risk.

Between ADUs and petitioning for retroactive credit on our HE5 overage, that gets us to 621 units, thereby substantially exceeding our HE6 allocation. Even if the State were to give us credit for only one-third of our HE5 excess (34 units of the 101 excess), that would get us to the required 554.

Because the Town can meet its HE6 target through a combination of ADUs and partial-credit for our HE5 overage, we do not need to – and should not – change Hillsborough’s zoning to add the new HD-2 and HD-3 zones, nor add multi-family housing, nor erect a multi-story building on Town property at El Camino and Floribunda – all of which are strategies proposed in the Draft Plan. Each of those steps would bring about fundamental negative change to the beauty and character of our Town, and I join many other Hillsborough residents in objecting to those proposals. Under the above strategy I have outlined, neither new zoning, nor multi-family housing, nor a Town Hall multi-story complex, would be necessary to meet the Town’s 554 target number for HE6.³

* * * * *

The ideas and methodology I have outlined above are one reasonable, low-impact pathway for the Council to devise a Final Plan that (1) addresses the widespread concerns and objections you’ve heard from the community, and (2) represents a good-faith, sincere, and creative proposal for satisfying our HE6 obligation of 554 housing units. There undoubtedly are other means of doing so – without the need for re-zoning, for multi-family housing, for multi-story apartment buildings, and the like. In addition to its natural beauty, unique history, and character, our Town is blessed with a thoughtful, engaged, civic-minded citizenry, many of whom have participated actively and respectfully in this process since the unveiling of the objectionable Draft Plan six weeks ago. Collectively, the residents of Hillsborough have stated well-founded concerns and objections to the Draft Plan and proposed a range of creative alternatives. It is now up to the Council to be responsive, listen and incorporate that feedback, and produce a Final Plan that is right for Hillsborough and protects our unique Town.

³ There are likely other means of meeting our HE6 target of 554 housing units that likewise would be respectful of, and preserve, Hillsborough’s essential character. For example, I understand that there is land near I-280 that is owned by the San Francisco PUC, which the Town might be able to annex, acquire and rezone for HE6 compliance purposes. This is the kind of option that should be fully explored before adopting radical changes to our Town.

Respectfully submitted,

Theodore W. Ulliot

From: [SUSAN PELLEGRINI](#)
To: [General Plan](#)
Subject: Housing Element opinion
Date: Monday, September 19, 2022 4:48:01 PM
Attachments: [Housing Element opinion.pages](#)

September 19, 2022

To:
Hillsborough Town Counsel

From:

Susan Pellegrini



Hillsborough, Ca.

Ladies and Gentlemen,

I reviewed the suggested Housing Element.

As a 44 year resident I am surprised there would be such a move to comply with the State's directive.

Changes in lot size, frontage and zoning are permanent and a significant change to the Town's historical identity. There should be no changes to our zoning, architectural standards as to FAR and height. ADU's should be scrutinized to meet architectural standards and appropriate landscaping.

The impact to property values in proximity of large housing projects will be severe.

The State has neglected vital infrastructure that has diminished quality of life within many counties and has impacted food supply. Without increased water storage of this critical resource there should be no consideration of increased density.

Transportation routes to and from the proposed more populated districts would require the use of easements where roads are less than 25' wide. There is no impact study as to where and how thoroughfares would be enlarged. I believe many residents

would challenge enlarged roadways to service multiple units.

When a private unit is published for rent it cannot be reserved for those locally employed.

Given the nature of current state leadership the state could implement state wide rent control. I don't believe all participants with ADU's are familiar with tenant rights which is another area that has not been published.

The Town would have to increase its budget; expanding building department, insurance and legal along with police department, etc.

There will be a political impact to Town governance in the future.

Regards,

Susan Pellegrini

From: [J Stuart Francis](#)
To: [General Plan](#)
Subject: Short comment on Hillsborough housing plan
Date: Monday, September 19, 2022 4:47:20 PM

We are almost 30 year residents of Hillsborough. Diana and I have reviewed the plans and also attended the most recent session at North School.

Our view is that the town should really try to avoid agreeing to as large a housing stock increase as the star is requesting....this seems unrealistic for Hillsborough..

However, if the town is required to do so, it should try to achieve these housing goals through ADU s only...that will have the smallest impact on overall city services and particularly the smallest impact on water use.....as we move into continuing water challenges, we think that ADU construction will help limit extra water use....

We have a pretty large lot and we feel that larger lots have been disadvantaged by the current water restrictions as they seem much more number of people based, rather than lot size based....since a key appeal of Hillsborough are the numerous trees and green natural areas, we think there should be real care give to preserving the trees and greenery.

As such, ADU approvals should be used to achieve any required state mandates.

Thank you,

Stuart Francis



Sent from my iPad

From: [Steven Karp](#)
To: [General Plan](#)
Subject: Karp, Steven resident
Date: Monday, September 19, 2022 4:47:13 PM
Attachments: [Uliyot Objections to Draft HE Plan.pdf](#)

Dear Town of Hillsborough,

I am Steven Karp, a Hillsborough resident; I am opposed to the rezoning ordinance. I live at [REDACTED]
[REDACTED], and I concur with the comments and objections in the letter attached by and
submitted by Ted Uliyot

Steven Karp

[REDACTED]

THEODORE W. ULLYOT

September 17, 2022

Dear Mayor Royse, Vice Mayor Krolík, and Councilmembers Chuang, Cole, and May:

I am providing these comments on, and objections to, the draft Housing Element Plan dated August 4, 2022 (“Draft Plan”) – as a Hillsborough resident since 2008. My family has been in Hillsborough since the late 1970s, when my father moved to the Town.

Although the California Department of Housing and Community Development (HCD), through the Association of Bay Area Governments (ABAG), has imposed on the Town a mandate of 554 additional housing units for the 2023-31 HE6 cycle, the Draft Plan is an unacceptable proposal for meeting that number. Among the most objectionable features of the Draft Plan are the introduction of a new three-zone scheme in place of Hillsborough’s current single-zone (RD) zoning framework; the introduction of multi-family housing to our Town; and the introduction of multi-story buildings to our residential community (including at our historic Town Hall, Centennial Park, and Veterans Memorial). If adopted, the Draft Plan would radically and irreparably change the character of our Town.

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In the 2014-22 HE5 cycle, the Council (which included current members Chuang, May, and Royse) was careful to protect Hillsborough’s unique character and heritage in meeting its RHNA/HE5 obligations. The Town’s HE5 Plan, by its own explicit terms, “represent[ed] a sincere and creative attempt to meet local and regional housing needs in a community that doesn’t meet the urban norms around which the State Housing Element law was created,” see Town of Hillsborough 2014 Housing Element (HE5 Plan) at p. 4 – and the Council’s heritage-protecting plan was duly approved by the State.

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¹ Although the HE6/RHNA process has been going on for many months, it was only with the issuance of the Staff Draft Plan in early August of this year (barely six weeks ago – at a time when many residents were enjoying the last days of summer, sending kids off to college, and so on) that the true threat to our community became clear (the prospect of zoning changes; 12-15% increase to our housing stock; multi-story buildings; dramatic transformation of Town Hall without accommodation for the Veterans Memorial; etc.). And in those short six weeks, Hillsborough residents have rallied and responded, engaging with remarkable speed and unanimity – and always respectfully – to make our voices and concerns heard, in person and in writing. The community has responded in plenty of time for the Council as our elected representatives – and community stewards – to receive and incorporate our feedback and develop a revised, creative final plan that is true to Hillsborough's essential character.

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Because the Town can meet its HE6 target through a combination of ADUs and partial-credit for our HE5 overage, we do not need to – and should not – change Hillsborough’s zoning to add the new HD-2 and HD-3 zones, nor add multi-family housing, nor erect a multi-story building on Town property at El Camino and Floribunda – all of which are strategies proposed in the Draft Plan. Each of those steps would bring about fundamental negative change to the beauty and character of our Town, and I join many other Hillsborough residents in objecting to those proposals. Under the above strategy I have outlined, neither new zoning, nor multi-family housing, nor a Town Hall multi-story complex, would be necessary to meet the Town’s 554 target number for HE6.³

* * * * *

The ideas and methodology I have outlined above are one reasonable, low-impact pathway for the Council to devise a Final Plan that (1) addresses the widespread concerns and objections you’ve heard from the community, and (2) represents a good-faith, sincere, and creative proposal for satisfying our HE6 obligation of 554 housing units. There undoubtedly are other means of doing so – without the need for re-zoning, for multi-family housing, for multi-story apartment buildings, and the like. In addition to its natural beauty, unique history, and character, our Town is blessed with a thoughtful, engaged, civic-minded citizenry, many of whom have participated actively and respectfully in this process since the unveiling of the objectionable Draft Plan six weeks ago. Collectively, the residents of Hillsborough have stated well-founded concerns and objections to the Draft Plan and proposed a range of creative alternatives. It is now up to the Council to be responsive, listen and incorporate that feedback, and produce a Final Plan that is right for Hillsborough and protects our unique Town.

³ There are likely other means of meeting our HE6 target of 554 housing units that likewise would be respectful of, and preserve, Hillsborough’s essential character. For example, I understand that there is land near I-280 that is owned by the San Francisco PUC, which the Town might be able to annex, acquire and rezone for HE6 compliance purposes. This is the kind of option that should be fully explored before adopting radical changes to our Town.

Respectfully submitted,

Theodore W. Ulliot

From: [Susie Huetteman](#)
To: [General Plan](#)
Subject: Comments on building
Date: Monday, September 19, 2022 4:45:47 PM

Our roads are not designed for that much growth. There's even a problem in the mornings and afternoon with Nueva.

With all of our vegetation and trees, there's a huge increase of fire danger and lack of ability for ALL of us to evacuate in a safe matter. My insurance was canceled and the new provide's price is 3 times what I paid previously.

This town was not designed to tolerate that much growth with our infrastructure.....Schools, Police, Fire.

It's unfair that these units don't have to go through all the structure and comments from the neighbors. It's discrimination! I feel I have no voice.

I am not against affordable housing. I sat on the board of HIP Housing for 9 years. Their units are scattered around the county, just not in one place. They do not disrupt the communities that they are in.

Hillsborough has NO public transportation. Hillsborough has NO businesses.

It is a tuff subject for every community.

Susan Huetteman

[REDACTED]

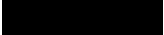
Hillsborough

From: [Kip Sheeline](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 4:44:33 PM

My view is that ADUs are the preferable solution, as long as enough are built. Having separate housing would likely create kind of a “second class” of people, identifiable by their address. ADUs, if there were enough of them, would serve most groups that would want to live in the community, like teachers, caregivers, police, fire, etc. The issue of families and pets complicates matters but doesn’t make the ADUs impossible. ADUs would better preserve the character of the town and would integrate better into the community. Also, rather than having a town committee or separate professional organization deciding who gets to live in affordable housing, individual members of the community would be making the decision. That has its upsides and downsides but, in the end, members of the community would have a direct voice. That would spread the responsibility more widely.

I hope this helps.

Regards,

Kip Sheeline

Hillsborough, CA 94010

From: [Kenny Gee](#)
To: [General Plan](#)
Subject: Hillsborough Housing Element Proposal
Date: Monday, September 19, 2022 4:43:43 PM

Dear Hillsborough City Council,

My name is Kenneth Gee and I reside at [REDACTED] in the Carolands area of Hillsborough. I wanted to express my concern regarding this proposal because I do NOT feel there is a need for new multifamily housing in our area. This is based on the recent exodus of residents out of our county and the abundance of apartments in our county as current housing supply well meets the current needs.

Furthermore, the additional demands on our public services (police & firefighters) and infrastructure (power and water utilities) will cause additional strains on our current system. Ultimately, this will adversely impact our property values and jeopardize our tax base which is so important to support the ongoing vibrancy of our Hillsborough community. Please register my formal opposition to this proposal.

Sincerely,

Kenneth Gee

[REDACTED]
Hillsborough, CA 94010
[REDACTED]

From: [Annette](#)
To: [General Plan](#)
Subject: My comments Hillsborough Draft Housing Plan
Date: Monday, September 19, 2022 4:41:35 PM
Attachments: [Hillsborough Draft Housing Plan.docx](#)

Here are my comments on the Hillsborough Draft Housing Plan:

1) I believe that very low and low-income housing be maximized at the Town Center.

The proximity to public transportation and shopping will allow people to get by without owning a car. Car ownership has become significantly more expensive recently and I imagine that many low-income families struggle to afford this expense. Having more cars on the road is not something that benefits Hillsborough nor San Mateo County in general.

2) I oppose the lowering of the minimum lot size to 1/3 acre for the whole town. I prefer that the plan raise the proportion of ADUs to 512, work to develop small and large vacant parcels as outlined in the Smart Housing for Hillsborough Plan, while still developing very low to low-income housing at the Town Center.

3) **I oppose the reduction in landscape coverage and the increase in impervious surface coverage.** Yvon Chouinard just gave up ownership of his company, Patagonia, to preserve undeveloped land. I think we should follow his lead and try to preserve as much undeveloped land on residential properties in the town as possible. I'd rather put the burden on architects and landscape designers to come up with creative ways of keeping lot coverage and hardscape to a bare minimum.

4) **I support the creation of incentives for homeowners to construct JADUs / ADUs within the existing footprint of their homes and/or existing accessory buildings—** i.e., above garages, in attics, and in basements of residences. This would minimize construction and traffic disturbances across town as well as promote sustainability, reduce noise, preserve landscape, preserve privacy, and reduce fire risks.

5) **I am in favor of amending the town's landscaping plan to encourage the promotion of planting of California native species.** Our native wildlife and pollinators need very specific native plants and tree species for food, shelter and for propagation. **Please require that 80% of every lot be covered with California native plant species.** California native plants are proven to be more fire resistant and more drought tolerant than any non-native species. In addition, they are the only plants that support our California native wildlife.

6) **I oppose the proposal that the town would prevent owners of "smaller homes" from being upgraded in the future.** This is unfair to a portion of the town's property owners.

7) I oppose development on Strawberry Hill because of the wildfire risk it creates.

8) Please require that any high-density housing in Hillsborough be required to go through the town's Architectural and Design Review Process. We want to ensure that the character of the town is maintained. This is especially critical to help preserve the property values of residential properties adjacent to high-density housing projects.

Here are my comments on the Hillsborough Draft Housing Plan:

- 1) **I believe that very low and low-income housing be maximized at the Town Center.** The proximity to public transportation and shopping will allow people to get by without owning a car. Car ownership has become significantly more expensive recently and I imagine that many low-income families struggle to afford this expense. Having more cars on the road is not something that benefits Hillsborough or San Mateo County in general.
- 2) **I oppose the lowering of the minimum lot size to 1/3 acre for the whole town. I prefer that the plan raise the proportion of ADUs to 512, work to develop small and large vacant parcels as outlined in the Smart Housing for Hillsborough Plan, while still developing very low to low-income housing at the Town Center.**
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- 7) **I oppose development on Strawberry Hill because of the wildfire risk it creates.**
- 8) **Please require that any high-density housing in Hillsborough be required to go through the town's Architectural and Design Review Process.** We want to ensure that the character of the town is maintained. This is especially critical to help preserve the property values of adjacent residential properties.

Lisa Natusch

Subject: FW: State Housing Long Term Mandate Input from Dave Hakman 815 Black Mountain Rd

From: David Hakman <david.hakman@hakman.com>

Sent: Monday, September 19, 2022 4:40 PM

To: Christopher Diaz <Christopher.Diaz@bbklaw.com>

Subject: State Housing Long Term Mandate Input from Dave Hakman 815 Black Mountain Rd

CAUTION - EXTERNAL SENDER.

Dear City Attorney Diaz,

In response to the invitation to residents for input, I respectfully submit the following.

In preparation for the views expressed below, I spoke with several long-term community residents over the last four weeks, including two prior mayors, former town council and or committee members, and other long-term residents who have been active in our community.

My wife and I moved to Hillsborough in 1968. Our two children were born, raised, and educated here. We are a three-generation family of six living on Black Mountain Rd (2) and Edgecourt (4). Two grandchildren attend Hillsborough schools. Over the 54 years as residents, we feel blessed to have lived in a beautiful, peaceful community. Hillsborough's qualities are numerous and not limited to attractive, well-maintained homes and landscapes with significant setbacks, no sidewalks, no traffic congestion, no traffic lights, good schools, almost no crime, respected police and town services, etc. Such qualities don't happen by accident.

If the town council desires to promote alternative use of the Town Hall site (for the benefit of the residents), please separate such planning from the state's housing unit mandate.

Any rezoning regs will damage and divide our community resulting in a material reduction of the community character we cherish.

Based on insights gathered from neighbors that desire to preserve the long-term character of Hillsborough, please consider the following as it relates to a course of action:

- Go slow
- Focus on ADU, not multi-family rezoning (for sure, a slippery slope)
- Over time gradually introduce incentives if ADU additions need stimulus to improve the rate of ADU additions
- Monitor mandate compliance solutions crafted by similar communities over time and learn from their success and failures (e.g. Atherton, Los Altos Hills, Kentfield, Piedmont, etc.)
- Avoid rezoning only until ADU options are exhausted, other alternatives from lessons observed from other communities fail are successful and time to comply is running short.

Suppose the Town Council is uncertain about community support for the above, I strongly suggest that the Council submit alternatives to residents for a vote to confirm a course of action supported by our residents.

Respectfully submitted,

David Hakman

[REDACTED]

Hillsborough, CA 94010

MAIN [REDACTED]

CELL [REDACTED]

This email and any files or attachments transmitted with it may contain privileged or otherwise confidential information. If you are not the intended recipient, or believe that you may have received this communication in error, please advise the sender via reply email and immediately delete the email you received.

From: [Subra Narayan](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Larry May](#); Inatusch@hillsborough.net; [Christine Kroluk](#); [Marie Chuang](#); [Sophie Cole](#); [Christopher Diaz](#); artzma@hillsborough.net; [General Plan](#); [Radha Narayan](#)
Subject: Zoning Changes and Housing Element
Date: Monday, September 19, 2022 4:39:09 PM

Council Members,

I am opposed to any rezoning at this time. It is not necessary and should be studied further. There is no rush to rezone. AFTER all the alternatives have been fully explored and decisions have been made on how to proceed, then if rezoning is required, one can do so. Let's not put the cart in front of the horse and rezone until we are sure we will require that.

Given the recent class action law suit on the water issue with the city, it would be prudent to consider any changes or decisions with strict deliberation and full transparency. The last thing we need is to spend more hard earned tax payer money on law suits and biased consultants.

Please consider the requests of the citizens of the town of Hillsborough and act accordingly.

On September 12th, my wife and I wrote a more detailed letter echoing our thoughts to the mayor which I have copied below in case you haven't seen it.

Be Well,

Subra Narayan

[REDACTED]

Hillsborough, CA 94010

[REDACTED]

Dear Mayor Royse:

We have been residents at [REDACTED] for the past 24 years. We are incredibly upset and displeased by the way in which plans to re-zone Hillsborough have been handled. We respectfully ask that you put this zoning discussion on hold immediately! Re-zoning will destroy the wonderful character and community that makes Hillsborough special and desirable. Once you re-zone, Hillsborough will change forever and it will NEVER be the same again!

We attended the meeting held at North School NPR recently. We were informed that the Town Hall property was the 'only' property owned by Hillsborough that could be re-zoned. We have since learned that that is actually not true, and that the town, in fact, owns a significant parcel of the Tobin Clark estate. Not one person mentioned the Tobin Clark estate

at the session, nor was it mentioned on any presentation board. We find it disappointing that such misinformation is being propagated to the tax-paying citizens of this town. We question the integrity and the process of the consultants and urge you to examine whether their interests are aligned with that of our town.

Secondly, we were told at the same North School NPR session that action to re-zone had to be taken immediately. Since then, we have learned that is not the case. Again, the misinformation is devastating. Is it not the policy to first notify the neighbors of any plans for constructions that may affect neighbors, similar to if we wished to tear down our home and put up a new dwelling?

We protest adding a multi-tenant dwelling at the Town Hall site. Floribunda Avenue is not suitable for a massive influx of traffic, parking and noise pollution. We already have parking issues. Just recently, someone parked on our parking strip and damaged our property. We can expect this will happen even more often if you put up a multi-dwelling unit. Most importantly, the traffic resulting from the construction of a multi-dwelling unit would create safety issues for pedestrians; our parking strips are our sidewalks.

Re-zoning is not an urgent matter. We respectfully ask you, Mayor Royse, to hold off re-zoning until everyone gets completely truthful information, evaluates all options and most importantly, listens to the residents. We must work together to ensure that Hillsborough plans properly for its future. Thank you for your consideration.

Sincerely yours,
Radha and Subra Narayan

From: [Jennifer Marvitz](#)
To: [General Plan](#)
Cc: [Ann Ritzma](#); [Christine Krolik](#); [Christopher Diaz](#); [Lisa Natusch](#); [Sophie Cole](#); [Al Royse](#); [Marie Chuang](#); [Larry May](#)
Subject: Opposition to the Town's Proposed Housing Element Plan
Date: Monday, September 19, 2022 4:33:46 PM

We are opposed to the Town's proposed housing element plan and support the position of the Hillsborough Citizens Alliance on this issue.

Best,
Jennifer Marvitz

----- Forwarded message -----

From: **Hillsborough Citizens Alliance** <hillsboroughcitizensalliance@gmail.com>
Date: Mon, Sep 19, 2022 at 4:11 PM
Subject: Vehement Opposition to the Town's Proposed Housing Element Plan
To: <generalplan@hillsborough.net>
Cc: <aroyse@hillsborough.net>, Sophie Cole <scole@hillsborough.net>, <mchuang@hillsborough.net>, Christine Krolik <ckrolik@hillsborough.net>, <lmay@hillsborough.net>, Lisa Natusch <lnatusch@hillsborough.net>, Christopher Diaz <Christopher.Diaz@bbklaw.com>, Ann Ritzma <aritzma@hillsborough.net>

While we embrace and encourage efforts to address the challenges of making housing in California more affordable, Hillsborough Citizens Alliance vehemently objects to the City's proposed Housing Element plan which reflects a shocking lack of understanding of and respect for the Hillsborough community, its wonderful history and welcoming neighborhoods.

The reasons for our opposition have already been very well-articulated by a number of residents who have eloquently spoken at recent Council meetings. We restate our main concerns that the plan would

1. Cause dramatic change to the landscape and 10%-25% increase in school enrollments will destroy major reasons why people want to live here
2. Open a slippery slope making future "up-zoning" (changing zoning to allow for more density units in smaller lots) easy.
3. Erode our property rights, including a goal to prevent owners of smaller homes (e.g., 2,500 sq ft houses) from upgrading their properties
4. Impose necessary burdens on all residents by underestimating the number of ADUs likely to be built while overestimating the "buffer" units needed to meet state mandate.
5. Omit/exempt large, vacant town-owned parcels from development of housing

Yet equally important for HCA's funders, volunteers and supporters is the fact that, once again, the Town's failure to effectively engage its citizens about an issue as significant as this one, one which Mayor Royse has repeatedly (and aptly) referred to as "the most important issues Hillsborough has faced in 50 years," is jaw-droppingly inadequate. We are frustrated by how many fellow residents are complaining they had not heard about this issue until recently. Part of the problem as we've documented is the Town's lack of proper messaging. Until this week, the Town used headlines with wonky terms like "Housing Element" which

mean nothing to most residents. An audit of the the headline messaging in email, website, bulletin boards, et al for weeks and weeks would find the message "Participate in the Future Planning of Your Town!" which is so abstract and saccharin as to be meaningless to most people. Why not use the more fitting and concrete message that ran on the website starting just this past week, "Zoning Changes Being Considered in Town" all along instead of this one time? Although not as urgent as we'd propose ("Dramatic Zoning" or even "Major Changes"), it's far better than all the prior messaging.

Then there's the problem of pushing the messages out: Staff reported the battery of outreaches including "84 e-announcements, 4 Town Newsletter articles, 1 Hillsborough Living article, 1 informational handout, 2 post cards, 1 bill insert, 7 invitations," and two in-person "Open Houses." As if these numbers actually mean anything. They MIGHT have meant something had the message been better communicated as described above. Instead, the results were a paltry 200 residents combined at two late-summer "Open Houses"; Council meetings attended typically by a couple of dozen or so each month - only to rise to a still meagre 120 at a recent Council meeting. Instead of checking boxes regarding how many bulletin board messages were posted, emails and direct mail pieces sent, Council needs to measure success based on actual engagement. How many attended? Those are the results that matter. It might be tempting to write off such poor civic engagement as apathy or complete trust in Council's leadership to always do the right thing whatever the issue. Based on the survey results we've seen from a well-conceived, citizen-led survey of over 400 residents, it's clearly neither apathy nor utter faith in leadership. The time has come for Council to direct staff to conduct a thorough review and complete overhaul of its entire communications effort.

Vice Mayor Krolik has on more than one occasion lamented the loss of trust, presumably between Council and residents. We agree. That there are so many residents reaching out to HCA in an effort to learn about important issues facing the Town is evidence that they don't feel the Town is leveling with them.

The Housing Element plan was, and continues to be, not only the most important issue facing Hillsborough in 50 years, it's a complicated one. As such, Council and Staff need to be far more aggressive about making sure more people are engaged in the process. The old ways of doing things are not working. We urge Council not only to reject the proposed Housing Element plan but equally important to redouble efforts to drive real Hillsborough citizen engagement with an active, two-way conversation that gets the City where it needs to go. Because with the current plan, to quote a popular old New England phrase, "You can't get there from here."

On behalf of the members of HCA, we thank you for your service to the Town.

Respectfully Submitted,

Larry Friedberg
Co-Founder, Hillsborough Citizens Alliance

From: [Aaron Zornes](#)
To: [General Plan](#)
Cc: [Lisa Natusch](#)
Subject: public comment from Aaron ZORNES for 19-Sept-2022 deadline re: Hillsborough Housing Element plan
Date: Monday, September 19, 2022 4:32:23 PM
Attachments: [Housing Element - 3Q2022 survey results v05 \(FINAL\).pdf](#)

Pursuant to town processes, attached is my PERSONAL public commentary as well as the PUBLIC COMMENTS OF OVER 10% OF HILLSBOROUGH RESIDENTS.

These comments can be found in the attached document "Housing Element – 3Q2022 survey results v05 (FINAL).pdf".

In summary, HILLSBOROUGH RESIDENTS UNITE ON THESE KEY ITEMS OF TOWN'S DRAFT HOUSING ELEMENT:

1. By more than 11:1, oppose this Housing Element plan as drafted
2. By about 14:1, oppose re-zoning
3. By more than 11:1, reject reduced minimum lot size & street frontages
4. By more than 10:1, concerned about excluding town-owned open space
5. By more than 7:1, want our proposal to be based on ADUs/JADUs
6. By about 14:1, want our town to understand what other towns like Hillsborough are doing, & to engage with them to fight for our common interests
7. There is overwhelming consensus on these items, & the Housing Element plan must reflect this feedback

Separately, certain survey respondents stated they wanted their survey response submitted to town as official PUBLIC COMMENTS as well.

Therefore ~200 of the 420+ survey responses were sent separately as individual PDFs to the town via 'generalplan@hillsborough.net' prior to the 5pm 19-Sept-2022 deadline.

Thank you.

Aaron Zornes





“HILLSBOROUGH IS UNITED”

Resident feedback on draft Housing Element

3Q2022 survey (10%+ of Hillsborough households)

HILLSBOROUGH RESIDENTS UNITE ON THESE KEY ITEMS OF TOWN'S DRAFT "HOUSING ELEMENT"

- By more than 11:1, oppose this Housing Element plan as drafted
- By about 14:1, oppose re-zoning
- By more than 11:1, reject reduced minimum lot size & street frontages
- By more than 10:1, concerned about excluding town-owned open space
- By more than 7:1, want our proposal to be based on ADUs/JADUs
- By about 14:1, want our town to understand what other towns like Hillsborough are doing, & to engage with them to fight for our common interests
- There is overwhelming consensus on these items, & the Housing Element plan must reflect this feedback

THERE IS NO CONSENSUS ON THESE ITEMS

- Allowing multiple detached ADUs
- Small plurality (not a majority) in favor of exploring denser housing at the Town Hall campus site
- Plurality (not a majority) opposed to considering taller building heights at the Town Hall campus site
- By a margin of about 3:2, residents support the concept (but not any specific plan) of focusing on area near El Camino Real for appropriately locating higher density housing. However, there is a very large undecided block.
- For these items where there is no strong consensus, the town must make a specific proposal with a good case for this to our citizens, & reach consensus in the town, if any of these are to be included in our Housing Element

ADDITIONAL LEARNINGS

- More than half the town respondents were not aware of the Housing Element until the past 3 months, including almost 3 out of 10 who just learned of this in the 2 weeks before this survey
- 56% of survey respondents learned about the Housing Element from social media or email, while only 24% learned about this from Town communications
- Such low awareness implies issues with how the Town engages our residents & homeowners
 - We need to rethink how the Town communicates overall, especially on critical issues like this
 - The Town needs to bolster its online marketing methods/channels
 - Better outbound communications via social networking sites including Hillsborough Together & Nextdoor Hillsborough
 - Strengthen email & SMS channels, including OPT IN capture of contact information for all residents
 - The newsletter may be good for community relations, but doesn't engage sufficiently
 - The Town needs to grab attention with improved and visible key messaging for topics such as this plan, elections, etc.
- Well-constructed surveys both educate & assess residents' positions – with a high response rate



SURVEY DETAILS

10% of Hillsborough's 4,000+ households responded during September 1-19, 2022

BACK STORY

- For 2 years (since 2020), our town council has attempted to craft its state-mandated "Housing Element" to plan & execute for higher density housing as mandated by the state of California
- For the past year, the town organized a "Housing Element Advisory Committee" (HEAC) comprised of 17 residents & affected organizations (CSUS, Nueva) to make recommendations to the city council
- The town has also retained a consultancy (Houseal Lavigne) to manage the process for our proposed plan to the state
- The draft HEAC plan was revealed the week of August 8th to city council & the town residents
- Currently the town's plan is to submit the revised HEAC proposal/response as required in October 2022 at which time the state will review our plan
- **TOWN could have surveyed residents, to have better data to represent their constituency ... So we residents took it on ourselves using our professional skills, software & personal time**

SURVEY OVERVIEW/METHODOLOGY

- Using publicly available databases, we created a pool of 6,000+ validated email addresses, landlines & mobile phones for each Hillsborough address
- During Sept 1-18, 2022, we sent email invitations to this group in addition to posting SURVEY INVITATION to all 5,000+ members of Nextdoor Hillsborough & Hillsborough Together social networks
- In addition to our own research questions, we also included the questionnaire that the 17 member HEAC group used to survey itself as well as survey questions proposed by Hillsborough Citizens Alliance (HCA)
- 420+ survey responses were received (10% of Hillsborough households) of which 190+ provided full contact info for the public record, & the 200+ other anonymous responses were confirmed via IP address; we assume that given the nature of our town's "own" online survey for Housing Element feedback (*which are anonymous as well*) that these "anonymous" survey responses are critical data points that merit full town council & management attention

SURVEY INVITATION

Subject survey re: Hillsborough's "Housing Density Mandate" (HEAC plan)



Per our mayor Al Royce, ***"This is biggest single issue to confront Hillsborough in 50 years."*** The mayor was commenting on Hillsborough's plan to meet the state mandate for higher-density housing during 2023-2031 which must be submitted to & approved by the state during the next 2 months.

Clearly, every possible permutation of this so-called Housing Element "opportunities" exercise we are now going through necessitates a potentially DRAMATIC CHANGE TO OUR ZONING LAWS (& quality of life, property values). The majority of Hillsborough residents are UNAWARE of this.

LET'S BE HEARD AS A COMMUNITY BY TAKING A QUICK 3-5 MINUTE SURVEY TO GIVE "HOUSING DENSITY" FEEDBACK TO OUR CITY COUNCIL.

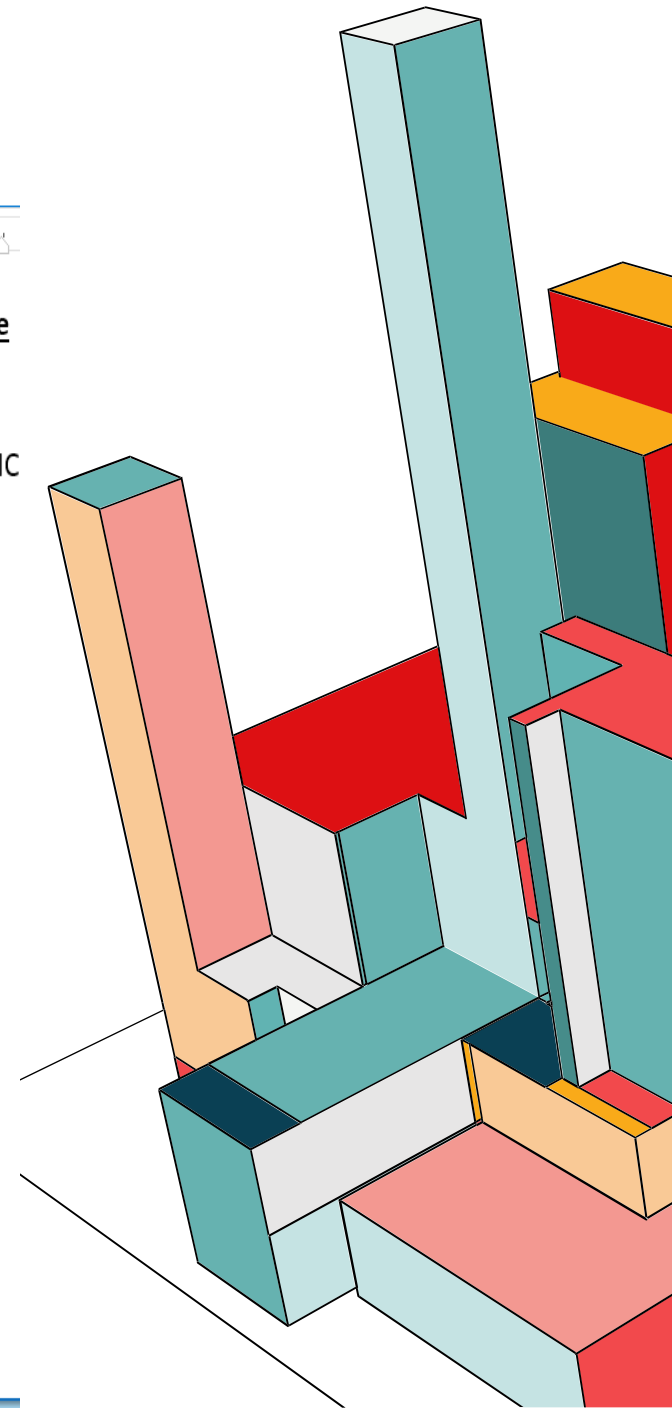
Individual responses are confidential; cumulative data will be analyzed and shared with all survey respondents prior to our presenting such analysis to Hillsborough City Council prior to their next study session on the plan.

TO TAKE THE SURVEY

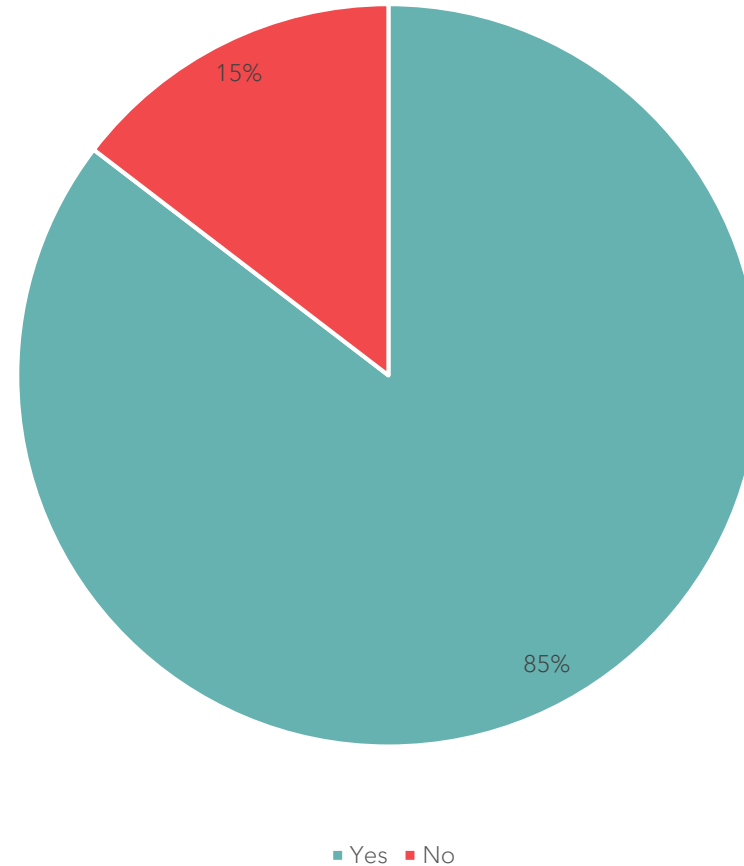
- Click on <http://www.hb-surveys.com/heac-2022-v6.htm>
- FYI = Survey is best experienced on Windows 7/10 or MacOs
- Note = Both Apple & Android phones/tablets may want to flip their devices to LANDSCAPE mode to best enjoy the experience

FOR MORE INFO ON THIS TOPIC

- YouTube official overview video by Town of Hillsborough —> https://www.youtube.com/watch?v=Gh3dyli_l9w
- Alternative/updates to town plan promoted by Hillsborough Citizens Alliance (HCA) —> <https://app.box.com/s/caegi8llugehg61u73amgp6pgdavyqcg>
- "Top 10" list of major issues identified by our survey developers —> <https://25250046c64@0046c64.netsolhost.com/10%20REASONS%20TO%20FIX%20CURRENT%20HEAC%20PLAN.pdf>
- Collection of past official Hillsborough meeting recordings & summaries —> <https://hillsborough-housing-planning-element-update-hlplanning.hub.arcgis.com/pages/draftelements>
- Ongoing NextDoor Hillsborough post —> https://nextdoor.com/p/CznYxPsshKRS#utm_source=share&extras=MTQ5NDIzMQ%3D%3D

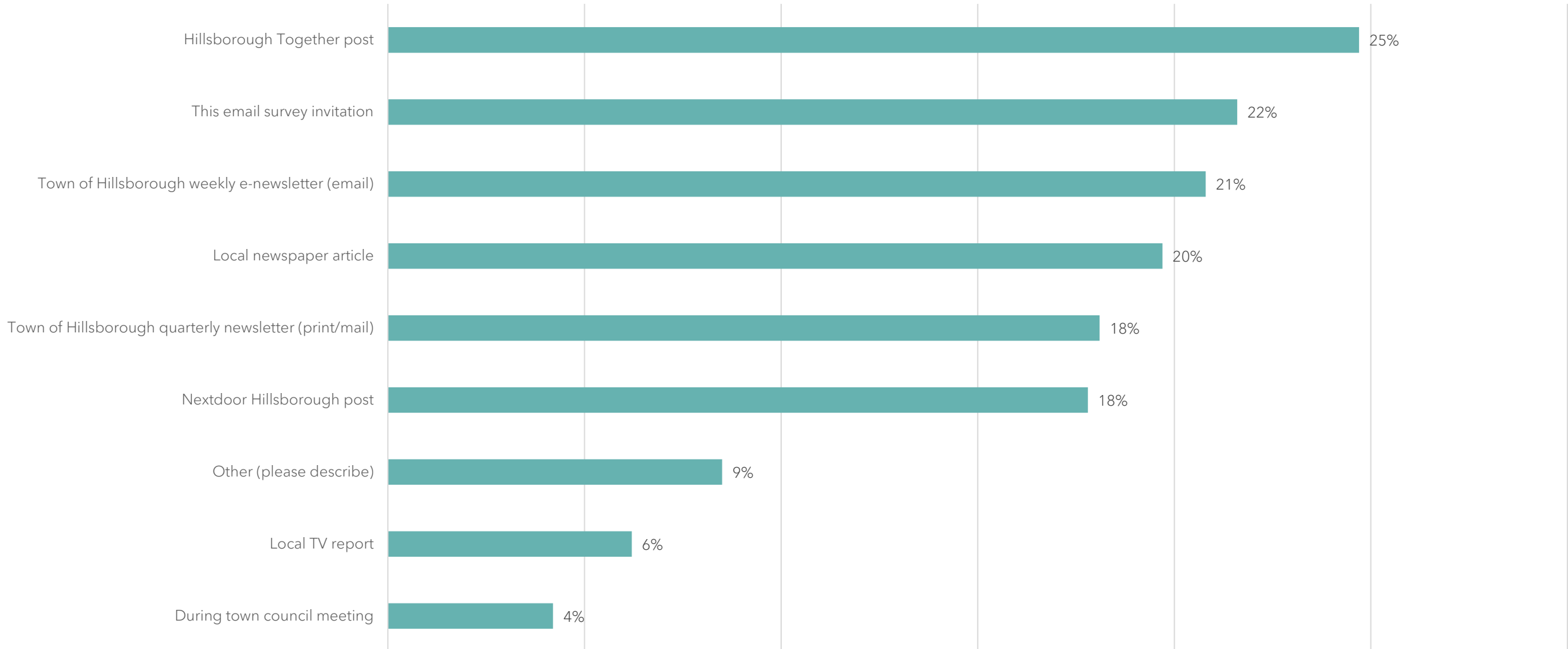


1A. Are you aware state law mandates affordable low income & moderate income housing in ALL cities?



Our goal was to (neutrally) educate, as well as capture feedback on several different viewpoints of the proposed plan

2A - How did you learn of Hillsborough's mandate?

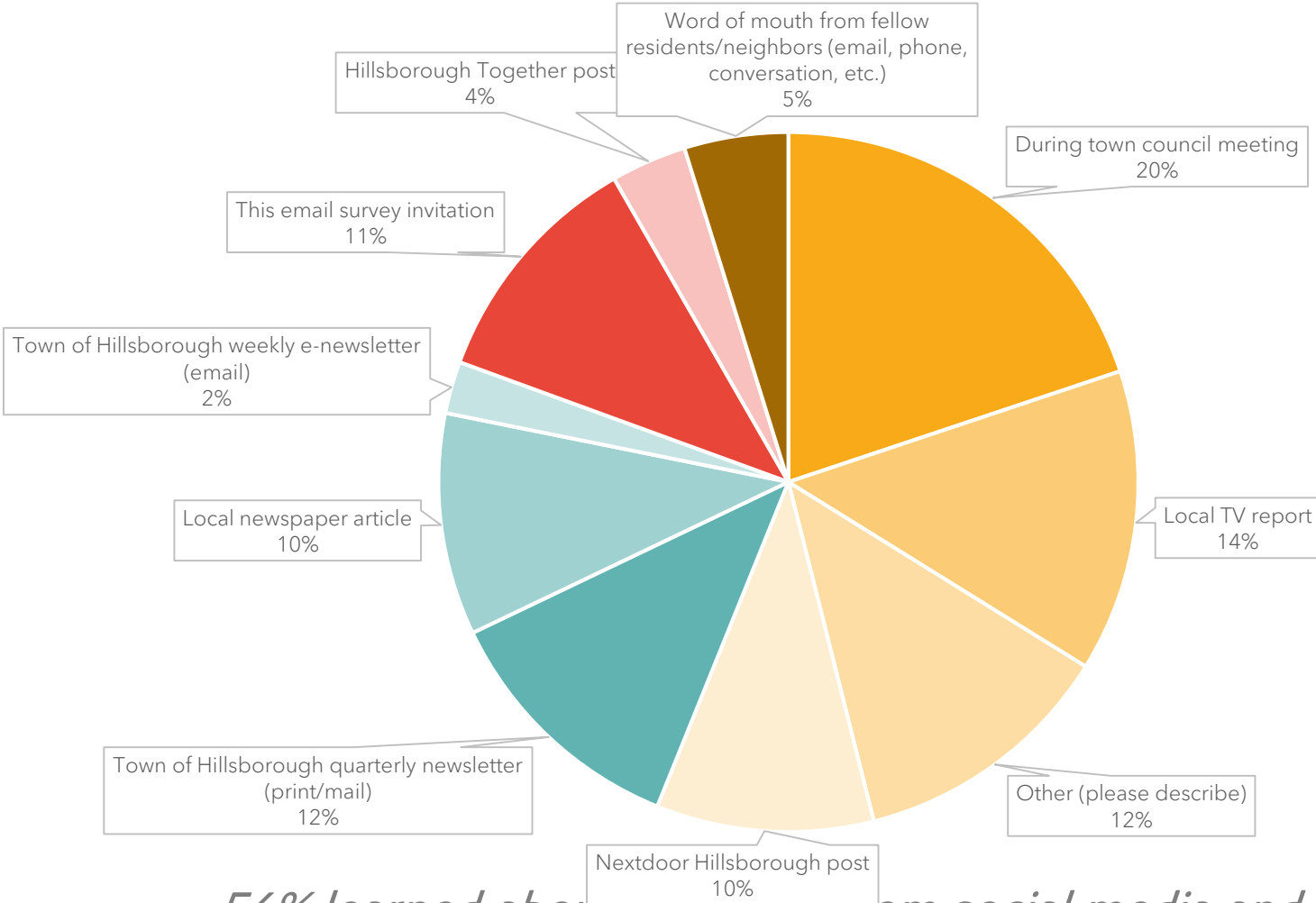


56% learned about this issue from social media & email.

24% learned about this from the town communications.

e need to rethink how the town communicates overall, especially on critical issues like this.

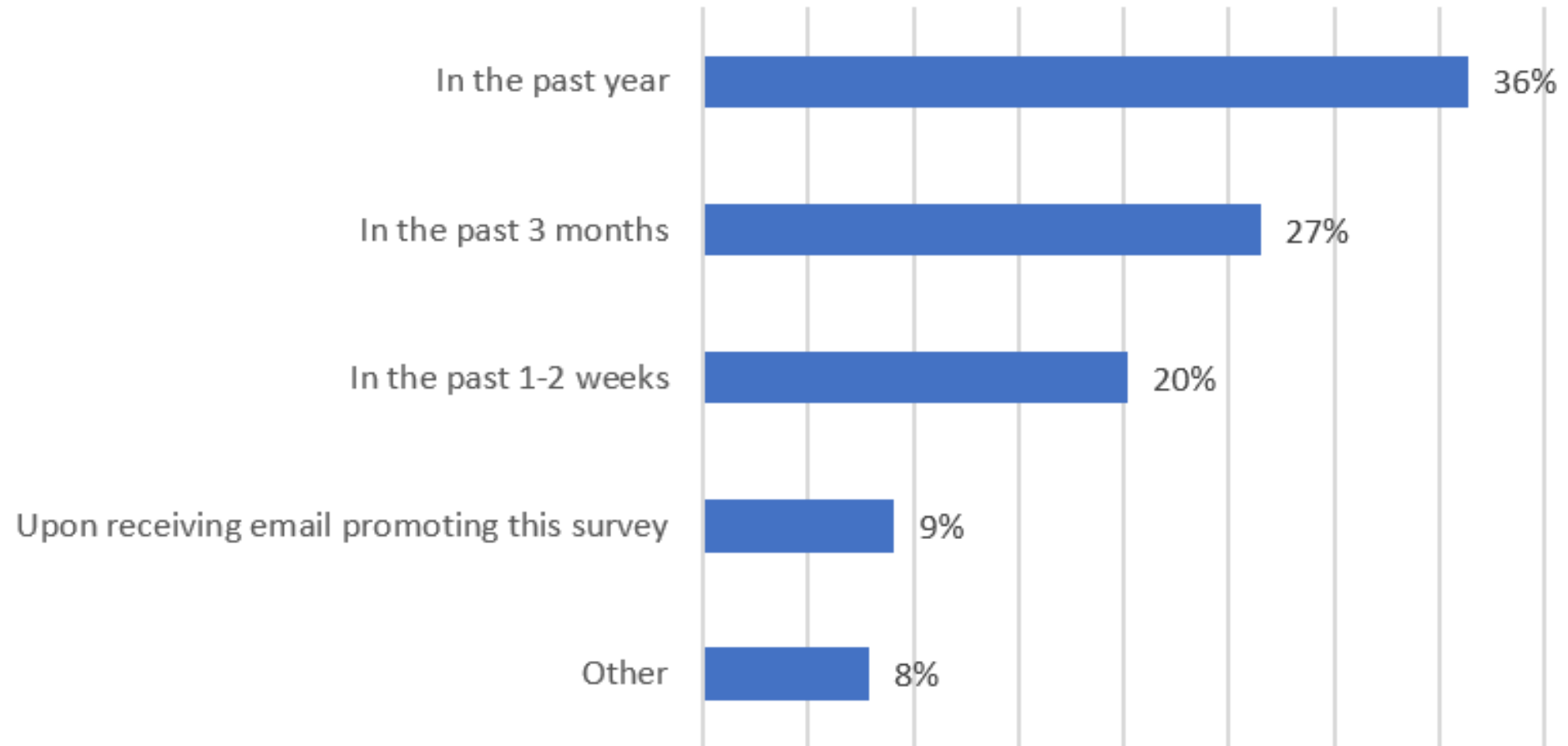
2A. How did you learn of this state-mandated housing density mandate requirement for Hillsborough (multiple selections allowed)



*56% learned about this issue from social media and email.
24% learned about this from the town communications.*

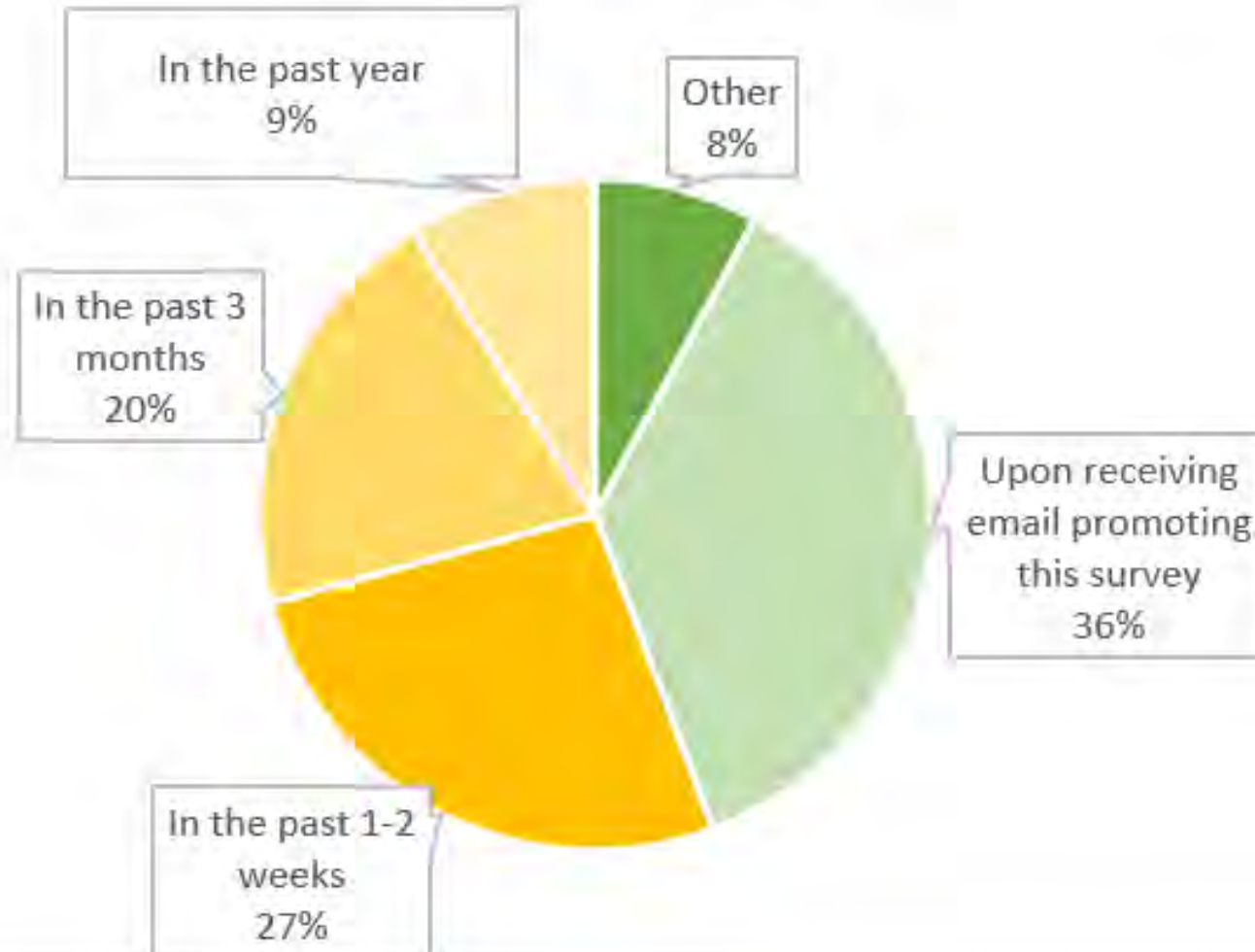
We need to rethink how the town communicates overall, especially on critical issues like this.

3A - When did you learn about the state mandate for 1st time?



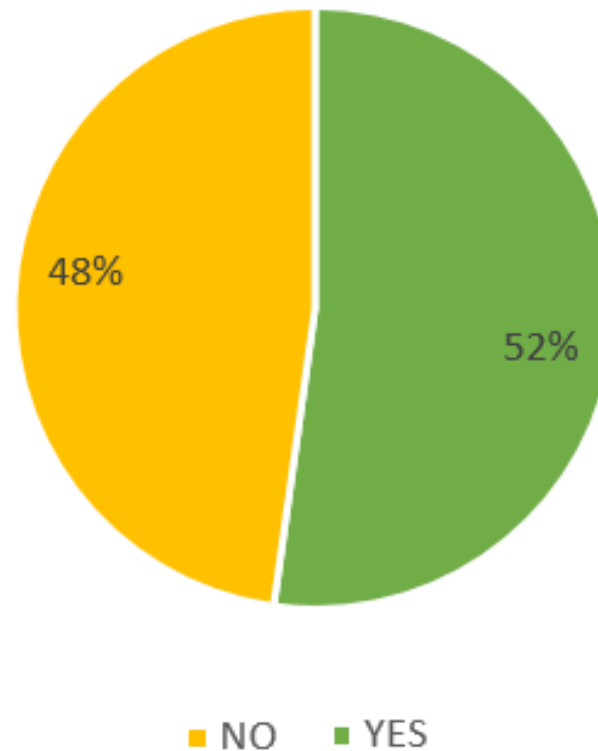
More than half the town respondents were not aware of issue until past 3 months, including almost 3 out of 10 who just learned of this in past 2 weeks before survey.

3A. When did you learn about the state mandate for the first time?

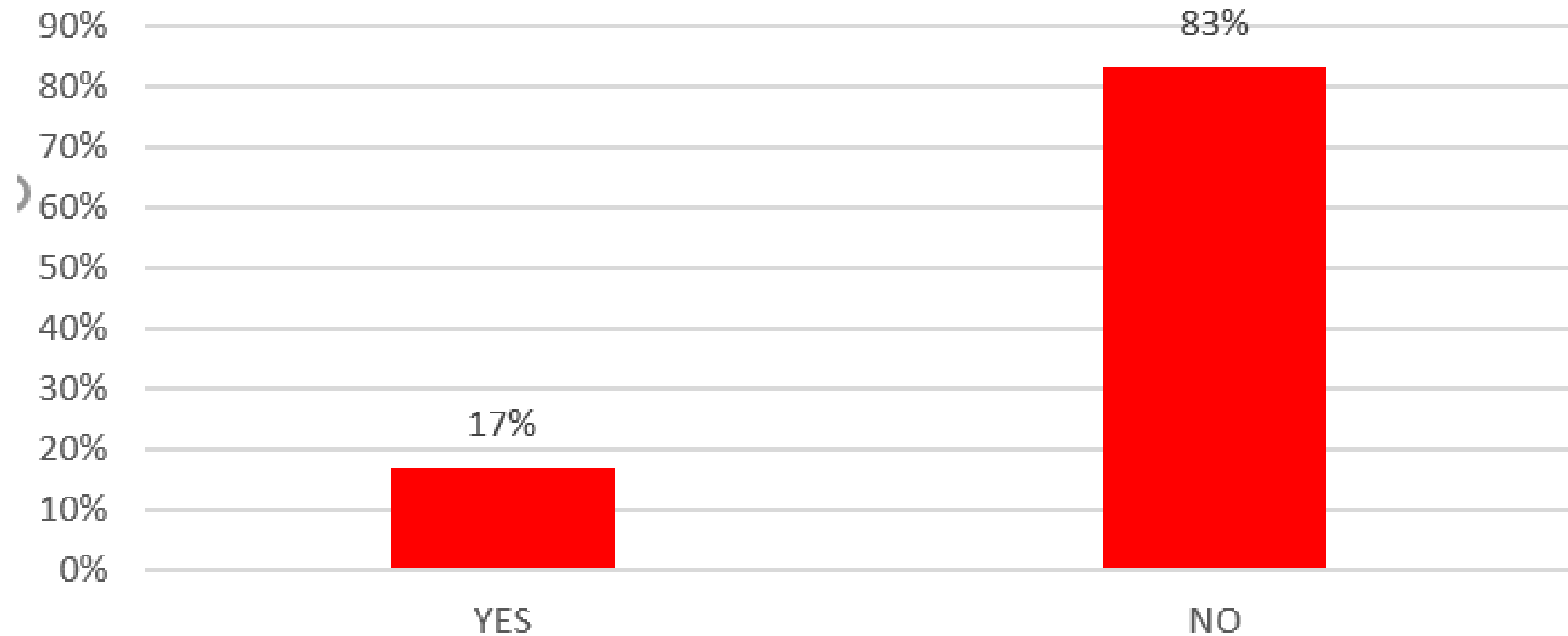


More than half the town respondents were not aware of issue until past 3 months, including almost 3 out of 10 who just learned of this in past 2 weeks before survey.

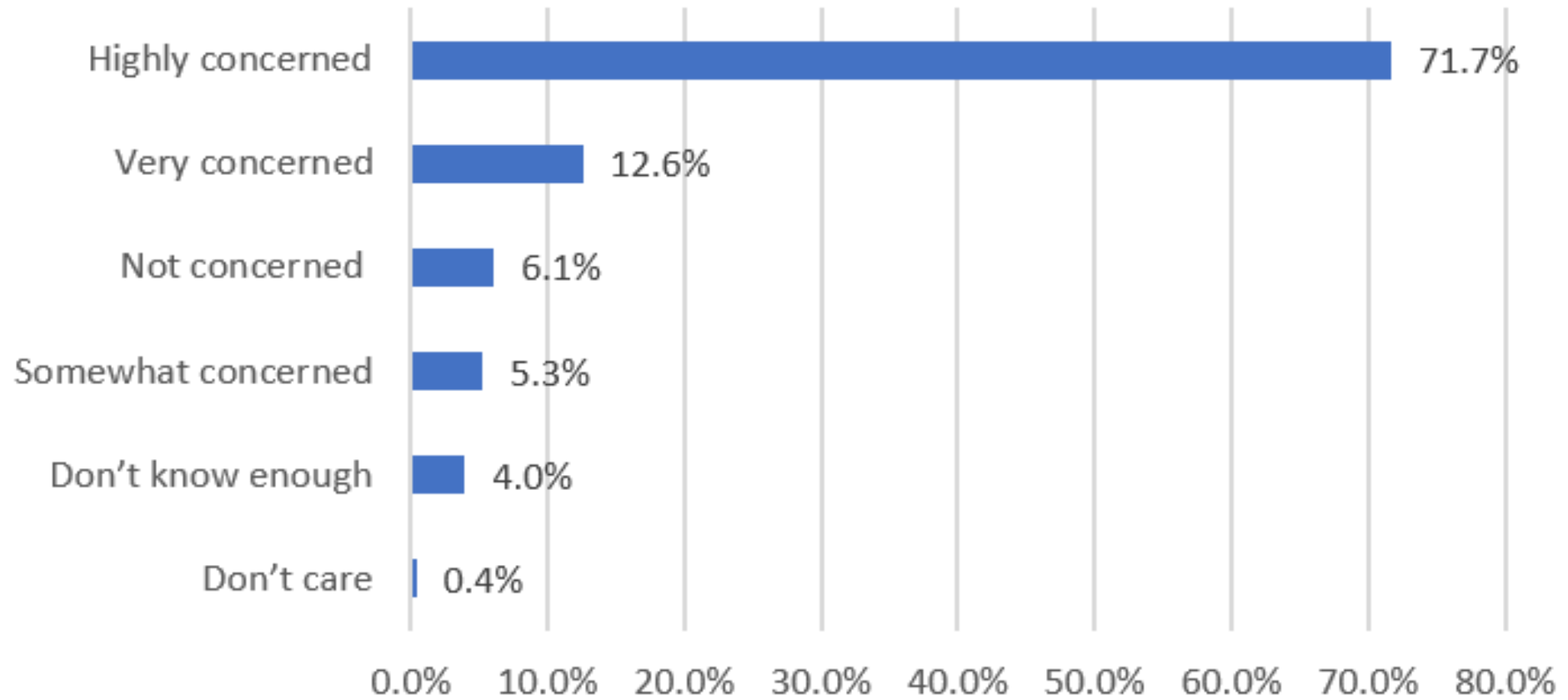
4A. Were you aware proposed HB plan calls for 550+ LOW,
AFFORDABLE & MODERATE INCOME HOMES WITHIN NEXT 8
YEARS?



5A. Are you aware that similar Bay Area communities such as Atherton have TARGETs 50% OR LESS THAN HILLSBOROUGH'S ?

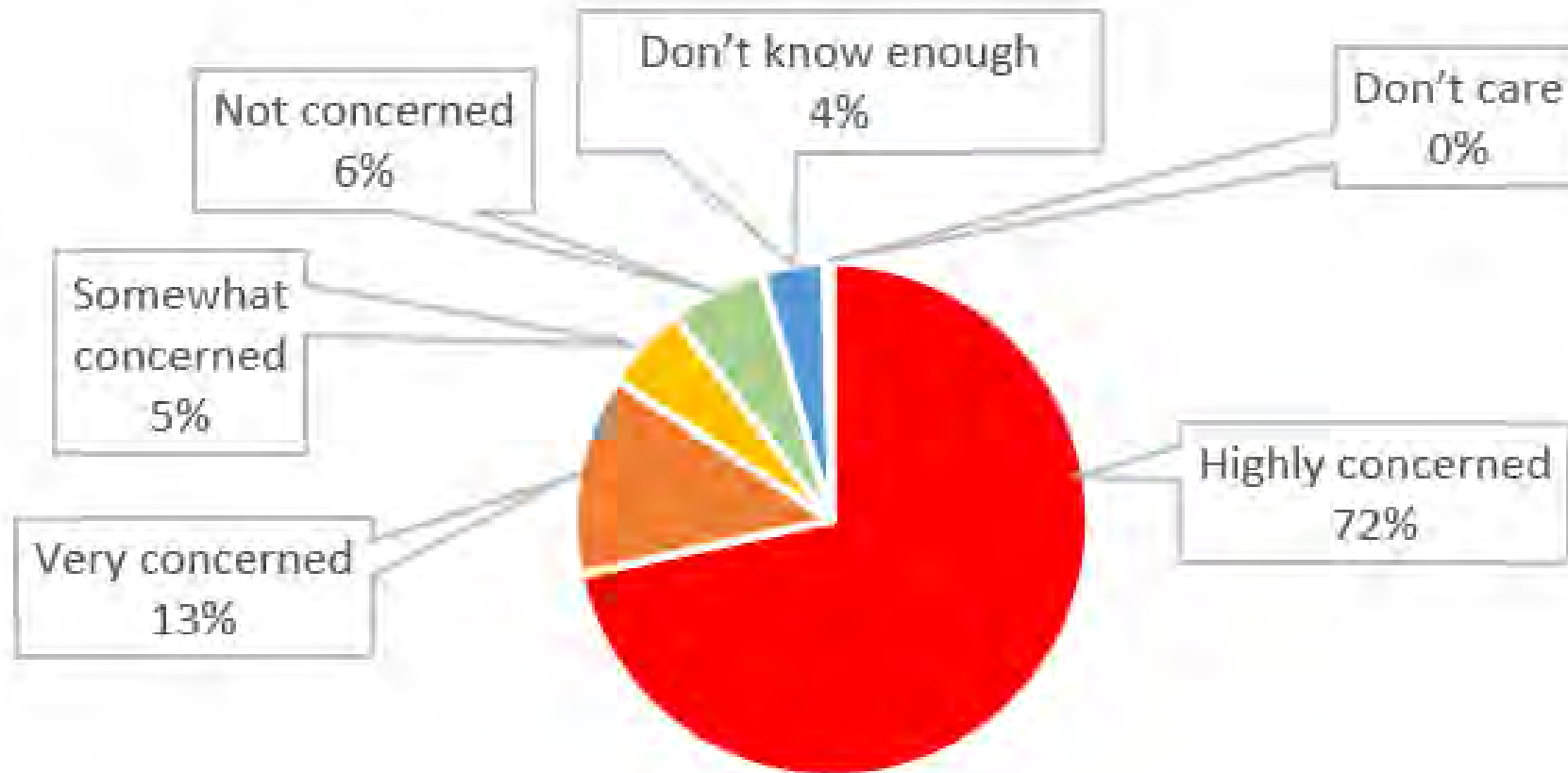


6A. How concerned are you CURRENT PLAN would RE-ZONE ENTIRE TOWN?



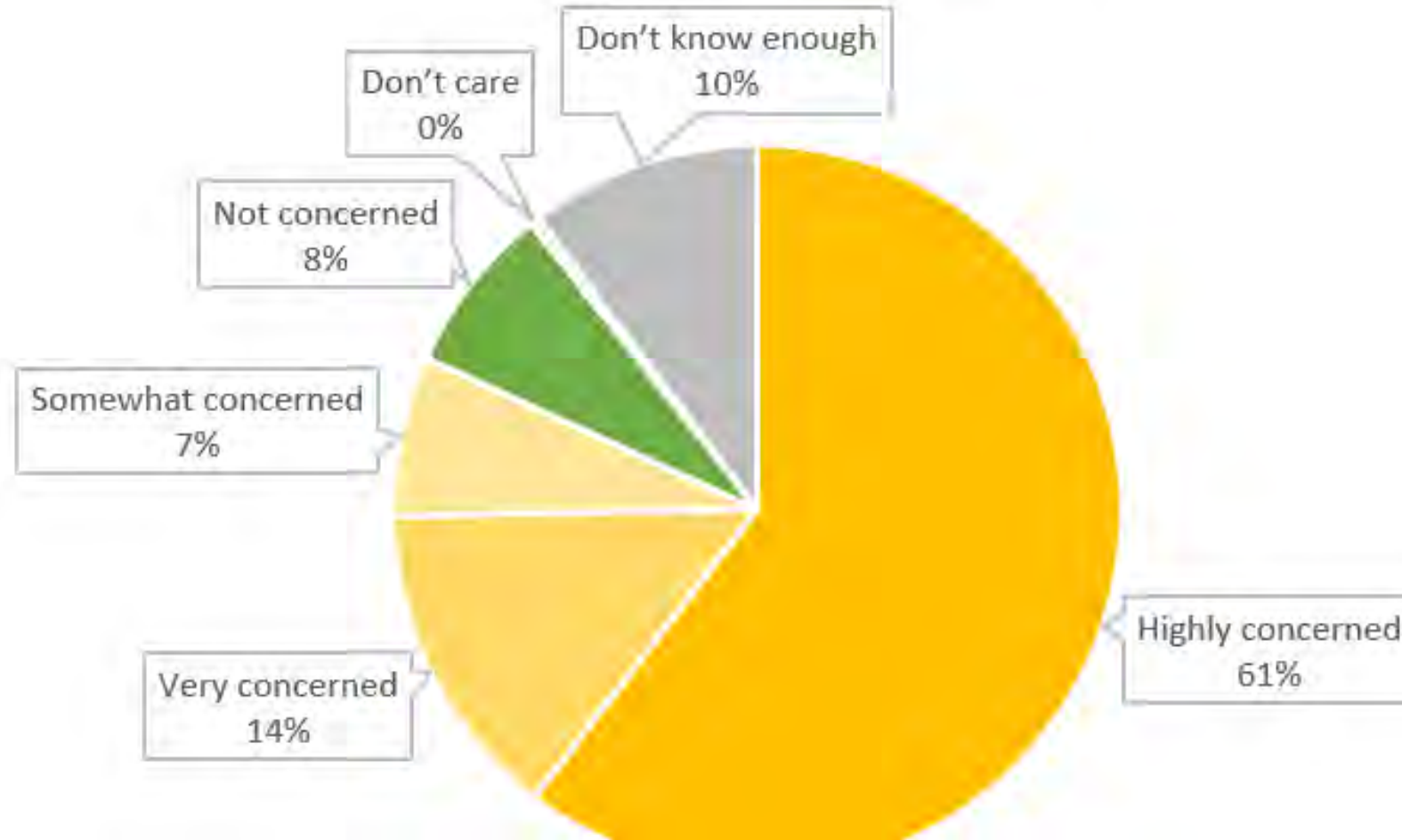
By a margin of nearly 14 to 1, the town is highly, very, or somewhat concerned about the re-zoning.

6A. How concerned are you CURRENT PLAN would RE-ZONE ENTIRE TOWN?



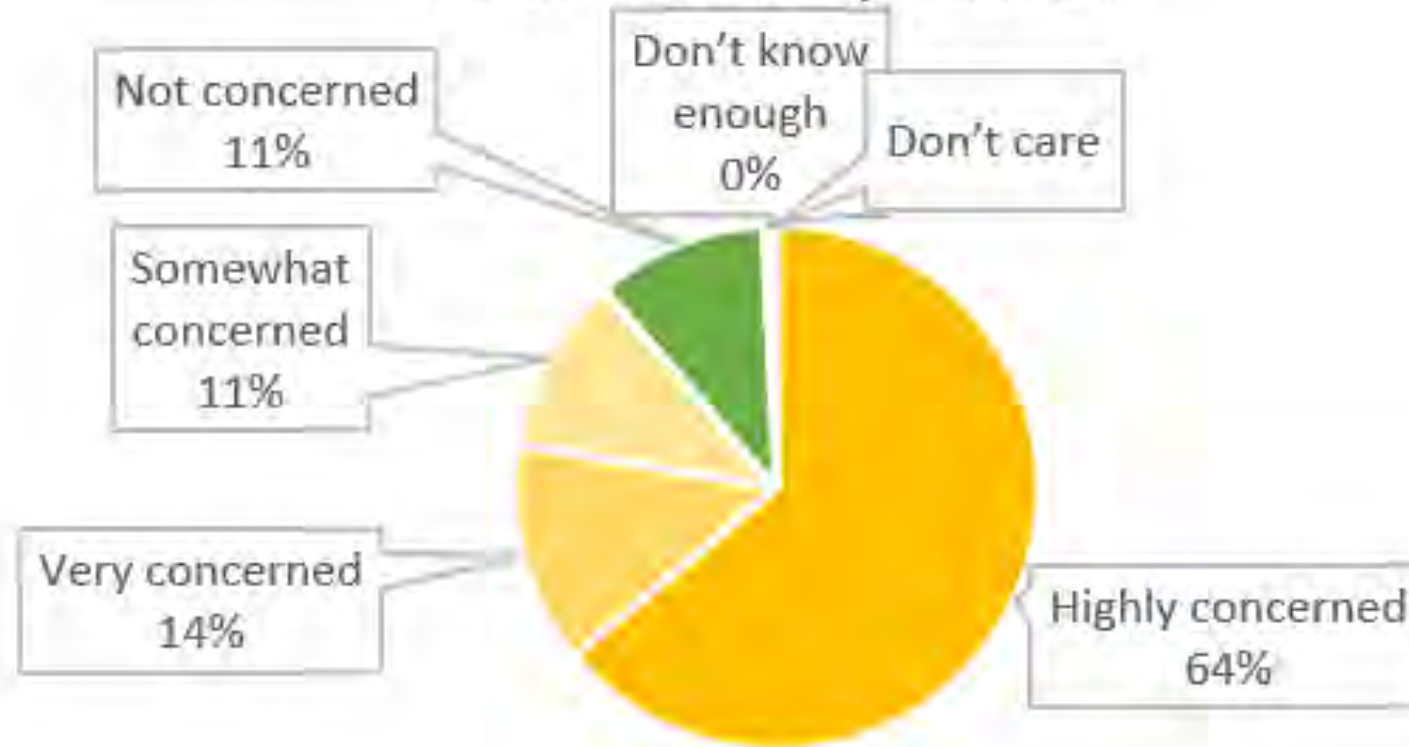
By a margin of nearly 14 to 1, the town is highly, very, or somewhat concerned about the re-zoning.

7A. How concerned are you CURRENT PLAN EXCLUDES ANY CONSIDERATION
OF 250+ "OPEN SPACE" ACRES?



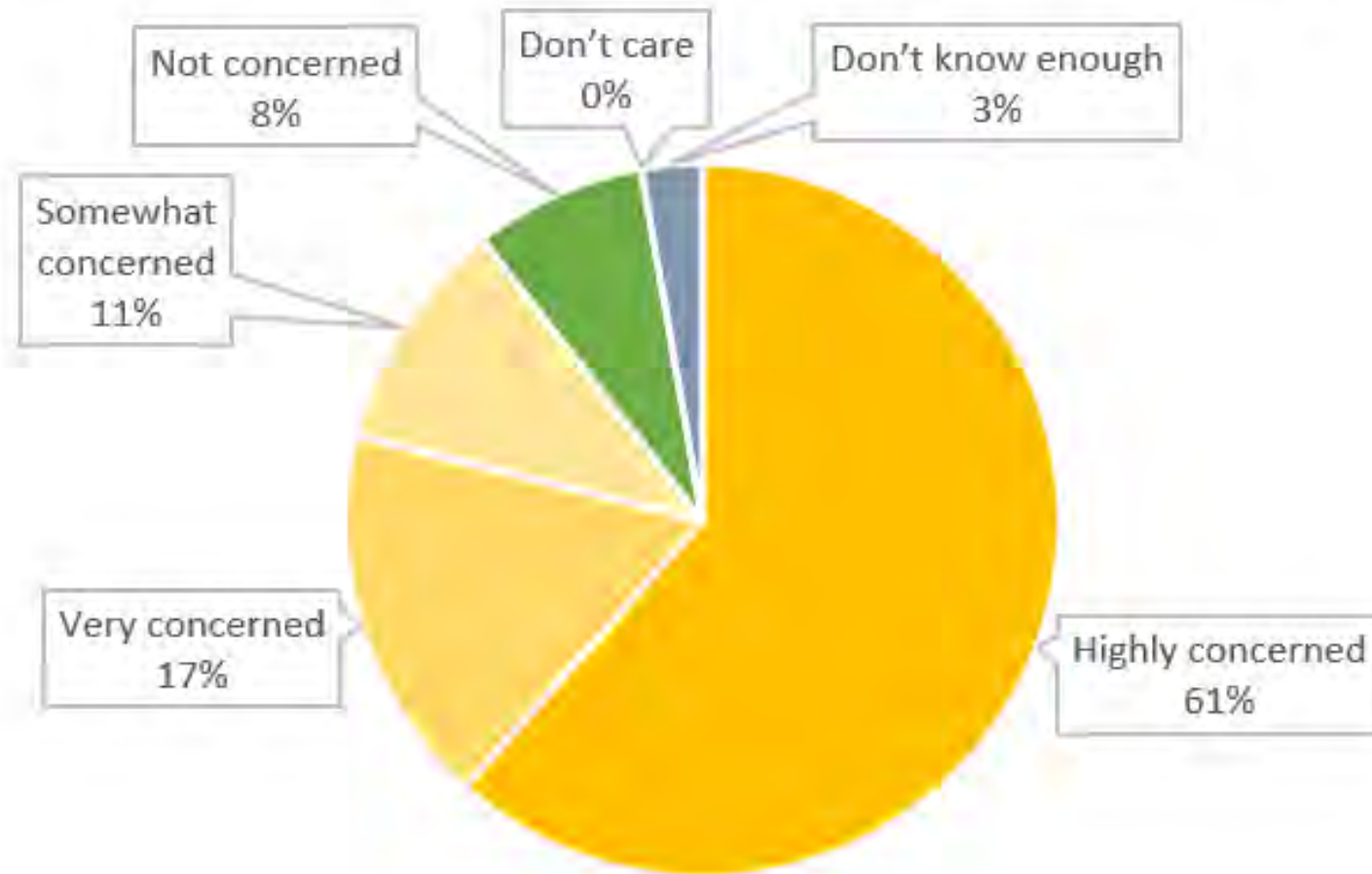
*By a margin of more than 10 to 1, our town is concerned
about excluding town-owned open space.*

8A. How concerned are you CURRENT PLAN
REDUCES MINIMUM LOT SIZES from current 1/2
to as low as 1/3 acre?



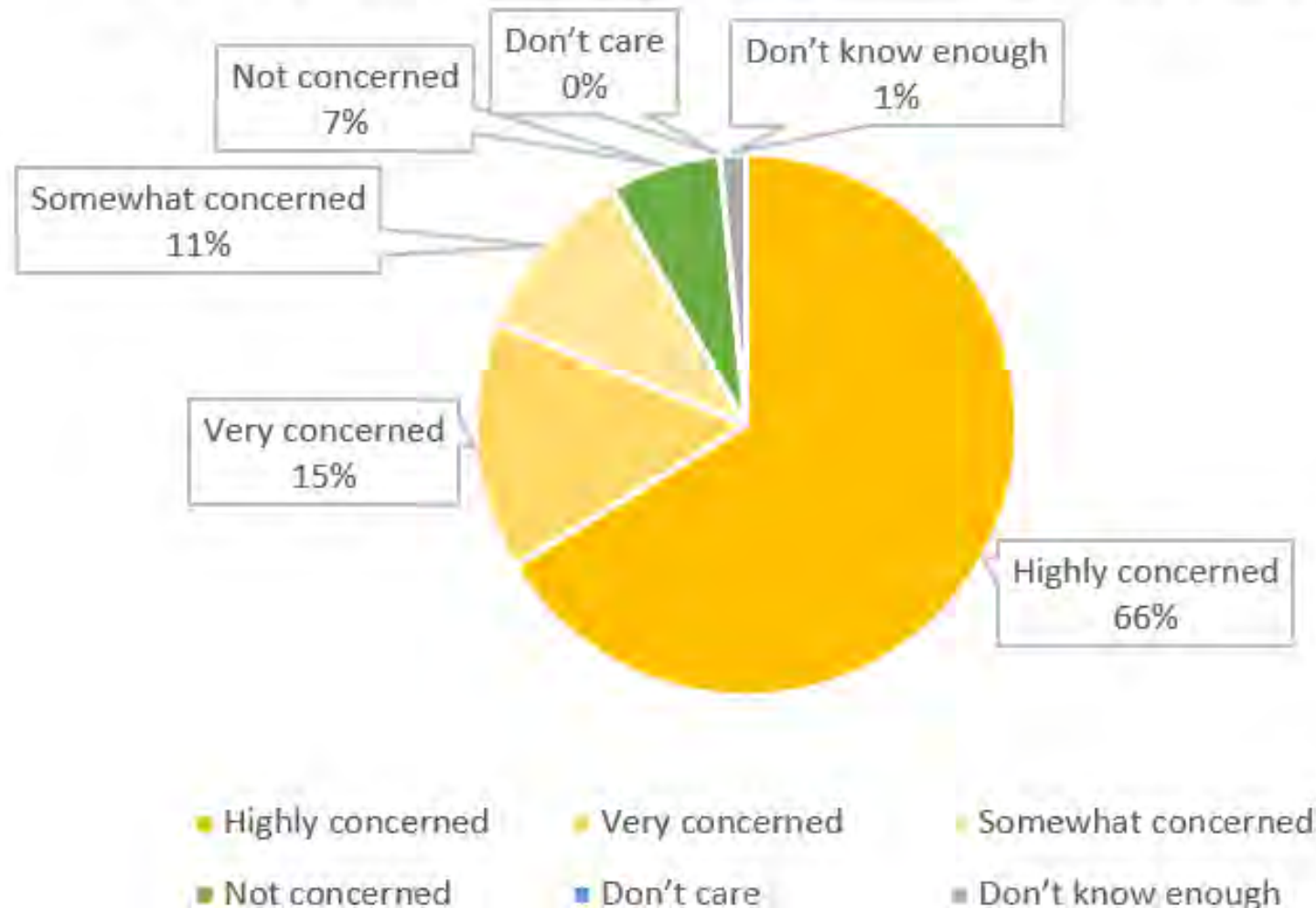
By a margin of more than 8 to 1, our survey respondents are concerned about reducing minimum lot sizes according to the draft Housing Element.

9A. How concerned are you CURRENT PLAN MINIMIZES
"FRONTAGES" (from current 150' to as low as 50')?



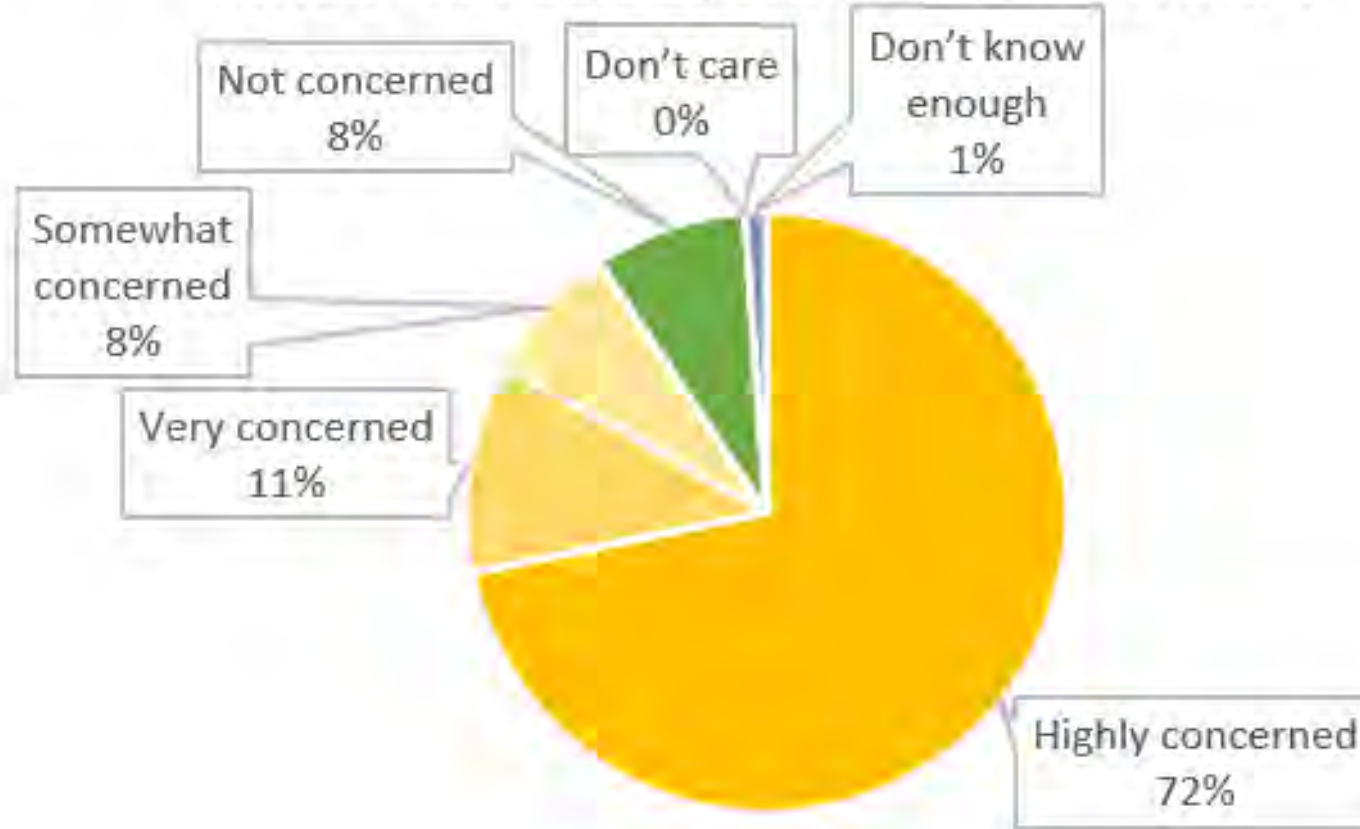
*By a margin of more than 11 to 1, our residents
care about preserving 150 foot street frontages.*

10A. How concerned are you CURRENT PLAN REDUCES
"SETBACK" DISTANCES (from current 20' to as low as 5')?



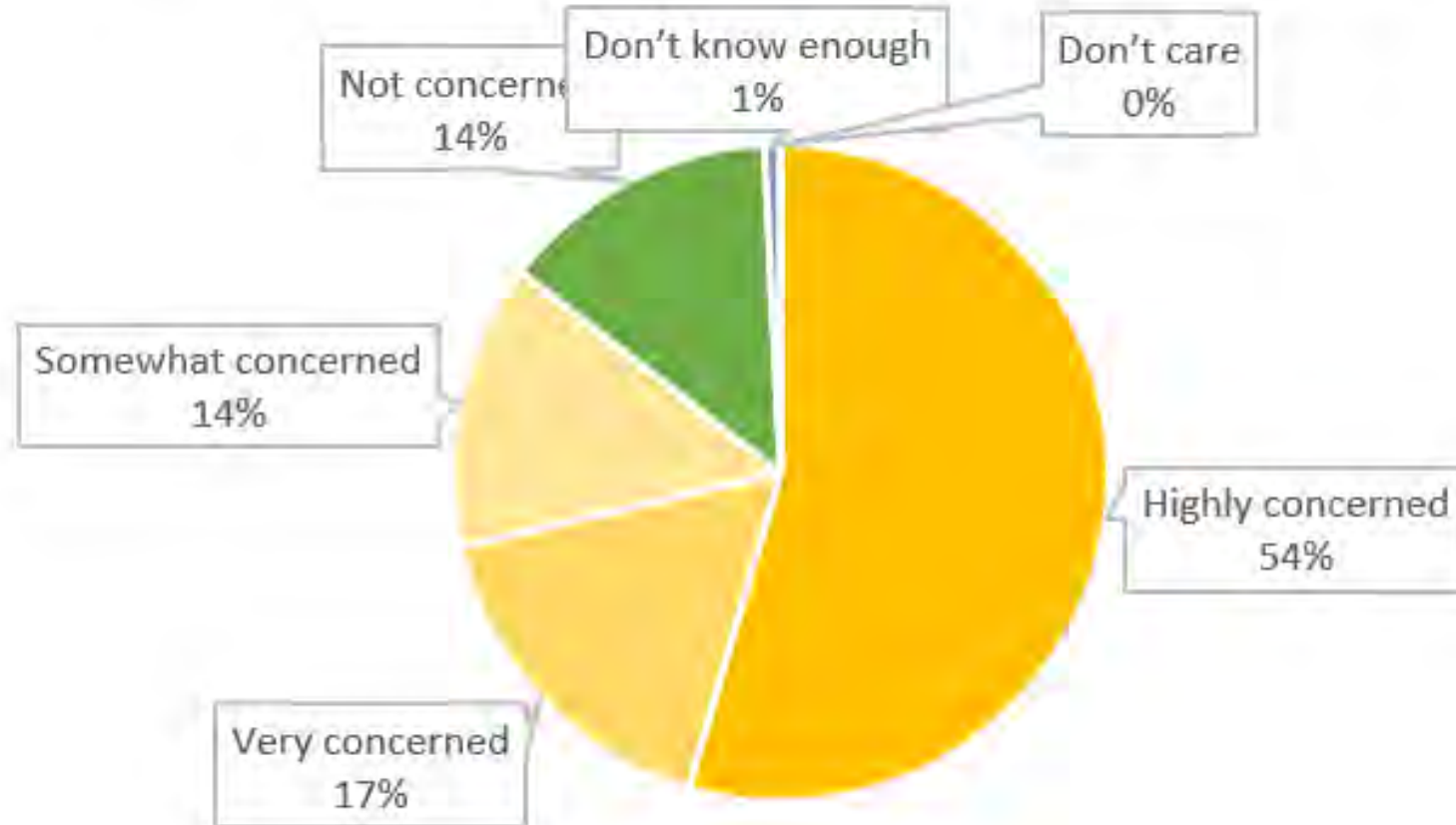
By a margin of almost 14 to 1, our residents are concerned about reducing setbacks.

11A. How concerned are you CURRENT PLAN
changes zoning laws to ALLOW "LOT SPLITS" TO
BUILD DUPLEXES/TRIPLEXES & MORE?



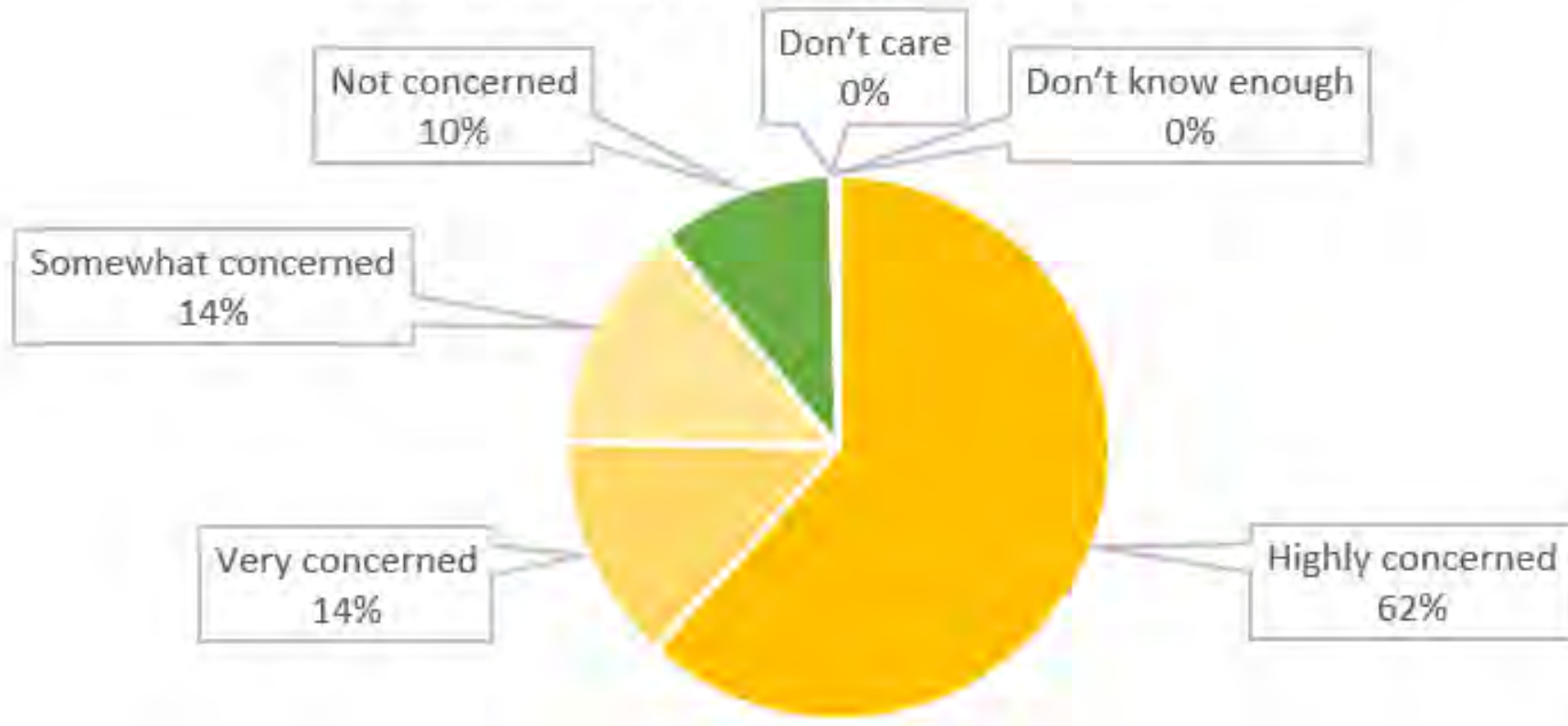
*By an 11 to 1 margin, our citizens don't want
to allow or increase the number of lot splits & duplexes on lots*

12A. How concerned are you CURRENT PLAN REDUCES MINIMUM LANDSCAPE COVERAGE from 50% to 30% (structures & hardscaping can be 70% of a lot)?



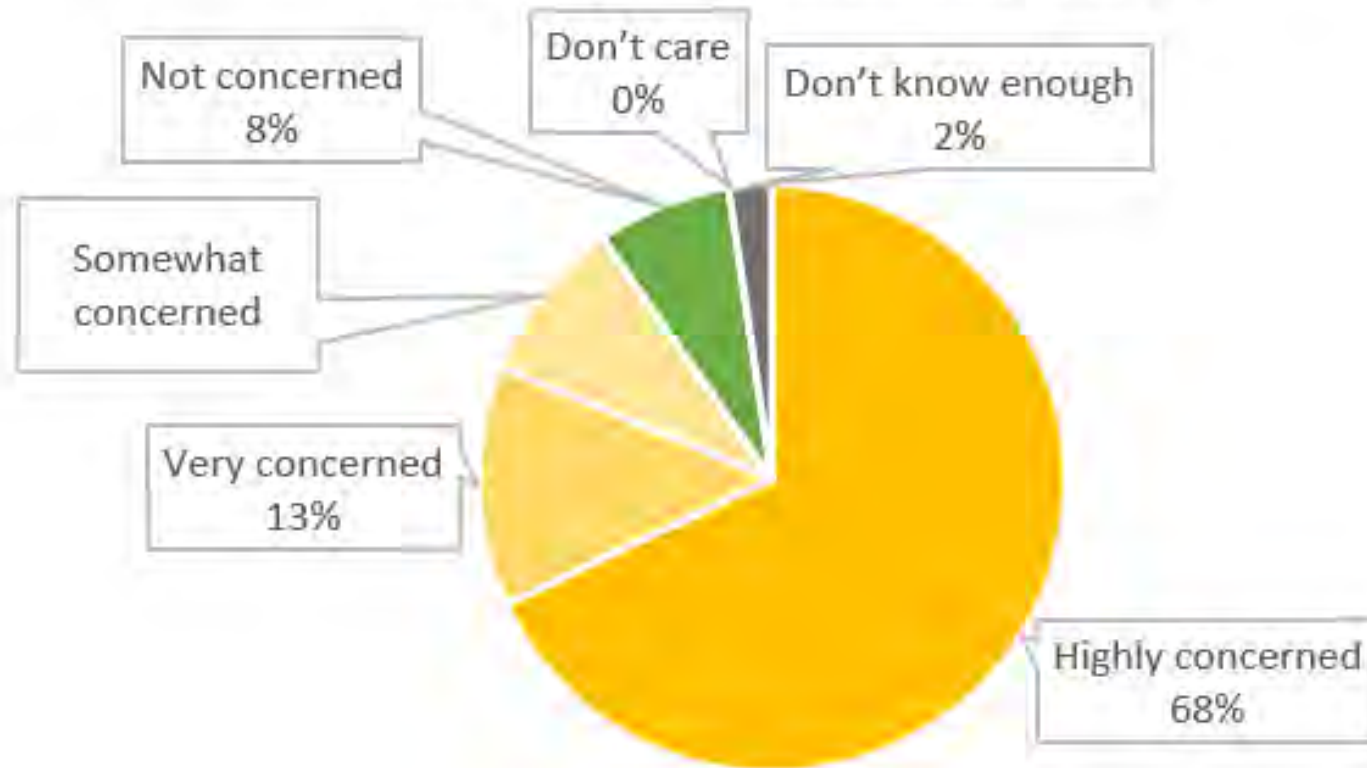
By almost 6 to 1, our residents don't want a plan that decreases minimum landscape coverage.

13A. How concerned are you CURRENT PLAN REDUCES MINIMUM DWELLING SIZE by 70% (from 2500 sq ft to 800 sq ft) to encourage subdivisions of larger parcels for additional single family as well as duplex units..?



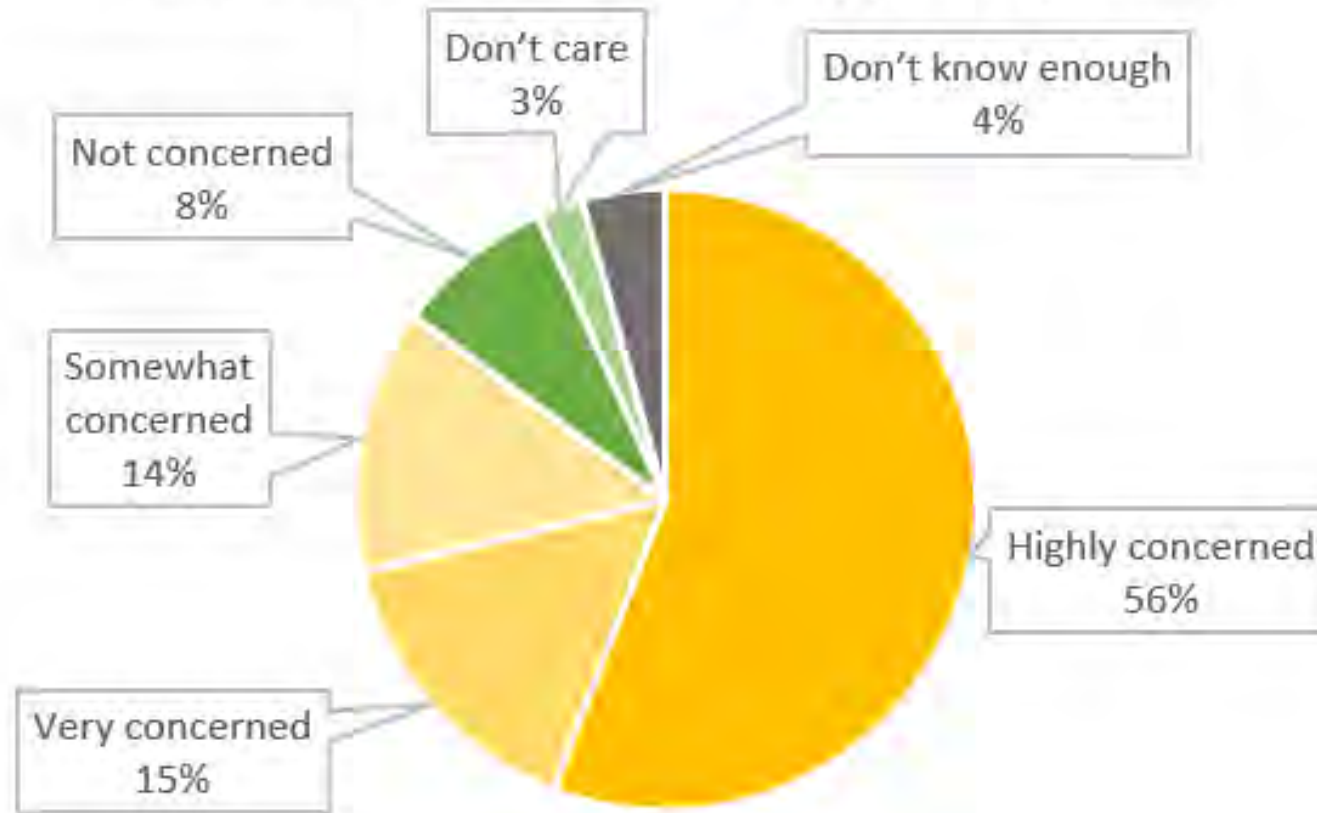
By a margin of more than 8 to 1, our townspeople don't want to reduce the minimum dwelling size from 2500 sq ft to 800 sq ft.

14A. How concerned are you that CURRENT PLAN ALLOWS
HIGH-DENSITY HOUSING AWAY FROM MAJOR TRAFFIC
ROUTES (El Camino Real, etc.)?



*By more than 12 to 1, our town doesn't want high-density housing
anywhere but near El Camino or another high traffic route.*

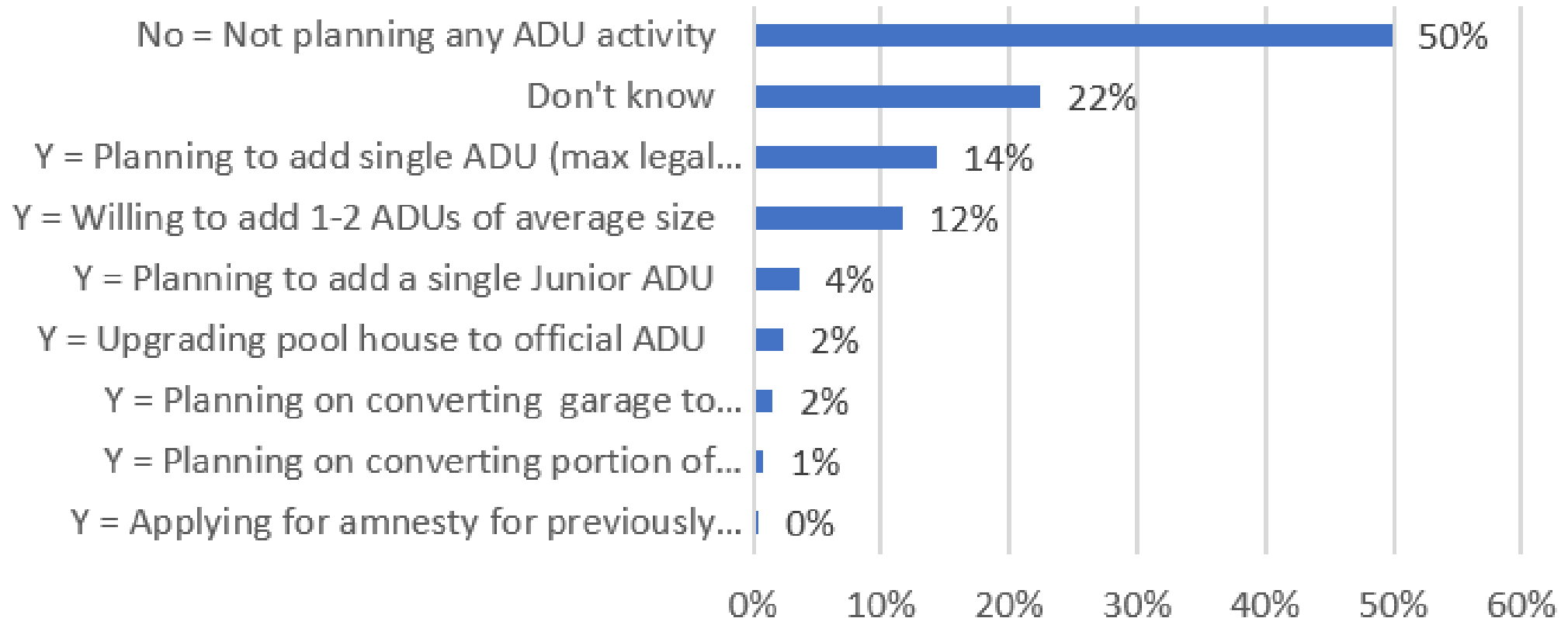
15A. How concerned are you CURRENT PLAN DEVELOPERS HAVE NOT APPROACHED 10+ ACRE PARCEL OWNERS for their feedback/participation?



Our town overwhelmingly thinks the Housing Element team should have approached the owners of the large parcels included in the plan.

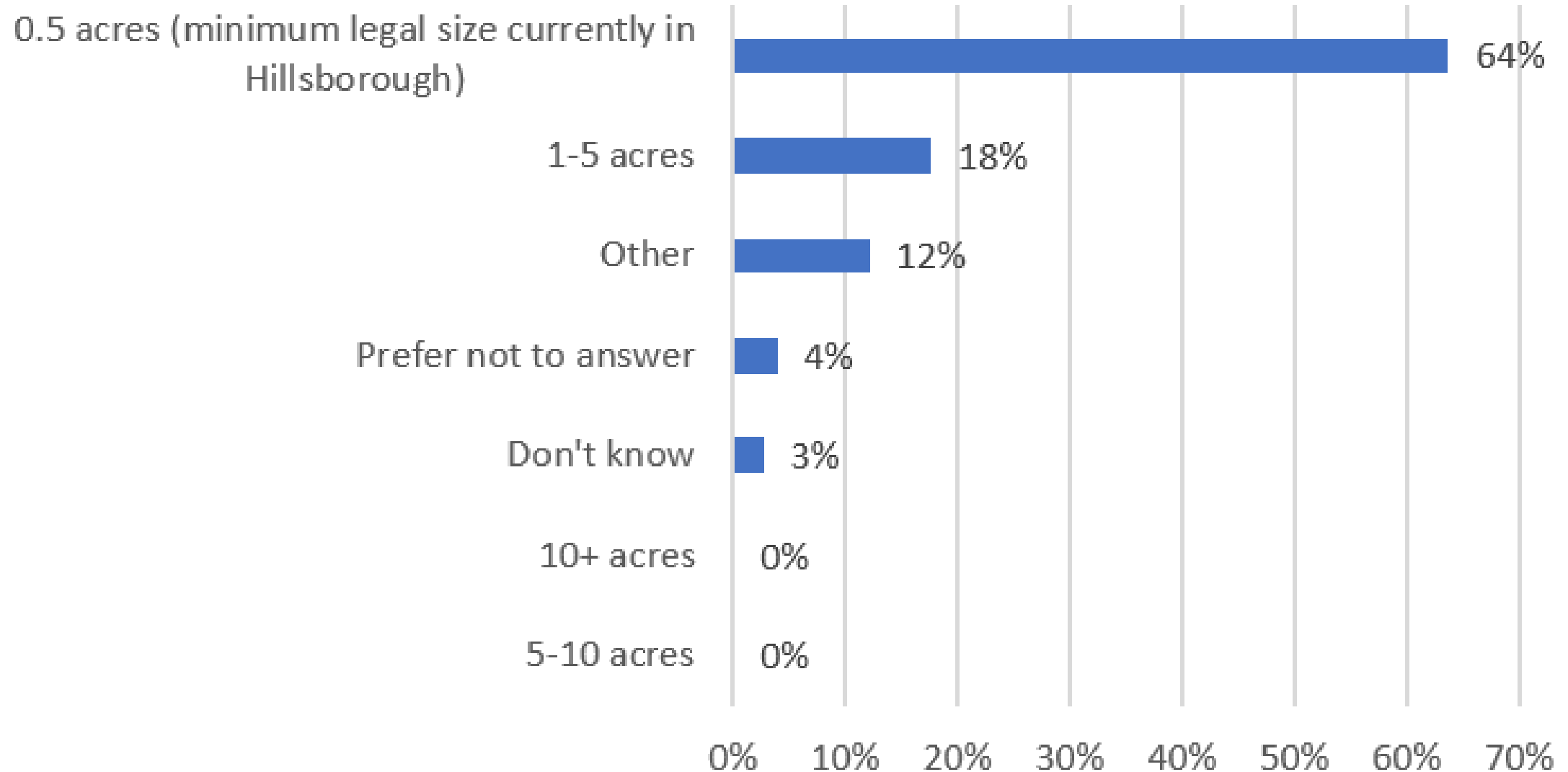
16A. Are you planning on adding ADU next 5 years (thru 2027)?

[multiple choices = select all that apply]

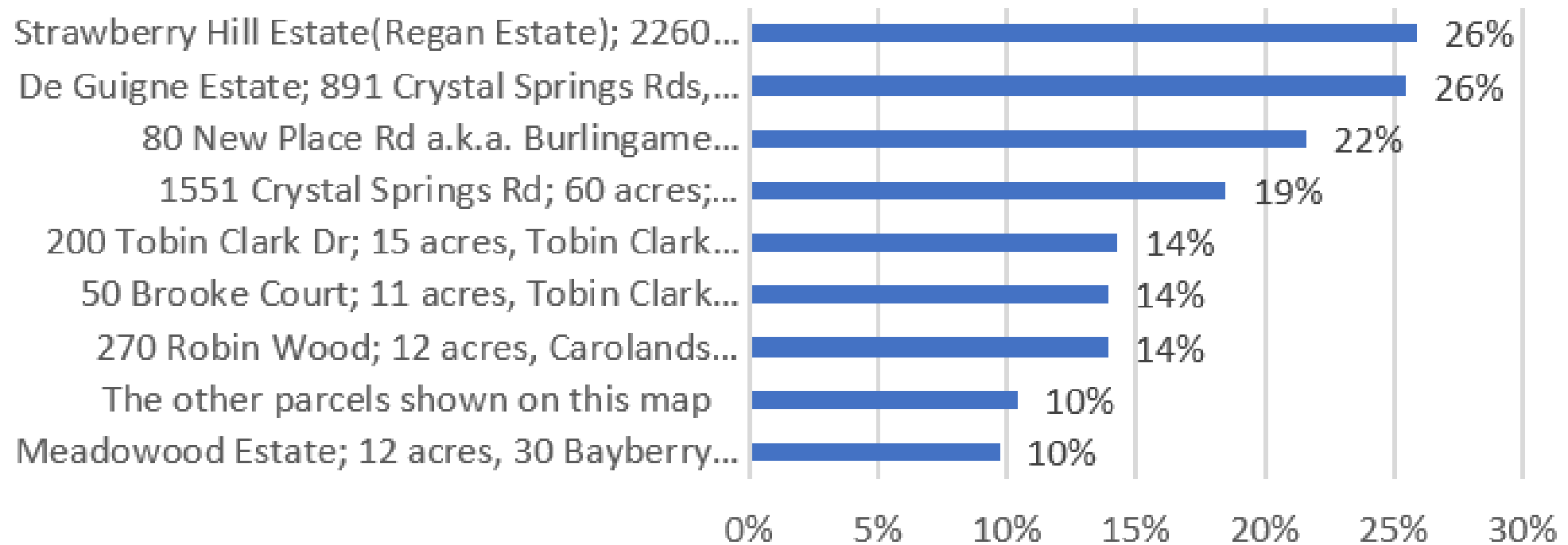


About 1/3 of our town is planning on adding at least one ADU now, with fewer than half not currently planning (& about 1/5 unsure)

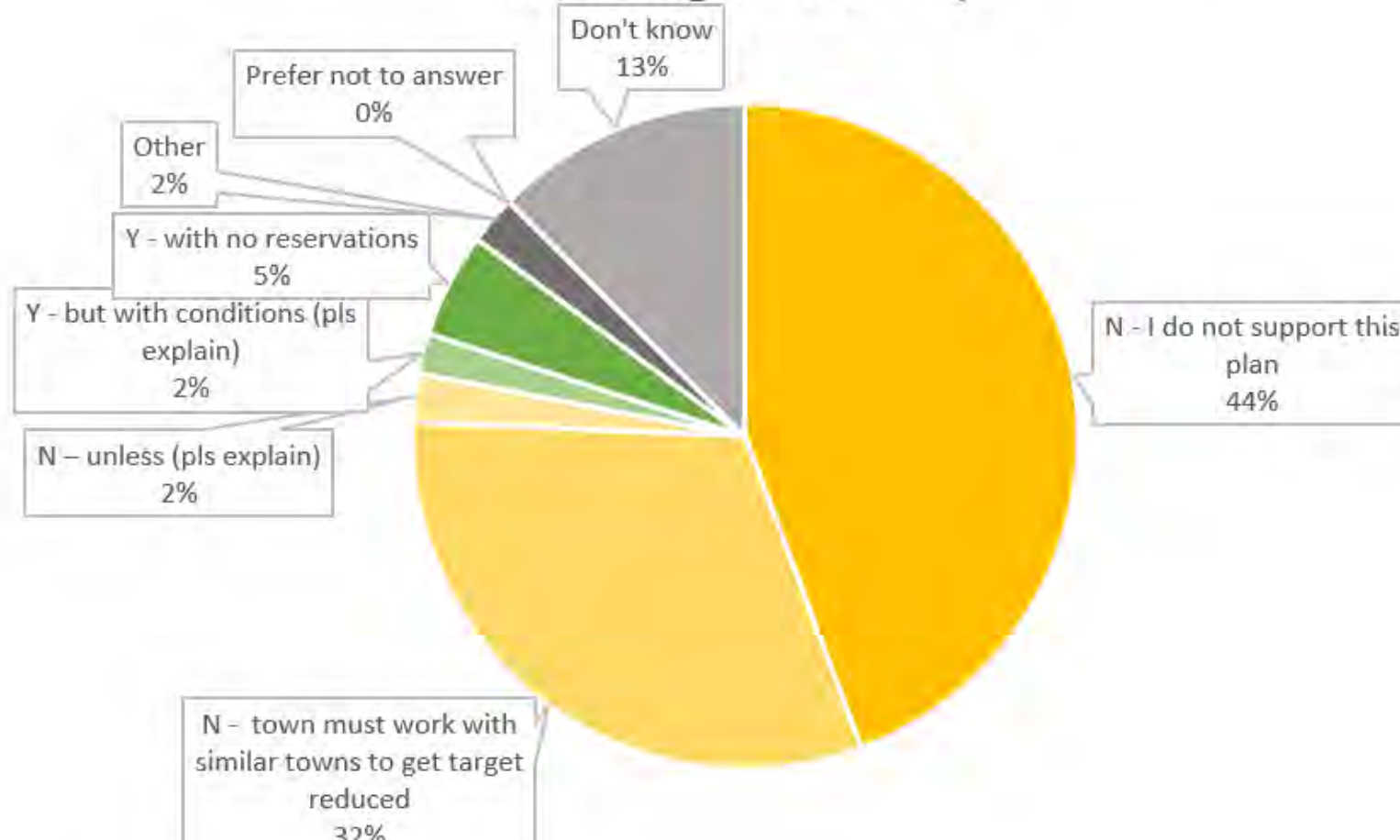
17A. What is your LOT SIZE?



18A. Are you aware of these 10+ ACRE SITES
THAT ARE ELIGIBLE UNDER PROPOSED PLAN FOR
REDEVELOPMENT into multi-tenant, multi-story
housing (40% low income)?



19A. Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")?



By more than 11 to 1, our town opposes this plan.

SURVEY SUMMARY:

HILLSBOROUGH RESIDENTS ARE UNITED

ON KEY ITEMS IN OUR DRAFT HOUSING ELEMENT**

- By more than 11:1, oppose the Housing Element plan as drafted
- By about 14:1, oppose re-zoning
- By more than 11:1, reject reduced minimum lot size & street frontages
- By more than 10:1, concerned about excluding town-owned open space
- By more than 7:1, want our proposal to be based on ADU/JADUs
- By about 14:1, want town to understand what other towns like Hillsborough are doing & to engage with them to fight for our common interests
- There is overwhelming consensus on these items, & the housing element must reflect this feedback

***TOWN could have surveyed residents, to have better data on how to represent their constituency ... So we residents took it on ourselves*

ADDENDUM ITEMS FOLLOW

1. Other survey findings of importance
2. Partial list of survey respondents

OTHER SURVEY FINDINGS

- By >11:1, our residents want to preserve 150 foot street frontages.
- By ~14:1, our residents oppose reducing setbacks.
- By >8:1, our town opposes reducing minimum lot sizes according to the draft Housing Element.
- By 11:1, our citizens don't want to allow or increase the number of lot splits and duplexes.
- By ~6:1, our residents oppose any decrease in minimum landscape coverage.
- By >8:1, our townspeople oppose reducing the minimum dwelling size from 2500 sq ft to 800 sq ft.
- By >12:1, our town opposes high-density housing anywhere except near El Camino or another high traffic route.
- By ~3:1, the residents oppose including highest density housing near the I-280 corridor
- By 8:1, our town overwhelmingly thinks the Housing Element team should have approached the owners of the large parcels included in the plan.
- By ~3:1, our residents support increasing the ADU component of our plan, and eliminating any "up-zoning" and overlay zones. The town must explore and attempt this approach.
- By >5:1, our residents support using Town-owned parcels (including better ingress/egress for evacuation safety) to achieve a portion of our RHNA housing unit allocation.

SURVEY RESPONDENTS (PARTIAL)

1

REDACTED BY TOWN OF HILLSBOROUGH
TO PROTECT PII (Personal Identifiable Information)

THANK YOU

(MORE ANALYSIS TO FOLLOW
AT LATER DATE)

Aaron ZORNES



From: [Raayan Zarandian Mohtashemi](#)
To: [General Plan](#)
Subject: Comments re. Draft Hillsborough Housing Element
Date: Monday, September 19, 2022 4:31:12 PM

Dear Town of Hillsborough,

I write to provide brief comments regarding the Town's Draft Housing Element, in addition to comments I have made previously through the HEAC process.

1. General approval: Based on my reading of the draft housing element, I think that it is a good-faith attempt at submitting a housing element that is compliant with state law. While I do have concerns and am unhappy about the high proportion of our RHNA goals that the town is attempting to meet with ADUs, which are not proven to largely be rented at low incomes, let alone to be used as housing, I think that there are other policies and programs that are meant to increase the number of homes built in Hillsborough.
2. Not putting all of our eggs in one basket: I applaud the draft element for not relying on any single strategy to meet our goals. Such a one-sided approach would be at substantial risk of not producing enough homes to meet our RHNA goals.
3. No net loss buffer: we should maintain the no-net-loss buffer proposed in the plan, because while we aren't putting all eggs in one basket, we are still concentrating a significant number of homes in a select few sites in order to maximize the use of these sites. If any one of these sites fails to produce as much housing as we intend to produce in our plan, the no net loss buffer creates some wiggle room to still meet the RHNA floor of units.
4. Transit-oriented development: I applaud the draft element and associated town hall site study for planning for a significant number of units next to the highest frequency and highest ridership bus line in San Mateo County. This transit-oriented location near downtown Burlingame is close to services and sustainable transportation, and we should maximize the amount of housing at this site to reduce impacts in other parts of the town and minimize vehicle miles traveled.
5. Adjusting zoning standards throughout the town to result in a less intense, more distributed change to the town - I continue to believe that the majority of the town will not take substantial issue with the slight reduction in minimum lot size standards to a standard that is already present in parts of the town as proposed by the draft plan. It is important to note that this zoning relaxation will not automatically result in subdivisions popping up everywhere in the town. Rather, it does create one potential tool for the town to meet its housing goals. I also think that. A recent mercury news article identified Hillsborough as having the highest per capita water consumption of any city in the Bay Area, at 270 gallons per person. Reducing minimum lot size standards will help us reduce per capita water consumption.
6. Anti-mansionization policy. I support including policies/programs to retain existing smaller and less expensive housing. I don't think that an anti-mansionization ordinance should apply to a project that is increasing the number of units on a property while reducing the square footage of each unit: i.e. if multiple units are being created, each with a square footage less than the square footage of the original home(s) on the lot, the anti-mansionization policy should not apply.
7. ADUs - I encourage the town to more heavily allocate higher income units to ADUs, and less heavily allocate ADU allocations to lower income units, and to do so out of a smaller ADU allocation. The town has no credible evidence that existing ADUs are being used or will be used as low income housing at a high rate. In fact, areas with high

concentrations of wealth such as Hillsborough are encouraged to allocate fewer units to low income ADUs due to high square-footage housing costs. Also, letters of interest in building an ADU are not sufficient evidence to justify a high ADU allocation rate, especially when a large population of anti-housing residents in the town are aware that relying more on ADUs in a plan will reduce the total number of units that likely get built in the town. Please also recall that in the last housing element study session, city manager Ritzma noted that in conversations with HCD, town staff were told that HCD would not certify a housing element that 100% relies on ADUs. Given that the town has officially been made aware of this intent by HCD, it would be seen as a sign of bad faith if the town submitted an all-ADU, or high-proportion ADU, plan to the department, or tried to incorporate sampling-bias surveys at the last minute to push up its ADU count. I would be especially disappointed if the town did this after people like myself have been calling on council members to push for a statistically significant survey of existing ADU owners and other economic analysis to get a better understanding of how ADUs are used in the town for well over a year, but those requests were rebuffed due to concerns for resident privacy.

Thank you for your time and efforts in this process.

Best,

Raayan

From: [Aditi Bhanot](#)
To: [Larry May](#); [Al Royse](#); Inatusch@hillsborough.net; [Christine Krolik](#); [Marie Chuang](#); [Sophie Cole](#); [Christopher Diaz](#); artzma@hillsborough.net; [General Plan](#)
Subject: Oppose Zoning changes in the town of Hillsborough
Date: Monday, September 19, 2022 4:29:21 PM

Hello! City Council Members,

We are OPPOSED to the proposed housing element plan and implore the town to start over with a plan that includes ALL ADU/JADU housing options only.

We Oppose the Housing Element Plan- Residential District 1 (RD -1): Residential District 2 (RD-2) and Residential District 3 (RD-3)

We Oppose the Town Hall Expansion/Campus Site Plan- which was delivered to us this past week and it's on the 9/12 agenda.

We oppose any/all zoning or rezoning of any lot and any other changes to our current "RD" zoning.

We oppose having a goal (Policy 4, Goal 4.5) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate homeowners' property rights and penalize those homeowners with no compensation.

Remove this goal and do not implement it in the future.

The plan has not been thought through- how will traffic be managed? Traffic is already a mess and there is no public transport in Hillsborough. For short-term gains, do not overlook the environmental impact of this haphazard plan.

Resident of [REDACTED].

From: [Sumy Augenstein](#)
To: [Al Royse](#); [Larry May](#); Inatusch@hillsborough.net; [Christine Krolik](#); [Marie Chuang](#); [Sophie Cole](#); [Christopher Diaz](#); artzma@hillsborough.net; [General Plan](#)
Subject: Hillsborough Draft Housing Plan
Date: Monday, September 19, 2022 4:29:18 PM

We are really opposed to the new housing plan proposed by the town of Hillsborough. All the other similar areas (Atherton, Los Altos) are counting on ADUs, and maybe a few multi units on town owned land. Why does Hillsborough have to do something so drastic that:

- will overload our existing infrastructure (streets, schools, police, parking areas, power and water, emergency egress/exits etc)
- will increase fire risk
- will dramatically reduce property values, thereby decreasing town revenues
- increase crime

Please come up with something a lot less drastic. We will be happy to pitch in for fines, or commit to future ADU development.

Thanks,

Greg and Sumy Augenstein



From: [Su-Mien Chong](#)
To: [General Plan](#)
Subject: Comments for Zoning Changes
Date: Monday, September 19, 2022 4:28:56 PM

Hello-

Thank you for the opportunity to comment and thank you also for your hard work on this important topic.

I have had some discussions with fellow residents and I do like the suggestion for independent living units for the elderly. In the next decade or so, I would personally consider downsizing to a home that is more manageable in size and would love to be able to still reside in our beautiful town. I know several residents have struggled to find such facilities for their aging parents and resorted to facilities in nearby towns.

Our property currently has a steep section that is underutilized. We could conceivably build an ADU on this steep portion but it would require significant engineering efforts to level out the slope to build. This means significant costs above and beyond developing on a flat lot. My question is would the Town consider a bond or subsidy (I don't know if these are the right terminology or vehicles) towards homeowners with steep lots who are willing to build an ADU in order to help our Town meet state law?

While I know homeowners can choose NOT to build ADUs, it would seem unfair if, for example (hypothetical of course), a homeowner with 2.5 acres of flat land chooses not to build an ADU while others over extend themselves financially as well as sacrificing quality of life for the collective betterment of their community.

I am happy to discuss this in more detail if needed, as we work jointly to find a solution.

With sincere thanks,

Su-Mien Chong




From: [Saber Singh](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 4:25:06 PM

Hello,

I oppose the current Housing Element Plan for all the reasons outlined by Larry Friedberg and the Hillsborough Citizens Alliance. I would highly recommend that we revisit this and look at how other similar cities (e.g. Atherton, Woodside, Saratoga, etc.) are addressing this issue.

Thank you in advance for your consideration in this important matter.

Warm Regards,
Saber Singh

Hillsborough

From: [REDACTED]
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 4:15:33 PM

Unconscionable....PUT THIS COMMUNITY-CHANGING manipulation to the VOTE OF HILLSBOROUGH RESIDENTS!!!!!! The Town DOES NOT HAVE my support.
JMBurke

From: [Hillsborough Citizens Alliance](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Sophie Cole](#); [Marie Chuang](#); [Christine Krolik](#); [Larry May](#); [Lisa Natusch](#); [Christopher Diaz](#); [Ann Ritzma](#)
Subject: Vehement Opposition to the Town's Proposed Housing Element Plan
Date: Monday, September 19, 2022 4:12:05 PM

While we embrace and encourage efforts to address the challenges of making housing in California more affordable, Hillsborough Citizens Alliance vehemently objects to the City's proposed Housing Element plan which reflects a shocking lack of understanding of and respect for the Hillsborough community, its wonderful history and welcoming neighborhoods.

The reasons for our opposition have already been very well-articulated by a number of residents who have eloquently spoken at recent Council meetings. We restate our main concerns that the plan would

1. Cause dramatic change to the landscape and 10%-25% increase in school enrollments will destroy major reasons why people want to live here
2. Open a slippery slope making future "up-zoning" (changing zoning to allow for more density units in smaller lots) easy.
3. Erode our property rights, including a goal to prevent owners of smaller homes (e.g., 2,500 sq ft houses) from upgrading their properties
4. Impose necessary burdens on all residents by underestimating the number of ADUs likely to be built while overestimating the "buffer" units needed to meet state mandate.
5. Omit/exempt large, vacant town-owned parcels from development of housing

Yet equally important for HCA's fundors, volunteers and supporters is the fact that, once again, the Town's failure to effectively engage its citizens about an issue as significant as this one, one which Mayor Royse has repeatedly (and aptly) referred to as "the most important issues Hillsborough has faced in 50 years," is jaw-droppingly inadequate. We are frustrated by how many fellow residents are complaining they had not heard about this issue until recently. Part of the problem as we've documented is the Town's lack of proper messaging. Until this week, the Town used headlines with wonky terms like "Housing Element" which mean nothing to most residents. An audit of the the headline messaging in email, website, bulletin boards, et al for weeks and weeks would find the message "Participate in the Future Planning of Your Town!" which is so abstract and saccharin as to be meaningless to most people. Why not use the more fitting and concrete message that ran on the website starting just this past week, "Zoning Changes Being Considered in Town" all along instead of this one time? Although not as urgent as we'd propose ("Dramatic Zoning" or even "Major Changes"), it's far better than all the prior messaging.

Then there's the problem of pushing the messages out: Staff reported the battery of outreaches including "84 e-announcements, 4 Town Newsletter articles, 1 Hillsborough Living article, 1 informational handout, 2 post cards, 1 bill insert, 7 invitations," and two in-person "Open Houses." As if these numbers actually mean anything. They MIGHT have meant something had the message been better communicated as described above. Instead, the results were a paltry 200 residents combined at two late-summer "Open Houses"; Council meetings attended typically by a couple of dozen or so each month - only to rise to a still meagre 120 at a recent Council meeting. Instead of checking boxes regarding how many bulletin board messages were posted, emails and direct mail pieces sent, Council needs to measure success based on actual engagement. How many attended? Those are the results that matter. It might be

tempting to write off such poor civic engagement as apathy or complete trust in Council's leadership to always do the right thing whatever the issue. Based on the survey results we've seen from a well-conceived, citizen-led survey of over 400 residents, it's clearly neither apathy nor utter faith in leadership. The time has come for Council to direct staff to conduct a thorough review and complete overhaul of its entire communications effort.

Vice Mayor Krolik has on more than one occasion lamented the loss of trust, presumably between Council and residents. We agree. That there are so many residents reaching out to HCA in an effort to learn about important issues facing the Town is evidence that they don't feel the Town is leveling with them.

The Housing Element plan was, and continues to be, not only the most important issue facing Hillsborough in 50 years, it's a complicated one. As such, Council and Staff need to be far more aggressive about making sure more people are engaged in the process. The old ways of doing things are not working. We urge Council not only to reject the proposed Housing Element plan but equally important to redouble efforts to drive real Hillsborough citizen engagement with an active, two-way conversation that gets the City where it needs to go. Because with the current plan, to quote a popular old New England phrase, "You can't get there from here."

On behalf of the members of HCA, we thank you for your service to the Town.

Respectfully Submitted,

Larry Friedberg
Co-Founder, Hillsborough Citizens Alliance

From: [Bahrig Mikaelian](#)
To: [General Plan](#)
Subject: Opposition to current draft housing element
Date: Monday, September 19, 2022 4:09:43 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards

Mikaelian-Deirmendjian Family

 Hillsborough, CA

From: [Riyad Salma](#)
To: [General Plan](#)
Subject: Proposed Zoning Changes
Date: Monday, September 19, 2022 4:07:55 PM

After participating in the open houses and reviewing the materials associated with the Draft Housing Element, I remain opposed to the proposed changes. I believe that there are better ways for us to meet our obligations and I do not believe that the Draft Housing Element adequately represents the interests of our citizenry.

Thank you.

-Riyad Salma



From: [Mary S. Taylor](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 4:01:44 PM

Dear Town Council:

I was horrified to review HEAC's draft of the 2023-2031 Housing Element for the Town of Hillsborough. Its provision appears to decimate the character and qualities of Hillsborough that have meant so much to my family and me over the last 66+ years! There must be a better way to address the HCD's housing mandates.

The current plan will dramatically change the appearance and character of our beautiful and quaint Town. I implore the council to consider other plans that focus on ADU's rather than reducing lot sizes and increasing multi-unit development.

Please focus on exploring ways to get the HCD to lower the number of units, more in line with other communities like Atherton, and on trying to incorporate additional housing in a way that will preserve the aesthetics and property values that make Hillsborough so special.

Mary S. Taylor


From: [Rakesh Kumar](#)
To: [General Plan](#)
Subject: HCA#24
Date: Monday, September 19, 2022 3:59:03 PM

HCA #24.

To whom it may concern,

As a resident of Hillsborough, I want to voice my opinion on HCA #24. Agreeing with my neighbors and other friends and neighbors, I feel this is a very reckless and unnecessary change to our zoning law which will in fact alter the Hillsborough residential experience and pride of ownership we all have shared over the years. Along with my neighbors, I too am against this change and ask the City to not pass this law.

Sincerely,
Rakesh Kumar



From: [Gail Karp](#)
To: [General Plan](#)
Subject: Strongly oppose the plan! - Gail and Steven Karp- [REDACTED]
Date: Monday, September 19, 2022 3:56:22 PM
Attachments: [Ulliyot Objections to Draft HE Plan.pdf](#)

Sent from my iPhone

THEODORE W. ULLYOT

September 17, 2022

Dear Mayor Royse, Vice Mayor Krolik, and Councilmembers Chuang, Cole, and May:

I am providing these comments on, and objections to, the draft Housing Element Plan dated August 4, 2022 (“Draft Plan”) – as a Hillsborough resident since 2008. My family has been in Hillsborough since the late 1970s, when my father moved to the Town.

Although the California Department of Housing and Community Development (HCD), through the Association of Bay Area Governments (ABAG), has imposed on the Town a mandate of 554 additional housing units for the 2023-31 HE6 cycle, the Draft Plan is an unacceptable proposal for meeting that number. Among the most objectionable features of the Draft Plan are the introduction of a new three-zone scheme in place of Hillsborough’s current single-zone (RD) zoning framework; the introduction of multi-family housing to our Town; and the introduction of multi-story buildings to our residential community (including at our historic Town Hall, Centennial Park, and Veterans Memorial). If adopted, the Draft Plan would radically and irreparably change the character of our Town.

Hillsborough truly is a special place worthy of preservation. As Mayor Royse states in his Welcome Message on the Town website, we are a “unique residential community” with a “rich history,” and a “park-like setting and quiet atmosphere.” Mayor Royse’s message rightly states:

“Hillsborough strives to maintain the rustic character and rural charm that are the hallmarks of our town. We are dedicated to preserving our history, natural beauty, architectural heritage and small town atmosphere that contribute to the essential character of our community and make it a wonderful place in which to live and raise a family.”

In the 2014-22 HE5 cycle, the Council (which included current members Chuang, May, and Royse) was careful to protect Hillsborough’s unique character and heritage in meeting its RHNA/HE5 obligations. The Town’s HE5 Plan, by its own explicit terms, “represent[ed] a sincere and creative attempt to meet local and regional housing needs in a community that doesn’t meet the urban norms around which the State Housing Element law was created,” see Town of Hillsborough 2014 Housing Element (HE5 Plan) at p. 4 – and the Council’s heritage-protecting plan was duly approved by the State.

I have no doubt that Town Staff (and its consultant) worked diligently and earnestly to develop their Draft Plan. But the Staff's Draft Plan is only a draft, and it is up to the Council to make the final decision and craft the final plan to be submitted to the State. You Councilmembers – not the Staff, and certainly not the outside consultant – are the Hillsborough residents whom we elected and to whom we've entrusted the responsibility of representing, leading, and preserving our Town and its unique and historic character. With due respect, now is time for the Council to take ownership of the final decision and to show the leadership, responsiveness, and stewardship that we elected you to provide – in this case, not by deferring to Staff and consultants, but by directing the Staff to revise its Draft Plan in a manner that (1) addresses the widespread concerns and objections you've heard from the community¹, and (2) produces a good-faith, sincere, and creative proposal for satisfying our HE6 obligation while preserving "the rustic character and rural charm that are the hallmarks of our town" and what makes Hillsborough the "wonderful place in which to live and raise a family" that we all cherish.

* * * * *

As the Council considers how to craft a final plan that corrects the deficiencies and shortcomings of the Draft Plan, I submit the following key points for your consideration.

First, we should target the HCD-mandated 554 housing units, not a number higher than that (which is what the Draft Plan proposes). HCD's 554 number is already too high, representing a remarkable 12% increase over Hillsborough's existing 4000-unit housing stock – in an era when the population of California, and the population of San Mateo County, are decreasing.² The Draft Plan proposes that we should voluntarily exceed the 554-unit mandate, in the name of a creating a "buffer" that would take us to a goal of 665 new housing units for

¹ Although the HE6/RHNA process has been going on for many months, it was only with the issuance of the Staff Draft Plan in early August of this year (barely six weeks ago – at a time when many residents were enjoying the last days of summer, sending kids off to college, and so on) that the true threat to our community became clear (the prospect of zoning changes; 12-15% increase to our housing stock; multi-story buildings; dramatic transformation of Town Hall without accommodation for the Veterans Memorial; etc.). And in those short six weeks, Hillsborough residents have rallied and responded, engaging with remarkable speed and unanimity – and always respectfully – to make our voices and concerns heard, in person and in writing. The community has responded in plenty of time for the Council as our elected representatives – and community stewards – to receive and incorporate our feedback and develop a revised, creative final plan that is true to Hillsborough's essential character.

² I understand that some other jurisdictions in California have challenged their assigned HE6 numbers. To the extent it remains possible for Hillsborough to challenge our target number of 554 (and seek to reduce that number to one that more accurately reflects the current population trends), the Council should pursue such a challenge.

Hillsborough. There is no need for the Town to do this, nor is there any legal requirement that we do this. A 12% increase is more than enough. Our target number should remain (at most) 554 housing units, not 665.

Hillsborough has an exemplary track record of meeting and even exceeding its HCD-assigned HE number. In the 2014-22 HE5 cycle, the Town's State-mandated target was 91 and we hit 192 housing units actually created. Hillsborough was a model community in HE5 – not simply being one of only 38 jurisdictions in California to meet its HE5 target and plan, but more than doubling our target number. A “buffer” might represent an appropriate “best practice” for some jurisdictions – namely, those communities that fell short of their recent Housing Element plans. But not for Hillsborough, given our track record of not just meeting but indeed dramatically exceeding our HE targets.

Second, once the housing-unit target for HE6 is defined as 554 rather than something more than that, there are many paths to meeting that goal without imposing the sort of dramatic changes to our community that the Draft Plan proposes.

For starters, the Final Plan should make much greater use of ADUs, which have become increasingly popular in the Town. The Draft Plan provides for too few ADUs (only 280, based on a trailing 3-year average of 35 per year). We should take a more realistic, and current, estimate of 65 ADUs per year – which is the rate for 2021-22 (after Hillsborough in 2020 appointed an ombudsman to encourage and facilitate the construction of ADUs). There is every reason to believe that the current 65-per-year rate would continue, if not increase, with the assistance of the ombudsman and other measures to promote ADU construction. Over eight years, a 65-per year rate would, all by itself, account for 520 of the 554 housing units.

For the remaining 34 units, there are a number of paths to get there. One example: We should continue to lobby the State (see Housing Element FAQ 12) to accept some or all of our 101-unit overage from HE5. The FAQs say that the Town “is currently working with our lobbyists to petition the state” to get credit for the 101 extra units we created in HE5. Let's at least pursue that route to completion (including appeal), before fundamentally changing Hillsborough and putting our property values at risk.

Between ADUs and petitioning for retroactive credit on our HE5 overage, that gets us to 621 units, thereby substantially exceeding our HE6 allocation. Even if the State were to give us credit for only one-third of our HE5 excess (34 units of the 101 excess), that would get us to the required 554.

Because the Town can meet its HE6 target through a combination of ADUs and partial-credit for our HE5 overage, we do not need to – and should not – change Hillsborough’s zoning to add the new HD-2 and HD-3 zones, nor add multi-family housing, nor erect a multi-story building on Town property at El Camino and Floribunda – all of which are strategies proposed in the Draft Plan. Each of those steps would bring about fundamental negative change to the beauty and character of our Town, and I join many other Hillsborough residents in objecting to those proposals. Under the above strategy I have outlined, neither new zoning, nor multi-family housing, nor a Town Hall multi-story complex, would be necessary to meet the Town’s 554 target number for HE6.³

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The ideas and methodology I have outlined above are one reasonable, low-impact pathway for the Council to devise a Final Plan that (1) addresses the widespread concerns and objections you’ve heard from the community, and (2) represents a good-faith, sincere, and creative proposal for satisfying our HE6 obligation of 554 housing units. There undoubtedly are other means of doing so – without the need for re-zoning, for multi-family housing, for multi-story apartment buildings, and the like. In addition to its natural beauty, unique history, and character, our Town is blessed with a thoughtful, engaged, civic-minded citizenry, many of whom have participated actively and respectfully in this process since the unveiling of the objectionable Draft Plan six weeks ago. Collectively, the residents of Hillsborough have stated well-founded concerns and objections to the Draft Plan and proposed a range of creative alternatives. It is now up to the Council to be responsive, listen and incorporate that feedback, and produce a Final Plan that is right for Hillsborough and protects our unique Town.

³ There are likely other means of meeting our HE6 target of 554 housing units that likewise would be respectful of, and preserve, Hillsborough’s essential character. For example, I understand that there is land near I-280 that is owned by the San Francisco PUC, which the Town might be able to annex, acquire and rezone for HE6 compliance purposes. This is the kind of option that should be fully explored before adopting radical changes to our Town.

Respectfully submitted,

Theodore W. Ulliot

From: [REDACTED]
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); larry@lmaylaw.com; [Marie Chuang](#); [Christopher Diaz](#); lnatusch@hillsborough.net; [Hillsborough Mail](#); [General Plan](#)
Subject: Hillsborough General Plan Ted Ulliyot letter a must read!
Date: Monday, September 19, 2022 3:56:12 PM
Attachments: [Ulliyot Objections to Draft HE Plan \(2\).pdf](#)

Dear Council Members,

I sent my comments in earlier regarding the Draft Housing General Plan, however I am compelled to write again with a strong endorsement of Ted Ulliyot letter. This is a most comprehensive letter with some superior alternative plans to propose to the state. At this time I am not opposed to adding ADU's but it needs to be done thoughtfully and with a final plan that is right for our beautiful, unique town.----we can do this without totally changing our town!!

Sincerely,
Georgeann R. Fannon

THEODORE W. ULLYOT

September 17, 2022

Dear Mayor Royse, Vice Mayor Krolík, and Councilmembers Chuang, Cole, and May:

I am providing these comments on, and objections to, the draft Housing Element Plan dated August 4, 2022 (“Draft Plan”) – as a Hillsborough resident since 2008. My family has been in Hillsborough since the late 1970s, when my father moved to the Town.

Although the California Department of Housing and Community Development (HCD), through the Association of Bay Area Governments (ABAG), has imposed on the Town a mandate of 554 additional housing units for the 2023-31 HE6 cycle, the Draft Plan is an unacceptable proposal for meeting that number. Among the most objectionable features of the Draft Plan are the introduction of a new three-zone scheme in place of Hillsborough’s current single-zone (RD) zoning framework; the introduction of multi-family housing to our Town; and the introduction of multi-story buildings to our residential community (including at our historic Town Hall, Centennial Park, and Veterans Memorial). If adopted, the Draft Plan would radically and irreparably change the character of our Town.

Hillsborough truly is a special place worthy of preservation. As Mayor Royse states in his Welcome Message on the Town website, we are a “unique residential community” with a “rich history,” and a “park-like setting and quiet atmosphere.” Mayor Royse’s message rightly states:

“Hillsborough strives to maintain the rustic character and rural charm that are the hallmarks of our town. We are dedicated to preserving our history, natural beauty, architectural heritage and small town atmosphere that contribute to the essential character of our community and make it a wonderful place in which to live and raise a family.”

In the 2014-22 HE5 cycle, the Council (which included current members Chuang, May, and Royse) was careful to protect Hillsborough’s unique character and heritage in meeting its RHNA/HE5 obligations. The Town’s HE5 Plan, by its own explicit terms, “represent[ed] a sincere and creative attempt to meet local and regional housing needs in a community that doesn’t meet the urban norms around which the State Housing Element law was created,” see Town of Hillsborough 2014 Housing Element (HE5 Plan) at p. 4 – and the Council’s heritage-protecting plan was duly approved by the State.

I have no doubt that Town Staff (and its consultant) worked diligently and earnestly to develop their Draft Plan. But the Staff's Draft Plan is only a draft, and it is up to the Council to make the final decision and craft the final plan to be submitted to the State. You Councilmembers – not the Staff, and certainly not the outside consultant – are the Hillsborough residents whom we elected and to whom we've entrusted the responsibility of representing, leading, and preserving our Town and its unique and historic character. With due respect, now is time for the Council to take ownership of the final decision and to show the leadership, responsiveness, and stewardship that we elected you to provide – in this case, not by deferring to Staff and consultants, but by directing the Staff to revise its Draft Plan in a manner that (1) addresses the widespread concerns and objections you've heard from the community¹, and (2) produces a good-faith, sincere, and creative proposal for satisfying our HE6 obligation while preserving "the rustic character and rural charm that are the hallmarks of our town" and what makes Hillsborough the "wonderful place in which to live and raise a family" that we all cherish.

* * * * *

As the Council considers how to craft a final plan that corrects the deficiencies and shortcomings of the Draft Plan, I submit the following key points for your consideration.

First, we should target the HCD-mandated 554 housing units, not a number higher than that (which is what the Draft Plan proposes). HCD's 554 number is already too high, representing a remarkable 12% increase over Hillsborough's existing 4000-unit housing stock – in an era when the population of California, and the population of San Mateo County, are decreasing.² The Draft Plan proposes that we should voluntarily exceed the 554-unit mandate, in the name of a creating a "buffer" that would take us to a goal of 665 new housing units for

¹ Although the HE6/RHNA process has been going on for many months, it was only with the issuance of the Staff Draft Plan in early August of this year (barely six weeks ago – at a time when many residents were enjoying the last days of summer, sending kids off to college, and so on) that the true threat to our community became clear (the prospect of zoning changes; 12-15% increase to our housing stock; multi-story buildings; dramatic transformation of Town Hall without accommodation for the Veterans Memorial; etc.). And in those short six weeks, Hillsborough residents have rallied and responded, engaging with remarkable speed and unanimity – and always respectfully – to make our voices and concerns heard, in person and in writing. The community has responded in plenty of time for the Council as our elected representatives – and community stewards – to receive and incorporate our feedback and develop a revised, creative final plan that is true to Hillsborough's essential character.

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Hillsborough. There is no need for the Town to do this, nor is there any legal requirement that we do this. A 12% increase is more than enough. Our target number should remain (at most) 554 housing units, not 665.

Hillsborough has an exemplary track record of meeting and even exceeding its HCD-assigned HE number. In the 2014-22 HE5 cycle, the Town's State-mandated target was 91 and we hit 192 housing units actually created. Hillsborough was a model community in HE5 – not simply being one of only 38 jurisdictions in California to meet its HE5 target and plan, but more than doubling our target number. A “buffer” might represent an appropriate “best practice” for some jurisdictions – namely, those communities that fell short of their recent Housing Element plans. But not for Hillsborough, given our track record of not just meeting but indeed dramatically exceeding our HE targets.

Second, once the housing-unit target for HE6 is defined as 554 rather than something more than that, there are many paths to meeting that goal without imposing the sort of dramatic changes to our community that the Draft Plan proposes.

For starters, the Final Plan should make much greater use of ADUs, which have become increasingly popular in the Town. The Draft Plan provides for too few ADUs (only 280, based on a trailing 3-year average of 35 per year). We should take a more realistic, and current, estimate of 65 ADUs per year – which is the rate for 2021-22 (after Hillsborough in 2020 appointed an ombudsman to encourage and facilitate the construction of ADUs). There is every reason to believe that the current 65-per-year rate would continue, if not increase, with the assistance of the ombudsman and other measures to promote ADU construction. Over eight years, a 65-per year rate would, all by itself, account for 520 of the 554 housing units.

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Respectfully submitted,

Theodore W. Ulliot

From: [Manpreet Grover](#)
To: [General Plan](#)
Cc: [Manav Singh](#)
Subject: Opposing the High Density Housing Proposal in Hillsborough
Date: Monday, September 19, 2022 3:47:27 PM

My husband Manav Grover and I oppose to the high density housing proposal draft in Hillsborough.

Thank you,

Best regards,

Manpreet Grover, Managing Partner | SOAProjects, Inc

mgrover@soaprojects.com

Cell: [REDACTED] | Office: (650) 960-9900 | www.soaprojects.com

From: [John Bruel](#)
To: [General Plan](#)
Cc: [John Bruel](#)
Subject: I object to high-density housing in Hillsborough!
Date: Monday, September 19, 2022 3:40:02 PM

Hello Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz:

We have contacted you previously on this issue but it's so important to us, our family and neighbors that we feel compelled to do so again. And, again, we'd first like to thank you for everything you do for our town; I have lived in Hillsborough for almost 20 years and absolutely love this community. Lindsey grew up here and attended North, Crocker and BHS. She brought me back here from the East Coast before we were married so we could raise our children here. That speaks volumes about how we feel about Hillsborough.

High-density housing is simply not appropriate on the Town Hall site. As I said at the public meeting on Sept 12, residents have been presented with three options, all of which are fundamentally the same and none of which included any of our input. This was a mistake, but it's not too late to rectify it. We ask you respectfully to redraft the HE6 with community involvement (which I understand you've received in abundance recently) and submit it only when it's completed and acceptable to the community is it meant to represent.

The list of problems with high-density housing on this site is long, but toward the top are critical issues such as:

1. Impact on our schools: there is a reason HSF works overtime to constantly raise money just to bridge the gap between what the state provides and the actual cost to educate, The schools are not equipped for an influx of new students.
2. Impact on parking: Floribunda, Walnut and Fairway Circle are consistently packed with cars when there is an event at Town Hall or nearby. Our streets cannot support dozens or hundreds of new parked cars.
3. Destruction of our historic resources: the police station, our Veterans Memorial, Centennial Park, etc. are scheduled to be demolished.
4. All three plans place the new Police Station, with its guns/ammo/drugs/toxic refueling station/noise amid a residential block. Please don't mix residential areas with any other use.
5. Perhaps most importantly, this plan was written to satisfy the state and potential developers, NOT the residents of the town. That is insulting to the people of Hillsborough.

Instead of high-density housing, we can satisfy our housing allotments via ADUs and JADUs, as many residents have pointed out more eloquently than I could. As you know, the consultants made serious miscalculations on our ADU allotment and projections. There is no reason to provide an optional buffer. Detailed and accurate plans have been put forth by other community members, and we agree with those plans.

Furthermore, rezoning the town is a drastic and unnecessary step that will have unforeseen consequences. Residents are against this.

The Town Hall site, if it is to be changed in any way, should add amenities that our entire community can benefit from, such as a rec center, playground, and open spaces. Coming out of Covid, it would be wonderful to have new public spaces for us to get together again.

In my efforts to raise awareness of this issue, I have spoken to many friends and neighbors in town over the last couple weeks. Almost none were aware of this issue. As recently as yesterday I spoke with people whose conversation with me was the first they'd heard about it. It's clear that the city's outreach

efforts were seriously deficient. It's simply not appropriate to submit this plan as is.

Thank you again for your consideration,
John & Lindsey Bruel

From: [Karen Epstein](#)
To: [General Plan](#)
Subject: Letter of opposition to the Draft Plan Housing Elements
Date: Monday, September 19, 2022 3:37:45 PM
Attachments: [Ulliyot Objections to Draft HE Plan.pdf](#)
Importance: High

Dear Hillsborough City Council:

We are longtime residents of Hillsborough and reside at 5 Willow Court. We wish to respectfully submit our strong opposition to the Housing Elements Draft Housing Plan that is up for review and we concur with the comments and objections in the attached Letter that has submitted to you by Ted Uliyot.

Sincerely,

Karen and Norman Epstein

THEODORE W. ULLYOT

September 17, 2022

Dear Mayor Royse, Vice Mayor Krolík, and Councilmembers Chuang, Cole, and May:

I am providing these comments on, and objections to, the draft Housing Element Plan dated August 4, 2022 (“Draft Plan”) – as a Hillsborough resident since 2008. My family has been in Hillsborough since the late 1970s, when my father moved to the Town.

Although the California Department of Housing and Community Development (HCD), through the Association of Bay Area Governments (ABAG), has imposed on the Town a mandate of 554 additional housing units for the 2023-31 HE6 cycle, the Draft Plan is an unacceptable proposal for meeting that number. Among the most objectionable features of the Draft Plan are the introduction of a new three-zone scheme in place of Hillsborough’s current single-zone (RD) zoning framework; the introduction of multi-family housing to our Town; and the introduction of multi-story buildings to our residential community (including at our historic Town Hall, Centennial Park, and Veterans Memorial). If adopted, the Draft Plan would radically and irreparably change the character of our Town.

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I have no doubt that Town Staff (and its consultant) worked diligently and earnestly to develop their Draft Plan. But the Staff's Draft Plan is only a draft, and it is up to the Council to make the final decision and craft the final plan to be submitted to the State. You Councilmembers – not the Staff, and certainly not the outside consultant – are the Hillsborough residents whom we elected and to whom we've entrusted the responsibility of representing, leading, and preserving our Town and its unique and historic character. With due respect, now is time for the Council to take ownership of the final decision and to show the leadership, responsiveness, and stewardship that we elected you to provide – in this case, not by deferring to Staff and consultants, but by directing the Staff to revise its Draft Plan in a manner that (1) addresses the widespread concerns and objections you've heard from the community¹, and (2) produces a good-faith, sincere, and creative proposal for satisfying our HE6 obligation while preserving "the rustic character and rural charm that are the hallmarks of our town" and what makes Hillsborough the "wonderful place in which to live and raise a family" that we all cherish.

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Respectfully submitted,

Theodore W. Ulliot

Nina Chang

[REDACTED] - 47-year resident
Hillsborough, Pa. 94010

RECEIVED

SEP 19 REC'D

Time: 3:30 PM
Town of Hillsborough

Subject: Housing Element

1. I, Nina is ~~80~~ 80 years old
2. Leslie, my husband is 87 years old
3. We are residents of Hillsborough for

48 years

4. Our back gate is on Walnut Street
right across from the Town Hall.

This is the only exit & entrance to
our house.

Here We are very concerned about site
access with potential Town Hall Site Development.
We are simply very concerned with this
whole development

Nina Chang

From: [Jeetil Patel](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 3:36:04 PM

I do not agree with the Town's plan on the ADU issue. I don't see why we need to compromise our entire approach to minimum lot sizes and apt units all over town.

The smart housing program is much more agreeable for me.

Jeetil.



Lisa Natusch

From: Steve Hanson [REDACTED]
Sent: Monday, September 19, 2022 3:35 PM
To: General Plan
Subject: Comments for Zoning Changes

Good Afternoon,

Here are my comments regarding Zoning.

If ADU's for some reason don't satisfy the housing stock required my comments are as follows:

As to understand the impact of Housing Element Zoning Changes to Age In Place Hillsborough residences what would be the incurred costs over time this plan has on residences? I would not like to see residences faced with decision they would need to relocate for a mandate that provides housing for others. To this point - can't find the exact requirement with all the email on this subject - I would add that I'm against **banning renovations of older, smaller homes** in RD-1.

For RD-2 I would be against raising height limit to 45-feet unless there was already an existing neighboring residence with same height with landscaping that screened the site.

I'm against rezoning schools and reducing open space to students that also serve as public open space activities.

Downtown Burlingame has restricted housing to certain income levels and occupations levels that we may want to consider too.

Steve Hanson
[REDACTED]

Increasing the maximum building height from 22-32 feet to

From: [Susanna Greenberg](#)
To: [General Plan](#)
Subject: Housing plan feedback as requested
Date: Monday, September 19, 2022 3:34:27 PM

Hi Hillsborough Planning Team,

Thank you for all of the work you are putting into the plans to solve the housing requirements. This is clearly a very complicated issue and I'm grateful to the team that is trying to solve it. I can imagine it feels like you are caught between a rock and a hard place, but hopefully you can come up with a good solution that retains the elements that make our town so special while meeting the state's requirements.

Given the ask for feedback, I wanted to share a few of my thoughts as a concerned resident, but I want to acknowledge that I don't presume to know all of the ins and outs of the plans.

- I'm concerned about the proposal to change the minimum lot size from 1/2 acre to 1/3 acre, reduce the set backs and reduce the minimum landscape coverage to be less than 50%. In my mind, one of the things that makes Hillsborough so special is the larger lots and landscape coverage requirements which allows for enough space for sizable trees and park like settings. Without that space and nature, it could feel like a suburban sprawl. Hillsborough has a very different feel from the surrounding towns and cities. Residents have chosen to live in Hillsborough because of that feel and as such are ok paying the higher property taxes for it. Changing zoning would change the feel of Hillsborough.
- It's not clear to me that changing lot size to 1/3 acre would increase lower income housing. We'd just have more expensive homes. It's likely worth looking at the homes in Burlingame on 1/3 acre lots as a comparison. I can't imagine those are considered affordable housing.
- It's not clear to me that the reduction in set backs would result in more housing options vs people just putting larger homes on their lots. With out the large set backs, we could end up with houses that feel too big for their lots and are too close to their neighbors. Again, this negatively changes the feel of our town.
- I'm concerned about the development of more dense housing in areas where there isn't easy access to public transportation. Our roads aren't set up for more traffic. As an example, we don't have wide roads or sidewalks, so any increased traffic could be very dangerous for people who are riding their bikes or walking. This also doesn't seem like a great experience for people living in that dense housing to have to navigate traffic on windy roads without public transportation or even biking or walking paths.
- Should we put in a sizable amount of low income housing, I'm worried that Hillsborough doesn't have the infrastructure, social services and school infrastructure needed to support the needs of a different socio-economic population. We seem to have limited town services, especially services for anyone in financial need. Our kids go to San Mateo High School and I see the varying and increased needs that the school needs to provide to each of the different socio economic groups. Has the increase and change in population been factored into the town's plans beyond just housing?
- In some neighborhoods, it feels as if we have a good number of uninhabited houses, where there is a remote owner who may just have the house as an investment property rather than a living space. I'm not sure if the town can do anything about this, but it would be great to know that every house is fully inhabited (including being rented out)

and not wasted by sitting empty.

- I'm supportive of more ADUs if they can be managed within the current zoning or done in a way that doesn't change how the environment feels.
- I'd be very supportive of our town finding a way to subsidize housing in Hillsborough for people who are employed by our town, but can't afford to live here, such as our teachers, police, fire crews and government employees. We are indebted to these people so it would be right for us to provide support for them to live in the town they support. I know Stanford has solved this for many of their professors and employees. I believe there is a significant teacher shortage, so if we can do things as a town to support individuals going into that profession, that would be wonderful.

The town's proposed changes have very big implications for the future of our town so thank you in advance for finding a better solution than what is currently proposed.

Best,

Susanna Greenberg

[REDACTED] Hillsborough

From: [Tammi Michael](#)
To: [General Plan](#)
Subject: Housing
Date: Monday, September 19, 2022 3:32:53 PM

Dear Mayor Royse, Vice Mayor Krolik, and Councilmember Chiang, Cole, and May,

As a resident of Hillsborough I am 100 percent opposed to the draft housing element plan. Building multi story buildings will change the look and feel of our residential community that we are proud to call home. The proposed project will destroy trees and add traffic to our quiet town. This will negatively impact everyone in the area and is a BAD idea.

Sincerely,

Tammi Michael

Sent from my iPad

From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Fw: comments for housing plan
Date: Monday, September 19, 2022 3:31:26 PM
Attachments: [Outlook-8A4EE613.png](#)
[Outlook-B2061C99.png](#)
[Outlook-B8E1430F.png](#)
[Outlook-5300EF5.png](#)
[Draft.pdf](#)

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From: Guangjie Guo <gguo@qlsfbio.com>
Sent: Monday, September 19, 2022 3:21 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: FW: comments for housing plan

Please see the attachment!
Thanks/Guangjie

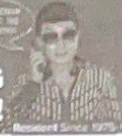
From: Helene Zheng <hzheng@qlsfbio.com>
Sent: Monday, September 19, 2022 3:19 PM
To: Guangjie Guo <gguo@qlsfbio.com>
Subject:

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STOP

THE HIGH DENSITY HOUSING ELEMENT IN HILLSBOROUGH!

Stop the High Density
Housing Element in Hillsborough
Resident Since 1975



- ✓ **WE ARE NOT SHORT ON HOUSING!**
In fact, San Mateo County is losing population with many residents moving out of state.
- ✓ **THERE IS AN ABUNDANCE OF APARTMENTS FOR RENT!**
In fact, many apartment rental prices are dropping in San Mateo County due to the lack of demand. This draft plan opens up a slippery slope for our town of Hillsborough.
- ✓ **PROPERTY VALUES WILL GO DOWN!**
This means less tax money collected by San Mateo County. Hillsborough is highly valued due to the fact that it consists of only single family homes, no multi unit condominiums, apartments, or townhouses.
- ✓ **WE JUST DO NOT HAVE THE RESOURCES!**
The increase in people and traffic means we would need more police presence. Public utilities like water and power are already strained with drought and power outages. Our highly rated schools will get crowded with an increase of roughly 10-25% enrollment.

WHAT YOU CAN DO!

LET OUR HILLSBOROUGH CITY COUNCIL, KNOW YOU OPPOSE THEIR PLAN BY FILLING OUT THIS FORM
Or email stanleyo@greenbanker.com as soon as possible and include your address
Please mail this form no later than **Wednesday, September 5th 2022**

(Separate at the dotted line. Before you mail, be sure to add a stamp)

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

*oppose the Hillsborough draft
Housing plan!*

I Guangjie Guo resident of [REDACTED] Hillsborough, CA 94010

strongly oppose the High Density Housing Element in Hillsborough.

Guangjie Guo 9.14.22
Signature Date

From: [Kelly M. McGovern](#)
To: [General Plan](#)
Subject: RE: Objections to the draft Housing Element Plan
Date: Monday, September 19, 2022 3:31:21 PM

Dear Mayor Royse, Vice Mayor Krolik and Councilmember Chuang, Cole and May,

I am writing to express my objections to the draft Housing Element Plan for providing additional housing units in Hillsborough. The most objectionable feature of the proposal is the introduction of multi story building in our residential community. Having a 6+ story apartment building at the current Town Hall site would radically change the character of Hillsborough. A character that had my husband and I saving up for over 5 years so we could move from Burlingame where we looked out our kitchen window across our driveway and into our neighbors family room. We LOVED (and still do) the idea of a semi rural community where we can enjoy the company of our neighbors without having to wave to them in a bathrobe first thing in the morning. To this point, another objectionable feature of the HEP is the introduction of a new three-zone scheme. In essence the new zoning laws will allow Hillsborough to become exactly like the Burlingame neighborhood we sought to move out of. Then there is the absolute lack to parking that has been considered for these proposed developments. Have you ever driven through the Easton Addition neighborhood in Burlingame? Cars line both sides of the streets at all hours of the day and night rendering the streets to a very tight "one way" feel. Having cars parked up and down Floribunda (where I live, two blocks from Town Hall) would decimate any "rustic character and rural charm" that are currently the hallmarks of our Town.

I believe that our Town can achieve its housing unit target through use of ADUs and petitioning the state for credit for the over 100 extra units we created in the last housing cycle. Reaching our target should NOT include building multi story buildings and changing Hillsborough's zoning laws. We are a unique and special town and it is worth fighting for to maintain the sense of rustic charm and community so many of us cherish.

Thank you,

Kelly McGovern

From: [Gagan Kohli](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 3:31:02 PM

Dear Sir/Madam,

As a Hillsborough resident - I am not in favor of adding 550 Housing units.

Thank you,
Gagan Kohli

From: [Ganesh Vedarajan](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 3:29:50 PM

I am a resident of Hillsborough ([REDACTED]), and I urge the city council to review the alternatives proposed by HCA and not rush the approval of the current housing plan. Other cities (Atherton, Woodside) are being more thoughtful in how they meet state goals without compromising the uniqueness of the city. Thank you for your consideration

From: [Family Filer](#)
To: [General Plan](#)
Subject: comments on plan for the town
Date: Monday, September 19, 2022 3:27:34 PM

Hi - I just wanted to add my comments to the many :) Please do NOT allow lots in our town to be subdivided, given to developers to add multiple units, or do anything to change the value of our homes. It sounds like Atherton is just adding ADUs everywhere - we prefer that!! NO TO MULTI-FAMILY HOUSING!!

From: [Guangjie Guo](#)
To: [General Plan](#)
Subject: oppose to the draft housing plan
Date: Monday, September 19, 2022 3:25:31 PM
Attachments: [Draft.pdf](#)

Please see the attachment.

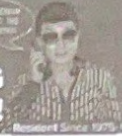
Thanks/Guangjie

Visit www.opposethehighdensityhousingplan.org

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Comments:

*oppose the Hillsborough draft
Housing plan!*

I Guangjie Guo resident of [REDACTED] Hillsborough, CA 94010

strongly oppose the High Density Housing Element in Hillsborough.

Guangjie Guo 9.14.22
Signature Date

From: [Rosalie Balzer](#)
To: [General Plan](#)
Subject: Housing Element
Date: Monday, September 19, 2022 3:21:37 PM

Rosalie Balzer [REDACTED] I attended last Monday Town Hall Meeting. The plan for town hall did not have any parking planned Under ground parking would bring the price of housing to unaffordable for lower income residents The other town properties that the town has listed as for lower income have no roads no utilities and are steep and hilly Very expensive to develop I believe we need to rethink this plan Thank you Rosalie Balzer
Sent from my iPhone

From: [REDACTED]
To: [General Plan](#)
Cc: Arouse@hillsborough.net; [Christine Krolik](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#); [Lisa Natusch](#); [Christopher Diaz](#); [Ann Ritzma](#)
Subject: General Plan Housing
Date: Monday, September 19, 2022 3:19:55 PM

Dear City Staff and Hillsborough City Council:

We oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it for the following reasons:

1. It unnecessarily rezones ("up-zones") the entire City.
2. It will cause dramatic change to the landscape and 10%-25% increase in school enrollments will destroy major reasons why people want to live here
3. It Opens a slippery slope making future "up-zoning" easy.
4. It erodes our property rights, including a goal to prevent owners of smaller homes from upgrading their properties
5. It imposes necessary burdens on all residents by underestimating the number of ADUs likely to be built while overestimating the "buffer" units needed.
6. It omits large town-owned parcels

Please enter this comment into the public record.

Respectfully submitted,

Elizabeth and Scott Williams

[REDACTED]

Hillsborough, CA 94010

From: [katie pierce](#)
To: [General Plan](#)
Date: Monday, September 19, 2022 3:17:56 PM

Dear Town of Hillsborough,

I am NOT in support with the proposed plans. I disagree for many reasons both the solutions and the process. I will summarize below:

1. The process is not well thought out. The outside consultant does not appear to be considering the reason, design, look and feel of the Hillsborough, but rather trying to optimize the problem without considering the true impact.
2. There is not an executive summary of the proposed plan. A reader cannot find the actual plan that is being proposed. We need an executive summary of the plan (without of the background information).
3. The town of Hillsborough has lost control of the process.
4. The proposed solutions DO NOT MEET the requirements of the mandate. For example, changing the minimum lot size from .5 acres to .3 acres means that we will have more \$5+Million homes in Hillsborough. This change does NOT increase low income housing. A developer could come in and buy a 1 acre lot and sub-divide and build 3 new multi-million dollar homes. This does nothing for low income housing.
5. Landscape coverage is another example of a change that has nothing to do with the mandate. You are proposing changes that change the community but don't address that actual problem you are trying to solve.
6. You are proposing that low-income families move into a very expensive neighborhood. I do not believe that you have addressed the additional services that will be required (e.g., potentially Spanish immersion schools). The plan is NOT realistic.
7. Hillsborough needs to simplify the plan and address the specific problem presented in the mandate. If ADUs meet the mandate request, then keep it there.

Regards,

Kathleen McDivitt

From: [Roger Trinkner](#)
To: [General Plan](#)
Subject: Zoning
Date: Monday, September 19, 2022 3:15:40 PM

Do not change zoning!
BeBe Moore Trinkner
Hillsborough Resident

Sent from my iPad

From: [Bill O'Leary](#)
To: [General Plan](#)
Subject: Hillsborough
Date: Monday, September 19, 2022 3:15:37 PM
Attachments: [Ullyot Objections to Draft HE Plan.pdf](#)

Dear Hillsborough Council members—I have lived in Hillsborough for 27 years and would like to support Ted Ullyot's letter to you in regards to the plan change of our zoning. I'd like to know that my email is part of the public record.

Thank you for all that you do for our town and I hope you see a clearer path for this incredibly difficult challenge.

Best regards,
Bill O'Leary

[REDACTED]

Bill O'Leary

[REDACTED]

THEODORE W. ULLYOT

September 17, 2022

Dear Mayor Royse, Vice Mayor Krolík, and Councilmembers Chuang, Cole, and May:

I am providing these comments on, and objections to, the draft Housing Element Plan dated August 4, 2022 (“Draft Plan”) – as a Hillsborough resident since 2008. My family has been in Hillsborough since the late 1970s, when my father moved to the Town.

Although the California Department of Housing and Community Development (HCD), through the Association of Bay Area Governments (ABAG), has imposed on the Town a mandate of 554 additional housing units for the 2023-31 HE6 cycle, the Draft Plan is an unacceptable proposal for meeting that number. Among the most objectionable features of the Draft Plan are the introduction of a new three-zone scheme in place of Hillsborough’s current single-zone (RD) zoning framework; the introduction of multi-family housing to our Town; and the introduction of multi-story buildings to our residential community (including at our historic Town Hall, Centennial Park, and Veterans Memorial). If adopted, the Draft Plan would radically and irreparably change the character of our Town.

Hillsborough truly is a special place worthy of preservation. As Mayor Royse states in his Welcome Message on the Town website, we are a “unique residential community” with a “rich history,” and a “park-like setting and quiet atmosphere.” Mayor Royse’s message rightly states:

“Hillsborough strives to maintain the rustic character and rural charm that are the hallmarks of our town. We are dedicated to preserving our history, natural beauty, architectural heritage and small town atmosphere that contribute to the essential character of our community and make it a wonderful place in which to live and raise a family.”

In the 2014-22 HE5 cycle, the Council (which included current members Chuang, May, and Royse) was careful to protect Hillsborough’s unique character and heritage in meeting its RHNA/HE5 obligations. The Town’s HE5 Plan, by its own explicit terms, “represent[ed] a sincere and creative attempt to meet local and regional housing needs in a community that doesn’t meet the urban norms around which the State Housing Element law was created,” see Town of Hillsborough 2014 Housing Element (HE5 Plan) at p. 4 – and the Council’s heritage-protecting plan was duly approved by the State.

I have no doubt that Town Staff (and its consultant) worked diligently and earnestly to develop their Draft Plan. But the Staff's Draft Plan is only a draft, and it is up to the Council to make the final decision and craft the final plan to be submitted to the State. You Councilmembers – not the Staff, and certainly not the outside consultant – are the Hillsborough residents whom we elected and to whom we've entrusted the responsibility of representing, leading, and preserving our Town and its unique and historic character. With due respect, now is time for the Council to take ownership of the final decision and to show the leadership, responsiveness, and stewardship that we elected you to provide – in this case, not by deferring to Staff and consultants, but by directing the Staff to revise its Draft Plan in a manner that (1) addresses the widespread concerns and objections you've heard from the community¹, and (2) produces a good-faith, sincere, and creative proposal for satisfying our HE6 obligation while preserving "the rustic character and rural charm that are the hallmarks of our town" and what makes Hillsborough the "wonderful place in which to live and raise a family" that we all cherish.

* * * * *

As the Council considers how to craft a final plan that corrects the deficiencies and shortcomings of the Draft Plan, I submit the following key points for your consideration.

First, we should target the HCD-mandated 554 housing units, not a number higher than that (which is what the Draft Plan proposes). HCD's 554 number is already too high, representing a remarkable 12% increase over Hillsborough's existing 4000-unit housing stock – in an era when the population of California, and the population of San Mateo County, are decreasing.² The Draft Plan proposes that we should voluntarily exceed the 554-unit mandate, in the name of a creating a "buffer" that would take us to a goal of 665 new housing units for

¹ Although the HE6/RHNA process has been going on for many months, it was only with the issuance of the Staff Draft Plan in early August of this year (barely six weeks ago – at a time when many residents were enjoying the last days of summer, sending kids off to college, and so on) that the true threat to our community became clear (the prospect of zoning changes; 12-15% increase to our housing stock; multi-story buildings; dramatic transformation of Town Hall without accommodation for the Veterans Memorial; etc.). And in those short six weeks, Hillsborough residents have rallied and responded, engaging with remarkable speed and unanimity – and always respectfully – to make our voices and concerns heard, in person and in writing. The community has responded in plenty of time for the Council as our elected representatives – and community stewards – to receive and incorporate our feedback and develop a revised, creative final plan that is true to Hillsborough's essential character.

² I understand that some other jurisdictions in California have challenged their assigned HE6 numbers. To the extent it remains possible for Hillsborough to challenge our target number of 554 (and seek to reduce that number to one that more accurately reflects the current population trends), the Council should pursue such a challenge.

Hillsborough. There is no need for the Town to do this, nor is there any legal requirement that we do this. A 12% increase is more than enough. Our target number should remain (at most) 554 housing units, not 665.

Hillsborough has an exemplary track record of meeting and even exceeding its HCD-assigned HE number. In the 2014-22 HE5 cycle, the Town's State-mandated target was 91 and we hit 192 housing units actually created. Hillsborough was a model community in HE5 – not simply being one of only 38 jurisdictions in California to meet its HE5 target and plan, but more than doubling our target number. A “buffer” might represent an appropriate “best practice” for some jurisdictions – namely, those communities that fell short of their recent Housing Element plans. But not for Hillsborough, given our track record of not just meeting but indeed dramatically exceeding our HE targets.

Second, once the housing-unit target for HE6 is defined as 554 rather than something more than that, there are many paths to meeting that goal without imposing the sort of dramatic changes to our community that the Draft Plan proposes.

For starters, the Final Plan should make much greater use of ADUs, which have become increasingly popular in the Town. The Draft Plan provides for too few ADUs (only 280, based on a trailing 3-year average of 35 per year). We should take a more realistic, and current, estimate of 65 ADUs per year – which is the rate for 2021-22 (after Hillsborough in 2020 appointed an ombudsman to encourage and facilitate the construction of ADUs). There is every reason to believe that the current 65-per-year rate would continue, if not increase, with the assistance of the ombudsman and other measures to promote ADU construction. Over eight years, a 65-per year rate would, all by itself, account for 520 of the 554 housing units.

For the remaining 34 units, there are a number of paths to get there. One example: We should continue to lobby the State (see Housing Element FAQ 12) to accept some or all of our 101-unit overage from HE5. The FAQs say that the Town “is currently working with our lobbyists to petition the state” to get credit for the 101 extra units we created in HE5. Let's at least pursue that route to completion (including appeal), before fundamentally changing Hillsborough and putting our property values at risk.

Between ADUs and petitioning for retroactive credit on our HE5 overage, that gets us to 621 units, thereby substantially exceeding our HE6 allocation. Even if the State were to give us credit for only one-third of our HE5 excess (34 units of the 101 excess), that would get us to the required 554.

Because the Town can meet its HE6 target through a combination of ADUs and partial-credit for our HE5 overage, we do not need to – and should not – change Hillsborough’s zoning to add the new HD-2 and HD-3 zones, nor add multi-family housing, nor erect a multi-story building on Town property at El Camino and Floribunda – all of which are strategies proposed in the Draft Plan. Each of those steps would bring about fundamental negative change to the beauty and character of our Town, and I join many other Hillsborough residents in objecting to those proposals. Under the above strategy I have outlined, neither new zoning, nor multi-family housing, nor a Town Hall multi-story complex, would be necessary to meet the Town’s 554 target number for HE6.³

* * * * *

The ideas and methodology I have outlined above are one reasonable, low-impact pathway for the Council to devise a Final Plan that (1) addresses the widespread concerns and objections you’ve heard from the community, and (2) represents a good-faith, sincere, and creative proposal for satisfying our HE6 obligation of 554 housing units. There undoubtedly are other means of doing so – without the need for re-zoning, for multi-family housing, for multi-story apartment buildings, and the like. In addition to its natural beauty, unique history, and character, our Town is blessed with a thoughtful, engaged, civic-minded citizenry, many of whom have participated actively and respectfully in this process since the unveiling of the objectionable Draft Plan six weeks ago. Collectively, the residents of Hillsborough have stated well-founded concerns and objections to the Draft Plan and proposed a range of creative alternatives. It is now up to the Council to be responsive, listen and incorporate that feedback, and produce a Final Plan that is right for Hillsborough and protects our unique Town.

³ There are likely other means of meeting our HE6 target of 554 housing units that likewise would be respectful of, and preserve, Hillsborough’s essential character. For example, I understand that there is land near I-280 that is owned by the San Francisco PUC, which the Town might be able to annex, acquire and rezone for HE6 compliance purposes. This is the kind of option that should be fully explored before adopting radical changes to our Town.

Respectfully submitted,

Theodore W. Ulliot

From: [Bill Lenihan](#)
To: [General Plan](#)
Cc: [Nicole Ancelovici-Lenihan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 3:07:38 PM

As a current and longer term resident of Hillsborough ([REDACTED] and [REDACTED].), I would like to state my objection to the proposed housing plan (HE6). I would like to start by saying the communication to the citizens of Hillsborough has been particularly weak. Actions were taken, or inaction as it relates to the new housing requirements set by the state for our city, without proper communication, input and process. HE6 communication has been delayed and vacant.

I am strongly opposed to the plan itself, it is illogical and ignores the tradition and heritage of our community. By your own admission in the previous HE5 plan, the plan "represented a sincere and creative attempt to meet local and regional housing needs in a community that doesn't meet the urban norms around which the State Housing Element law was created". That all being said, we have the right and the obligation to propose a more reasonable approach, including the following which I'd like you to consider:

- Limit the new housing requirement to 554. 554 is already too high, and it is striking that the city did not fight this number to begin with given it comprises a 12% increase in a region with declining population trends. Increasing the number to 665 makes ZERO sense, it just raises integrity and capability questions around our consultant.
- We should strive to meet this target with the use of ADUs. By most calculation we can meet the vast majority if not all requirements through these units, without impairing our city.
- Continue to petition, and ultimately win, the states approval to accept the 101 extra, overage, units we created in HE5.

It is up to the Council to make a final decision here and it is your obligation to represent the citizens of our city. I really do appreciate your commitment to the city, now is the time to embrace your responsibility to represent and protect it.

Thank you,
Bill

--

Bill Lenihan
[REDACTED]

From: [Lisa Natusch](#)
To: [General Plan](#)
Subject: FW: batch 2 of XX - PUBLIC COMMENTS from survey
Date: Monday, September 19, 2022 3:05:27 PM
Attachments: [Sue Kopcho - \[REDACTED\]](#)
[Cameron Douraghy - \[REDACTED\]](#)
[Bill Adams.pdf](#)
[Benjamin Gage - \[REDACTED\]](#)
[Atul Bramhe - \[REDACTED\]](#)
[Tedra Wrede - \[REDACTED\]](#)
[Viv Salama - \[REDACTED\]](#)
[Suzy Butler - \[REDACTED\]](#)
[Sunil Bhardwaj - \[REDACTED\]](#)
[Summy A Ugenstein - \[REDACTED\]](#)

From: Aaron Zornes [REDACTED]
Sent: Monday, September 19, 2022 2:37 PM
To: Lisa Natusch <lnatusch@HILLSBOROUGH.NET>
Subject: batch 2 of XX - PUBLIC COMMENTS from survey

Aaron Zornes

German mobile [REDACTED] (+9 hours from California, central European standard time)

USA mobile + [REDACTED]

3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

Section A. SHORT SURVEY (3-5 minutes) - NATURE OF "HOUSING DENSITY" REQUIREMENT & OUR TOWN'S PROGRESS

BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 "housing units" during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

LEGEND: ADU = accessory dwelling unit; H = Hillsborough; HCD = California Department of Housing & Community Development; HEAC = Housing Element Advisory Committee; **Housing Element** = component of Hillsborough's general plan; **RD-1, -2 & -3** = residential districts within town of Hillsborough; **RHNA** = Regional Housing Needs Allocation plan (RHNA plan); **SB-9** = State Bill 9 allows homeowners in most areas to streamline housing permitting & to divide their property into two lots; **SB-10** = State Bill 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units

1A. Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers

- ☒ Yes
☐ No

2A. HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

- ☐ This email survey invitation
☐ Local newspaper article
☐ Local TV report
☐ Nextdoor Hillsborough post
☐ Hillsborough Together post
☐ During town council meeting
☒ Town of Hillsborough weekly e-newsletter (email)
☒ Town of Hillsborough quarterly newsletter (print/mail)
☒ Word of mouth from fellow residents/neighbors (email, phone, conversation, etc.)
☐ Other (please describe)

3A. WHEN did you learn about the STATE MANDATE for the first time? [pick one]

- ☐ Upon receiving email promoting this survey
☐ In the past 1-2 weeks
☐ In the past 3 months
☒ In the past year
☐ Other

4A. Were you aware that the proposed housing plan for Hillsborough calls for MORE THAN 550 LOW, AFFORDABLE & MODERATE INCOME HOMES WITHIN THE TOWN OF HILLSBOROUGH?

- ☐ YES
☒ NO

5A. Are you aware that similar Bay Area communities such as Atherton & Los Altos Hills have housing unit TARGETS 50% OR LESS THAN HILLSBOROUGH'S?

- ☐ YES
☒ NO

6A. How concerned are you that CURRENT PLAN our Town is supporting would RE-ZONE THE ENTIRE TOWN?

- ☐ Highly concerned
☒ Very concerned
☐ Somewhat concerned
☐ Not concerned
☐ Don't know enough
☐ Don't care

7A. How concerned are you that CURRENT PLAN EXCLUDES ANY CONSIDERATION OF 250+ "OPEN SPACE" ACRES in Hillsborough?

- ☐ Highly concerned
☐ Very concerned
☐ Somewhat concerned
☐ Not concerned
☒ Don't know enough
☐ Don't care

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Benjamin

Last/family name (optional)

Gage

Telephone (optional)

[REDACTED]

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3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

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BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 "housing units" during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

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1A. Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers

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2A. HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

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☐ Town of Hillsborough weekly e-newsletter (email)
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☐ Other (please describe)

3A. WHEN did you learn about the STATE MANDATE for the first time? [pick one]

- ☐ Upon receiving email promoting this survey
☐ In the past 1-2 weeks
☐ In the past 3 months
☒ In the past year
☐ Other

4A. Were you aware that the proposed housing plan for Hillsborough calls for MORE THAN 550 LOW, AFFORDABLE & MODERATE INCOME HOMES WITHIN THE TOWN OF HILLSBOROUGH?

- ☐ YES
☒ NO

5A. Are you aware that similar Bay Area communities such as Atherton & Los Altos Hills have housing unit TARGETS 50% OR LESS THAN HILLSBOROUGH'S?

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6A. How concerned are you that CURRENT PLAN our Town is supporting would RE-ZONE THE ENTIRE TOWN?

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☐ Local TV report
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☐ Hillsborough Together post
☐ During town council meeting
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3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

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LEGEND: ADU = accessory dwelling unit; H = Hillsborough; HCD = California Department of Housing & Community Development; HEAC = Housing Element Advisory Committee; **Housing Element** = component of Hillsborough's general plan; **RD-1, -2 & -3** = residential districts within town of Hillsborough; **RHNA** = Regional Housing Needs Allocation plan (RHNA plan); **SB-9** = State Bill 9 allows homeowners in most areas to streamline housing permitting & to divide their property into two lots; **SB-10** = State Bill 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units

1A. Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers

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Susan

Last/family name (optional)

Butler

Telephone (optional)

[REDACTED]

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NOTE = Ballot stuffing does NOT work with this survey as we deduplicate based on your IP address ... therefore ONE survey per household maximum is permitted.

3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

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Vivian

Last/family name (optional)

Salama

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From: [Lisa Natusch](#)
To: [General Plan](#)
Subject: FW: batch 3 of XX - PUBLIC COMMENTS from survey
Date: Monday, September 19, 2022 3:05:11 PM
Attachments: [Meredith Lobel-Angel - \[REDACTED\]](#)
[Sharon Shaw - \[REDACTED\]](#)
[Sebastian Neelamkavil - \[REDACTED\]](#)
[Sara Maloney - \[REDACTED\]](#)
[Ronald Schaffner - \[REDACTED\]](#)
[Robert Woods - \[REDACTED\]](#)
[\[REDACTED\]](#)
[Radha Narayan - \[REDACTED\]](#)
[Phyllis Turpen - \[REDACTED\]](#)
[Nancy Heafey - \[REDACTED\]](#)

From: Aaron Zornes [REDACTED]
Sent: Monday, September 19, 2022 2:37 PM
To: Lisa Natusch <lnatusch@HILLSBOROUGH.NET>
Subject: batch 3 of XX - PUBLIC COMMENTS from survey

Aaron Zornes

German mobile [REDACTED] (+9 hours from California, central European standard time)

USA mobile [REDACTED]

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- ☐ Other (please describe)
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First name (optional)

Meredith

Last/family name (optional)

Lobel-Angel

Telephone (optional)

[REDACTED]

Street address (optional)

[REDACTED]

Email address (optional - only needed if you would like copy of survey results or stay in touch with the survey organizers)

[REDACTED]

Please confirm your email address (optional)

[REDACTED]

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First name (optional)

Last/family name (optional)

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CURRENT STATUS & KEY DATES = Our town government is holding a series of meetings to gather input from the community

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3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

Section A. SHORT SURVEY (3-5 minutes) - NATURE OF "HOUSING DENSITY" REQUIREMENT & OUR TOWN'S PROGRESS

BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 "housing units" during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

LEGEND: ADU = accessory dwelling unit; H = Hillsborough; HCD = California Department of Housing & Community Development; HEAC = Housing Element Advisory Committee; **Housing Element** = component of Hillsborough's general plan; **RD-1, -2 & -3** = residential districts within town of Hillsborough; **RHNA** = Regional Housing Needs Allocation plan (RHNA plan); **SB-9** = State Bill 9 allows homeowners in most areas to streamline housing permitting & to divide their property into two lots; **SB-10** = State Bill 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units

1A. Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers

- ☒ Yes
☐ No

2A. HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

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3A. WHEN did you learn about the STATE MANDATE for the first time? [pick one]

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- ☐ Yes = I am planning to add single ADU (maximum legal size allowed = xxx square feet)
☐ Yes = I am willing to add 1-2 ADUs of average xxx square feet
☐ Yes = I am upgrading my pool house to official ADU status
☐ Yes = I am planning on converting my garage to official ADU status
☐ Yes = I am planning on converting a portion of the interior or one of the floors of my house to official ADU status
☐ Yes = I am applying for amnesty for my previously unofficial ADU / guest house
☒ Yes = I am planning to add a single "junior" ADU (JADU = without full kitchen)
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FYI = On average, ~35 ADUs per year were built in Hillsborough between 2019 and first half of 2022

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- ☒ 0.5 acres (minimum legal size currently in Hillsborough)
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☒ 1551 Crystal Springs Rd; 60 acres; Baywood Park
☒ Strawberry Hill Estate(Regan Estate); 2260 Remington Rd; 49 acres; Skyfarm
☒ De Guigne Estate; 891 Crystal Springs Rds, 47 acres, Parrott Dr area
☒ 200 Tobin Clark Dr; 15 acres, Tobin Clark Estate
☒ Meadowood Estate; 12 acres, 30 Bayberry Pl, Homeplace
☒ 270 Robin Wood; 12 acres, Carolands (canyon along Hayne Rd)
☒ 50 Brooke Court; 11 acres, Tobin Clark Estate (next to College of San Mateo)
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First name (optional)

Robert

Last/family name (optional)

Woods

Telephone (optional)

[REDACTED]

Street address (optional)

[REDACTED]

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(WE URGE OUR TOWN TO):

1C. Learn what other towns like Hillsborough are doing & engage with them to fight for our common interests

- ☒ Agree
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2C. Eliminate the RD-1, RD-2, and RD-3 zones & the overlay zone in favor of expanding the Auxiliary Dwelling Units (ADUs) / Junior Auxiliary Dwelling Units (JADUs)

- ☒ Agree
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3C. Get creative & practical in increasing number of units on the large town parcels (private & public) by adding more than one ingress/egress to meet fire evacuation needs

- ☒ Agree
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First name (optional)

Ronald

Last/family name (optional)

Schaffner

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[REDACTED]

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7B. What minimum lot width requirement would you support for lots throughout Hillsborough? i.e., street frontage minimum

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First name (optional)

Sharon

Last/family name (optional)

Shaw

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From: [Lisa Natusch](#)
To: [General Plan](#)
Subject: FW: batch 4 of XX - PUBLIC COMMENTS from survey
Date: Monday, September 19, 2022 3:05:07 PM
Attachments: [Haim Beressi - \[REDACTED\]](#)
[Maria Li - \[REDACTED\]](#)
[Marsha Plimpton - \[REDACTED\]](#)
[Larry Friedberg - \[REDACTED\]](#)
[Kristin Mowat - \[REDACTED\]](#)
[Kimberly Dalal - \[REDACTED\]](#)
[Kevin Meiners - \[REDACTED\]](#)
[Jonathan Goldberg - \[REDACTED\]](#)
[John Couch - \[REDACTED\]](#)
[Heidi Krakovsky - \[REDACTED\]](#)

From: Aaron Zornes [REDACTED]
Sent: Monday, September 19, 2022 2:37 PM
To: Lisa Natusch <lnatusch@HILLSBOROUGH.NET>
Subject: batch 4 of XX - PUBLIC COMMENTS from survey

Aaron Zornes

German mobile [REDACTED] (+9 hours from California, central European standard time)

USA mobile [REDACTED]

3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

Section A. SHORT SURVEY (3-5 minutes) - NATURE OF "HOUSING DENSITY" REQUIREMENT & OUR TOWN'S PROGRESS

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19A. SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

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21A. Do you approve of August 25th decision by the current city council to CANCEL town elections for November 2022 & instead appoint two such council memb

- ☐ Yes - with no reservations
☒ No - we need elections, even if traditional "write-in" option is only viable means to compete
☐ Don't know
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Section B. Questions from internal HEAC survey (official Hillsborough city committee)

1B. More than one ADU (accessory dwelling unit) should be allowed on lots that are greater than one acre in size

- ☐ Agree
☐ Disagree
☒ Undecided

2B. Density greater than 20 dwelling units per acre should be explored for the Town Hall Campus site.

- ☐ Agree
☒ Disagree
☐ Undecided

3B. Building heights in excess of what is currently allowed (22-32 feet) should be considered for the Town Hall Campus site.

- ☐ Agree
☒ Disagree
☐ Undecided

4B. What building height would you support for the development of the Town Hall Campus site?

- ☒ 2-3 stories (current height restriction for Hillsborough)
☐ 4 stories
☐ 5 stories
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☐ No answer

5B. Throughout Hillsborough, the minimum standards for lot area (0.5 acres per lot) & lot width (150 feet per lot) should be amended to encourage subdivision of

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6B. What minimum lot area requirement would you support for lots throughout Hillsborough?

- ☒ 0.5 acres (current ½ acre requirement)
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6C. Please share any OTHER IDEAS on how we might IMPROVE this survey

- ☒ Other (please describe) mention impact on Hillsborough School
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Jonathan

Last/family name (optional)

Goldberg

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19A. SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

- ☐ Yes - with no reservations
☐ Yes - but with conditions [Please explain:
☐ No – unless [Please explain
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TWO **BONUS SHORT SURVEY QUESTIONS**

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	Poor	OK	Great
	1	2	3
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19A. SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

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Marsha

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Plimpton family

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From: [Lisa Natusch](#)
To: [General Plan](#)
Subject: FW: batch 5 of XX - PUBLIC COMMENTS from survey
Date: Monday, September 19, 2022 3:04:53 PM
Attachments: [Bill Wolfenden - \[REDACTED\]](#)
[Greg Augenstein - \[REDACTED\]](#)
[Elaine & George Cohen - \[REDACTED\]](#)
[\[REDACTED\]](#)
[David Beatson - \[REDACTED\]](#)
[Danny Lin - \[REDACTED\]](#)
[Colin Fisher - \[REDACTED\]](#)
[Candace Karn - \[REDACTED\]](#)
[Candace Savoie - \[REDACTED\]](#)
[Brian Stuart - \[REDACTED\]](#)

From: Aaron Zornes [REDACTED]
Sent: Monday, September 19, 2022 2:37 PM
To: Lisa Natusch <lnatusch@HILLSBOROUGH.NET>
Subject: batch 5 of XX - PUBLIC COMMENTS from survey

Aaron Zornes

German mobile [REDACTED] (+9 hours from California, central European standard time)
USA mobile [REDACTED]

3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

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- ☒ Highly concerned
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- ☐ Somewhat concerned
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16A. Are you planning on adding an Accessory Dwelling Unit (ADU) to your property in the next 5 years (thru 2027)? [multiple choices = select all that apply]

- ☐ Yes = I am planning to add single ADU (maximum legal size allowed = xxx square feet)
☐ Yes = I am willing to add 1-2 ADUs of average xxx square feet
☐ Yes = I am upgrading my pool house to official ADU status
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☐ Yes = I am planning on converting a portion of the interior or one of the floors of my house to official ADU status
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☐ Yes = I am planning to add a single "junior" ADU (JADU = without full kitchen)
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FYI = On average, ~35 ADUs per year were built in Hillsborough between 2019 and first half of 2022

17A. What is your LOT SIZE? [pick one]

- ☐ 0.5 acres (minimum legal size currently in Hillsborough)
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David

Last/family name (optional)

Beatson

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[REDACTED]

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9A. How concerned are you that CURRENT PLAN changes zoning laws to MINIMIZE "FRONTAGES" (from current 150' to as low as 50')?

- ☒ Highly concerned
- ☐ Very concerned
- ☐ Somewhat concerned
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10A. How concerned are you that CURRENT PLAN changes zoning laws to REDUCE "SETBACK" DISTANCES (from current 20' to as low as 5')?

- ☒ Highly concerned
- ☐ Very concerned
- ☐ Somewhat concerned
- ☐ Not concerned
- ☐ Don't know enough
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11A. How concerned are you that CURRENT PLAN changes zoning laws to ALLOW "LOT SPLITS" TO BUILD DUPLEXES/TRIPLEXES & MORE?

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12A. How concerned are you that CURRENT PLAN changes zoning laws to REDUCE MINIMUM LANDSCAPE COVERAGE from 50% to 30% (structures and landscape)?

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- ☐ Very concerned
- ☐ Somewhat concerned
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13A. How concerned are you that CURRENT PLAN changes zoning laws to REDUCE MINIMUM DWELLING SIZE by 70% (from 2500 sq ft to 800 sq ft) to encourage more housing?

- ☒ Highly concerned
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FYI = On average, ~35 ADUs per year were built in Hillsborough between 2019 and first half of 2022

17A. What is your LOT SIZE? [pick one]

- ☒ 0.5 acres (minimum legal size currently in Hillsborough)
☐ 1-5 acres
☐ 5-10 acres
☐ 10+ acres
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☐ Prefer not to answer
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19A. SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

- ☐ Yes - with no reservations
☐ Yes - but with conditions [Please explain:
☐ No – unless [Please explain
☐ No - the town must work with similar towns to get our target reduced
☐ No, I do not support this plan
☒ Don't know
☐ Prefer not to answer
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TWO **BONUS SHORT SURVEY QUESTIONS**

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	1	2	3
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2B. Density greater than 20 dwelling units per acre should be explored for the Town Hall Campus site.

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6B. What minimum lot area requirement would you support for lots throughout Hillsborough?

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8B. The town residential area within a quarter mile of El Camino Real is a key location where higher density housing is appropriate.

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(WE URGE OUR TOWN TO):

1C. Learn what other towns like Hillsborough are doing & engage with them to fight for our common interests

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☐ Other (please describe)
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Section D. ABOUT YOU**1D. CONTACT INFORMATION:** If you wish to submit your response "anonymously" that is fine. All questions are "optional".**However, if you choose to provide your name and address, then we can include that data as supporting documentation to our Hillsborough City Council as an addendum to the survey report.****If you would like a copy of the survey results (which will **not** include the identifying names/addresses/phones), please at a minimum, include your email address below.**

First name (optional)

Greg

Last/family name (optional)

Augenstein

Telephone (optional)

Street address (optional)

Email address (optional - only needed if you would like copy of survey results or stay in touch with the survey organizers)

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From: [Lisa Natusch](#)
To: [General Plan](#)
Subject: FW: batch 6 of 6 - PUBLIC COMMENTS from survey
Date: Monday, September 19, 2022 3:04:47 PM
Attachments: [April Vogensen - \[REDACTED\]](#)
[Amy Liu-Wang - \[REDACTED\]](#)
[Amy McHugh - \[REDACTED\]](#)
[Alli Murdoff - \[REDACTED\]](#)
[Aimee Harris - \[REDACTED\]](#)
[Kathleen Brosnan - \[REDACTED\]](#)
[John Lavrich - \[REDACTED\]](#)
[Roger Trinkner - \[REDACTED\]](#)
[NH Panayotou - \[REDACTED\]](#)
[Mehran Farid - \[REDACTED\]](#)
[Bill Loesch - \[REDACTED\]](#)
[Elliot Maluth - \[REDACTED\]](#)
[Arlene Floresca - \[REDACTED\]](#)

From: Aaron Zornes [REDACTED]
Sent: Monday, September 19, 2022 2:37 PM
To: Lisa Natusch <lnatusch@HILLSBOROUGH.NET>
Subject: batch 6 of 6 - PUBLIC COMMENTS from survey

Aaron Zornes

German mobile [REDACTED] (+9 hours from California, central European standard time)

USA mobile [REDACTED]

3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

Section A. SHORT SURVEY (3-5 minutes) - NATURE OF "HOUSING DENSITY" REQUIREMENT & OUR TOWN'S PROGRESS

BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 "housing units" during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

LEGEND: ADU = accessory dwelling unit; H = Hillsborough; HCD = California Department of Housing & Community Development; HEAC = Housing Element Advisory Committee; **Housing Element** = component of Hillsborough's general plan; **RD-1, -2 & -3** = residential districts within town of Hillsborough; **RHNA** = Regional Housing Needs Allocation plan (RHNA plan); **SB-9** = State Bill 9 allows homeowners in most areas to streamline housing permitting & to divide their property into two lots; **SB-10** = State Bill 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units

1A. Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers

- ☒ Yes
☐ No

2A. HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

- ☐ This email survey invitation
☐ Local newspaper article
☐ Local TV report
☐ Nextdoor Hillsborough post
☐ Hillsborough Together post
☒ During town council meeting
☐ Town of Hillsborough weekly e-newsletter (email)
☐ Town of Hillsborough quarterly newsletter (print/mail)
☒ Word of mouth from fellow residents/neighbors (email, phone, conversation, etc.)
☐ Other (please describe)

3A. WHEN did you learn about the STATE MANDATE for the first time? [pick one]

- ☐ Upon receiving email promoting this survey
☒ In the past 1-2 weeks
☐ In the past 3 months
☐ In the past year
☐ Other

4A. Were you aware that the proposed housing plan for Hillsborough calls for MORE THAN 550 LOW, AFFORDABLE & MODERATE INCOME HOMES WITHIN THE TOWN OF HILLSBOROUGH?

- ☒ YES
☐ NO

5A. Are you aware that similar Bay Area communities such as Atherton & Los Altos Hills have housing unit TARGETS 50% OR LESS THAN HILLSBOROUGH'S?

- ☒ YES
☐ NO

6A. How concerned are you that CURRENT PLAN our Town is supporting would RE-ZONE THE ENTIRE TOWN?

- ☒ Highly concerned
☐ Very concerned
☐ Somewhat concerned
☐ Not concerned
☐ Don't know enough
☐ Don't care

7A. How concerned are you that CURRENT PLAN EXCLUDES ANY CONSIDERATION OF 250+ "OPEN SPACE" ACRES in Hillsborough?

- ☒ Highly concerned
☐ Very concerned
☐ Somewhat concerned
☐ Not concerned
☐ Don't know enough
☐ Don't care

8A. How concerned are you that CURRENT PLAN changes zoning laws to REDUCE MINIMUM LOT SIZES (from current 1/2 acre minimum to as low as 1/3 acre)?

- ☐ Highly concerned
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9A. How concerned are you that CURRENT PLAN changes zoning laws to MINIMIZE "FRONTAGES" (from current 150' to as low as 50')?

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First name (optional)

Aimee

Last/family name (optional)

Harris

Telephone (optional)

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☐ Town of Hillsborough quarterly newsletter (print/mail)
☐ Word of mouth from fellow residents/neighbors (email, phone, conversation, etc.)
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- ☐ This email survey invitation
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3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

Section A. SHORT SURVEY (3-5 minutes) - NATURE OF "HOUSING DENSITY" REQUIREMENT & OUR TOWN'S PROGRESS

BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 "housing units" during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

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BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 "housing units" during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

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First name (optional)

Arlene

Last/family name (optional)

Floresca

Telephone (optional)

[REDACTED]

Street address (optional)

[REDACTED]

Email address (optional - only needed if you would like copy of survey results or stay in touch with the survey organizers)

[REDACTED]

Please confirm your email address (optional)

[REDACTED]

CURRENT STATUS & KEY DATES = Our town government is holding a series of meetings to gather input from the community

- September 6, 2022 - public "Open House" on Housing Element draft plan (learn about & give feedback in person) – North School
- September 12, 2022 - City Council Study Session on "draft" Housing Element
- September 19, 2022, Hillsborough has 10 business days to consider & incorporate any public comments & submit the draft document to the state
- October 4, 2022 - "draft" Housing Element sent to the state for round 1 review (90-days)
- January 31, 2023 - Per statute, the state has 90-days to provide Hillsborough with feedback on the draft, which **must be adopted by January 31, 2023**
- Spring 2023 - City Council adoption of "Certified" Housing Element

NOTE = Ballot stuffing does NOT work with this survey as we deduplicate based on your IP address ... therefore ONE survey per household maximum is permitted.

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William

Last/family name (optional)

Loesch

Telephone (optional)

[REDACTED]

Street address (optional)

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First name (optional)

Elliot

Last/family name (optional)

Maluth

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6C. Please share any OTHER IDEAS on how we might IMPROVE this survey

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Kathleen

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Mehran

Last/family name (optional)

Farid-Moayer

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(WE URGE OUR TOWN TO):

1C. Learn what other towns like Hillsborough are doing & engage with them to fight for our common interests

- ☒ Agree
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2C. Eliminate the RD-1, RD-2, and RD-3 zones & the overlay zone in favor of expanding the Auxiliary Dwelling Units (ADUs) / Junior Auxiliary Dwelling Units (JADUs)

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From: [Lisa Natusch](#)
To: [General Plan](#)
Subject: FW: batch 1 of XX - PUBLIC COMMENTS from survey
Date: Monday, September 19, 2022 3:04:39 PM
Attachments: [Carol Kalb - \[REDACTED\]](#)
[Vijay Hingorani - \[REDACTED\]](#)
[The Bela LLC - \[REDACTED\]](#)
[Shailly Guleri - \[REDACTED\]](#)
[\[REDACTED\]](#)
[John Lockton - \[REDACTED\]](#)
[Jim Felker - \[REDACTED\]](#)
[Gregory Leonard - \[REDACTED\]](#)
[Gopal Kandalu - \[REDACTED\]](#)
[Dhiraj Pardasani - \[REDACTED\]](#)

From: Aaron Zornes [REDACTED]
Sent: Monday, September 19, 2022 2:35 PM
To: Lisa Natusch <lnatusch@HILLSBOROUGH.NET>
Subject: batch 1 of XX - PUBLIC COMMENTS from survey

Wow – over 400 households (10% of Hillsborough) have taken our survey

FYI = We also pushed HARD on them to take the town's online ADU survey

3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

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3B. Building heights in excess of what is currently allowed (22-32 feet) should be considered for the Town Hall Campus site.

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4B. What building height would you support for the development of the Town Hall Campus site?

- ☐ 2-3 stories (current height restriction for Hillsborough)
☐ 4 stories
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5B. Throughout Hillsborough, the minimum standards for lot area (0.5 acres per lot) & lot width (150 feet per lot) should be amended to encourage subdivision of

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6B. What minimum lot area requirement would you support for lots throughout Hillsborough?

- ☒ 0.5 acres (current ½ acre requirement)
☐ 0.3 acres (1/3 acre)
☐ 0.25 acres (1/4 acre)
☐ No minimum lot size
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7B. What minimum lot width requirement would you support for lots throughout Hillsborough? i.e., street frontage minimum

- ☒ 150 feet (current requirement)
☐ 100 feet
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☐ 50 feet
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8B. The town residential area within a quarter mile of El Camino Real is a key location where higher density housing is appropriate.

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First name (optional)

Dhiraj

Last/family name (optional)

Pardasani

Telephone (optional)

[REDACTED]

Street address (optional)

[REDACTED]

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[REDACTED]

Please confirm your email address (optional)

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CURRENT STATUS & KEY DATES = Our town government is holding a series of meetings to gather input from the community

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3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

Section A. SHORT SURVEY (3-5 minutes) - NATURE OF "HOUSING DENSITY" REQUIREMENT & OUR TOWN'S PROGRESS

BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 "housing units" during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

LEGEND: ADU = accessory dwelling unit; H = Hillsborough; HCD = California Department of Housing & Community Development; HEAC = Housing Element Advisory Committee; **Housing Element** = component of Hillsborough's general plan; **RD-1, -2 & -3** = residential districts within town of Hillsborough; **RHNA** = Regional Housing Needs Allocation plan (RHNA plan); **SB-9** = State Bill 9 allows homeowners in most areas to streamline housing permitting & to divide their property into two lots; **SB-10** = State Bill 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units

1A. Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers

- ☒ Yes
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2A. HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

- ☐ This email survey invitation
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3A. WHEN did you learn about the STATE MANDATE for the first time? [pick one]

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4A. Were you aware that the proposed housing plan for Hillsborough calls for MORE THAN 550 LOW, AFFORDABLE & MODERATE INCOME HOMES WITHIN THE TOWN OF HILLSBOROUGH?

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- ☐ YES
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6A. How concerned are you that CURRENT PLAN our Town is supporting would RE-ZONE THE ENTIRE TOWN?

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- ☒ Yes = I am planning to add single ADU (maximum legal size allowed = xxx square feet)
☐ Yes = I am willing to add 1-2 ADUs of average xxx square feet
☐ Yes = I am upgrading my pool house to official ADU status
☐ Yes = I am planning on converting my garage to official ADU status
☐ Yes = I am planning on converting a portion of the interior or one of the floors of my house to official ADU status
☐ Yes = I am applying for amnesty for my previously unofficial ADU / guest house
☐ Yes = I am planning to add a single "junior" ADU (JADU = without full kitchen)
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FYI = On average, ~35 ADUs per year were built in Hillsborough between 2019 and first half of 2022

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- ☒ 80 New Place Rd a.k.a. Burlingame Country Club (72.1 acres); Country Club Manor neighborhood
☒ 1551 Crystal Springs Rd; 60 acres; Baywood Park
☒ Strawberry Hill Estate(Regan Estate); 2260 Remington Rd; 49 acres; Skyfarm
☒ De Guigne Estate; 891 Crystal Springs Rds, 47 acres, Parrott Dr area
☐ 200 Tobin Clark Dr; 15 acres, Tobin Clark Estate
☐ Meadowood Estate; 12 acres, 30 Bayberry Pl, Homeplace
☐ 270 Robin Wood; 12 acres, Carolands (canyon along Hayne Rd)
☐ 50 Brooke Court; 11 acres, Tobin Clark Estate (next to College of San Mateo)
☐ The other parcels shown on this map



19A. SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

- ☐ Yes - with no reservations
☐ Yes - but with conditions [Please explain:
☐ No – unless [Please explain
☒ No - the town must work with similar towns to get our target reduced
☐ No, I do not support this plan
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TWO **BONUS SHORT SURVEY QUESTIONS**

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8B. The town residential area within a quarter mile of El Camino Real is a key location where higher density housing is appropriate.

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☐ Disagree
☐ Undecided

3B. Building heights in excess of what is currently allowed (22-32 feet) should be considered for the Town Hall Campus site.

- ☒ Agree
☐ Disagree
☐ Undecided

4B. What building height would you support for the development of the Town Hall Campus site?

- ☐ 2-3 stories (current height restriction for Hillsborough)
☐ 4 stories
☐ 5 stories
☒ 6+ stories
☐ No answer

5B. Throughout Hillsborough, the minimum standards for lot area (0.5 acres per lot) & lot width (150 feet per lot) should be amended to encourage subdivision of

- ☐ Agree
☒ Disagree
☐ Undecided

6B. What minimum lot area requirement would you support for lots throughout Hillsborough?

- ☒ 0.5 acres (current ½ acre requirement)
☐ 0.3 acres (1/3 acre)
☐ 0.25 acres (1/4 acre)
☐ No minimum lot size
☐ Other

7B. What minimum lot width requirement would you support for lots throughout Hillsborough? i.e., street frontage minimum

- ☐ 150 feet (current requirement)
☐ 100 feet
☐ 75 feet
☐ 50 feet
☐ No minimum lot width
☐ Other

8B. The town residential area within a quarter mile of El Camino Real is a key location where higher density housing is appropriate.

- ☒ Agree
☐ Disagree
☐ Undecided

9B. The town residential area within a quarter mile of I-280/Black Mountain Road is a key location where higher density housing is appropriate.

- ☒ Agree
☐ Disagree
☐ Undecided

Section C. SUGGESTIONS FROM HILLSBOROUGH CITIZEN ALLIANCE (HCA) TO IMPROVE THE DRAFT PLAN

(WE URGE OUR TOWN TO):

1C. Learn what other towns like Hillsborough are doing & engage with them to fight for our common interests

- ☒ Agree
☐ Disagree
☐ Undecided

2C. Eliminate the RD-1, RD-2, and RD-3 zones & the overlay zone in favor of expanding the Auxiliary Dwelling Units (ADUs) / Junior Auxiliary Dwelling Units (JADUs)

- ☐ Agree
☐ Disagree
☐ Undecided

3C. Get creative & practical in increasing number of units on the large town parcels (private & public) by adding more than one ingress/egress to meet fire evacuation needs

- ☒ Agree
☐ Disagree
☐ Undecided

4C. Forswear unduly burdening so-called "transit corridor" ¼ mile within US-280 from being targeted for highest density housing

- ☐ Agree
☐ Disagree
☐ Undecided

5C. Submit an ADU-only proposal (this is essentially what Atherton & others have done)

- ☐ Agree
☒ Disagree
☐ Undecided

6C. Please share any OTHER IDEAS on how we might IMPROVE this survey

- ☐ Other (please describe)
☐ Other (please describe)
☐ Other (please describe)
☐ Other (please describe)

Section D. ABOUT YOU**1D. CONTACT INFORMATION:** If you wish to submit your response "anonymously" that is fine. All questions are "optional".**However, if you choose to provide your name and address, then we can include that data as supporting documentation to our Hillsborough City Council as an addendum to the survey report.****If you would like a copy of the survey results (which will **not** include the identifying names/addresses/phones), please at a minimum, include your email address below.**

First name (optional)

Last/family name (optional)

Telephone (optional)

Street address (optional)

Email address (optional - only needed if you would like copy of survey results or stay in touch with the survey organizers)

Please confirm your email address (optional)

CURRENT STATUS & KEY DATES = Our town government is holding a series of meetings to gather input from the community

- September 6, 2022 - public "Open House" on Housing Element draft plan (learn about & give feedback in person) – North School
- September 12, 2022 - City Council Study Session on "draft" Housing Element
- September 19, 2022, Hillsborough has 10 business days to consider & incorporate any public comments & submit the draft document to the state
- October 4, 2022 - "draft" Housing Element sent to the state for round 1 review (90-days)
- January 31, 2023 - Per statute, the state has 90-days to provide Hillsborough with feedback on the draft, which **must be adopted by January 31, 2023**
- Spring 2023 - City Council adoption of "Certified" Housing Element

NOTE = Ballot stuffing does NOT work with this survey as we deduplicate based on your IP address ... therefore ONE survey per household maximum is permitted.

From: [Nancy Kaiser](#)
To: [General Plan](#)
Subject: Housing element
Date: Monday, September 19, 2022 3:02:59 PM

Comments regarding the Housing Element Draft:

I disagree with the RD-1 plan to rezone Hillsborough from 1/2 acre minimum to 1/3 acre. The number of projected new units is very, very small compared to other development opportunities. The focus should be on encouraging ADUs and maintaining the 1/2 acre minimum.

It is possible that many residents already have existing ADU/JADUs that are not yet accounted for or registered. Some may need upgrades to meet current standards. Perhaps the staff can reach out to the community with an amnesty-like plan to encourage residents to declare units that can be counted toward the RHNA obligation.

Thank you for your consideration,
Nancy Kaiser

From: [Laith Salma](#)
To: [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#); [Al Royse](#)
Cc: [REDACTED]
Subject: RE: Opposition to the proposed Hillsborough Housing Element and Town Hall Campus projects
Date: Monday, September 19, 2022 3:00:24 PM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz,

My family moved to Hillsborough when I was three years old and my parents still live in the same home. I moved back here with my wife in 2010, to join my siblings who also live here. We love living here and we love our community. We attended the Open House and the last Town Council meeting with the Town Hall study session. We want to voice our strong and complete opposition to the HE6 Draft, but most of all we object to the subdivision and liquidation of our most prized Town asset, the Town Hall site. Besides being some of the most expensive real estate in the world, this is an irreplaceable, flat, 2.5-acre lot in lower Hillsborough and has enormous, untapped potential to act as a site which benefits ALL the residents, a site that encourages more community interaction and activity, a site which our Town is desperately missing. I implore you to protect the integrity of the Town Hall site by removing it entirely from any future Housing Element plan. Please, do not let the destruction and liquidation of our historic Town Hall campus be your legacy! If you rezone it in any way, there will be State expectations that it be built. Please, do not open the door to any possibility of this happening. Be the Town council and Mayor whose legacy is that of those who were faced with Herculean pressures to destroy our Town, but, through your diligent efforts, masterful and timely push backs you saved our Town from peril. That is a legacy to be proud of!

As I became more involved in the Housing Element process and began to study the materials it became apparent the City Manager, staff and the consultants have been steering this process- none of whom live in Hillsborough and are not representing the interests of the residents of Hillsborough. They have presented you with a false set of options that are completely out of touch with Town residents needs and desires. How else can one explain the logic of subdividing the Town's most valuable asset and placing 135 units of 80% affordable housing project that self-selects for cheap materials and unsightly aesthetics? How else could you explain thinking that putting commercial buildings on a residential block could be even slightly palatable? You must see the insanity of this. We need YOU to step up to this task, stand up for Hillsborough, do not allow us to succumb to outside pressure influencing you to agree to damaging solutions. Your charge is to meet the States housing allotment and that can be accomplished with ADU's only.

The HE6 draft in no way represents residents' interest, feedback, or objections. It is, frankly, infuriating that this process has somehow managed to get so far down the line, going in such the wrong direction. I think that many of us feel let down by our elected officials for not sooner standing up to what we all see as obvious and major problems with the philosophy behind this HE6 draft. Every effort should have been made to avoid multi-family housing in Hillsborough and preserve our Town while also satisfying the State. You have seen in our community feedback that the Town has many more options than what was presented- options that preserve the Hillsborough we love and call home. Please adopt these practical and legal options.

HE6 draft is filled with errors and mistakes which were presented to you all as fact. These mistakes,

lies of omission and/ or misrepresentations resulted in a plan that will scar Hillsborough indefinitely. Two quick examples:

1. ADU Calculation- This entire plan of dense housing is based off our consultant's desire to operate in the "safe harbor" without questioning the RHNA calculation. What those disastrous effects have on Hillsborough. The domino effect that followed is the failed HE6 Draft.
2. The HE6 Draft makes a critical error on Page 4. It states, "Since the Town would need to further study the feasibility of eliminating fees related to ADU review and approval and since the Town's unique topography makes pre-approved ADU plans not feasible", Hillsborough proposes to utilize HCD's approved methodology for counting ADUs and is not proposing any increases". This is NOT true. Hillsborough contains hundreds if not thousands of lots that have flat areas of 800 sq ft. It's these kinds of ridiculous and erroneous assumptions that have gone unchecked which have all combined and contributed into making the HE6 draft a completely unusable document.
3. The Town Hall Site renderings show the properties across El Camino being close to 60 ft tall. Just walk outside. They are 3 stories. How can they represent that a 6-story building is going to be the same height as a 3-story building, and nobody questions them or looks outside across the street?

As part of my comments that were part of the public record on September 6th, I spoke about the need for the Town of Hillsborough to incorporate more ADU's in our plan. The Town can intelligently demonstrate and evidence to the State our ability to reach our quota with ADU's alone.

Supportive Plan for Increased ADU RHNA Calculation

1. **State Audit**- Cite the State audit that eviscerates the States RHNA calculation methodology
2. **ABAG**- Cite the Association of Bay Area Governments exempting COVID years in the RHNA calculation
3. **496 Minimum ADU Projection**- We are averaging 62 ADU's per year for 2021 & 2022.
 - a. We exempt 2019 and 2020 COVID years as throw away numbers not worthy of being seriously considered unless we are projecting for a pandemic.
4. **58 ADU's** (only 7 additional ADU's/ year needed)- We add these into the calculation, the following outline shows how pathetically **easy** it is to achieve 7 more ADU's/ year
 - a. All new construction homes will be required to have an ADU, netting 2 units instead of 1.
 - b. All new construction homes on 1 acre+ parcels will be required to have an ADU and a JAU, netting 3 units instead of 1.
 - c. All remodels exceeding \$2,000,000 must include an ADU, netting 1 unit when there was none.
 - d. Develop an ADU Outreach, Education and Incentive Plan: "*Help Avoid Dense Housing by Doing your Part, Build an ADU!*". The residents have demonstrated they desire to do their part, they just have not been educated.
 - i. Conversions of existing Guest Houses/ Cottages may be grandfathered in and need not comply with all new codes to convert to ADU. Fees will be waived; process will be streamlined.
 - ii. Pre-Approve of 3-5 prefabricated ADU designs. There are hundreds of lots whose topography supports this as being a suitable option, despite the HED stating the opposite.
 - e. Town will offer financial support for fixed income elderly by waiving fees associated with new ADU's
 - f. Town will discount all ADU fees by 50% for the next 8 years.
 - g. Town will further streamline the permitting process. (The Town has represented they have already done this, however, most people I know have felt that the permitting process is taking far longer than represented/

advertised).

4. **Surveys**

- a. Provide the State with the completely valid and verifiable survey of Town residents, where 7% of the Town responded and demonstrated 35% of our residents are planning on building some type of JADU or ADU. This survey is valid because the hundreds of residents who took the survey provided their names, addresses, phone numbers and emails for verification. It is a verifiable survey- this carries high value, regardless of if the Town did not conduct it. It is much more thorough and representative than the Town survey and should not be disregarded.
- b. Provide the State with the Town survey which most likely supports the ADU solution as well (results are not posted yet).

5. **Remove the buffer entirely**

- a. There is NO legal requirement to maintain the buffer
- b. Hillsborough has a strong challenge to the buffer due to:
 - i. Having to satisfy an unreasonable housing allotment, increasing our current housing stock by 15% already.
 - ii. Having been a model municipality for the HE5 cycle demonstrates we know what we're doing, and we have a track record of getting it right. We were one of only 34 municipalities that exceeded our numbers.
 - iii. Cite the ADU Outreach and Education Plan outlined above

7. **Challenge-** Continue to challenge the State in allowing our previous 101-unit overage from HE5. This also provides justification for removing the buffer. We are a landlocked community with very little undeveloped space, we have undue and imbalanced burden and need an exception.

My final comments to you regard the lost and unseen potential of our Town Hall site. The conversation regarding Town Hall can go from an idea the community hates, to an idea the community loves. It can go from a nightmare of an idea to an idea that gets residents engaged and electrified in a positive way! The idea of subdividing and liquidating this piece of land is so, so foolish. The Town Hall site should be looked at through the lens of providing amenities to the residents, and nothing else! We can create a community minded Civic Center that is a model for every Town in the Bay Area. Hillsborough lacks a Recreation Hall for people to gather (like Burlingame), participate in programs, have movie nights, etc. A small amphitheater where we could have speaking events, theater productions or a summer concert series would be wonderful! We have an incredible community of citizens who would be excited to participate in volunteering and programming for these types of amenities. Hillsborough lacks playgrounds, basketball courts, pickle ball courts, etc. This site is perfect for some or all these things and of course for a site to host all these amenities it will need to have underground parking, which will also contribute to a beautiful Civic Center. I understand that funding is a challenge for an endeavor like this, but this is the exact type of project that is perfect for community fundraising. Every citizen of Hillsborough is someone who could benefit from a project like this, so every citizen is a potential donor. At an engagement the other night, we proposed the idea of a world class Civic Center for ourselves and our kids to enjoy and use. We propositioned the crowd to take the temperature of who would be willing to donate. It was unanimous and it was verbal commitments of millions of dollars. This is anecdotal, but I believe it is representative of our community. We are a community that loves being here and anything we can do to make Hillsborough a better place, we're willing to do it. Fundraising could be a 2-3 multi-year effort while the design, plans and bidding is being worked out. In the end we have a beautiful partnership between the Town and the residents to create something truly historic and worthy of celebrating. Splitting this lot will be a mistake of historic proportions and one that can

never be reversed. When San Francisco lost the 49er's, the rational was to save money, but in the long run it cost SF hundreds of millions of dollars in revenue, but worse, San Francisco lost a part of itself. This loss is universally seen as a major blunder, both politically and financially. It is Gavin Newsom's biggest regret, don't let selling off Town Hall be yours.

The Town Council, Mayor and City Attorney expressed hesitation with altering the draft in such a dramatic way that it could not be completed within our necessary timelines. The fear was that we may be sued by activists. That fear should not steer the direction of these historically impactful decisions. I think you heard from most residents that we are up for the fight if it means we create a plan that is representative of the residents' input. In turn, if the Town, after receiving the overwhelming resident response to reject this draft, it chooses to adopt it or adopt a similar but slightly altered version instead, I think it's inevitable that the Town will be facing multiple lawsuits from its citizens. It's a terrible situation for the Town to be in, but I think the clear path is for the Town stick with its residents and fight *with* them, instead of *against* them. To accomplish the gargantuan task of completely redrafting the HE6, an enormous effort needs to be put forward by each of you. Special committees made of up of qualified and concerned residents who can assist in the draft, should be considered- you will have no shortage of volunteers, including some of the best legal minds in the country. Prior to our deadline the consultants need to be instructed to work as many hours as needed to create a HE6 draft that solves our allotment through only ADUs. The plan should also include a supportive Town Action Plan (outlined above) to submit to the state to demonstrate how we get to our numbers. This can be done in two weeks if we hit the ground running and put all hands-on deck. Please, step up to the challenge and protect our Town Hall!

Thank you,

Laith Salma

From: Steven Jeffords [REDACTED]

Sent: Wednesday, September 7, 2022 8:38 PM

To: ckrolik@hillsborough.net; scole@hillsborough.net; lmay@hillsborough.net; mchuang@hillsborough.net; lnatusch@hillsborough.net; Christopher.Diaz@bbklaw.com; generalplan@hillsborough.net; aroyse@hillsborough.net

Cc: Steven Jeffords [REDACTED] Elizabeth Jeffords [REDACTED]

Subject: Opposition to the proposed Hillsborough Housing Element and Town Hall Campus projects

Dear Hillsborough Town Council and Team considering the 2023 Housing Element Plan,

We believe bringing more affordable housing to Hillsborough is a good idea; and, creating an equitable and balanced plan to do so will be required. But, the Town so far seems to have missed an

opportunity to engage with the community and co-develop a workable plan to meet the need for housing which satisfies the environmental, safety, and day to day needs for current AND future residents. Although the Town created an HEAC committee, from what we've heard, their input has been largely ignored. Further, the public comment windows are incredibly short (such as a mere three business days to comment on a proposed town hall campus- five days before the end of public commentary). To wit, we are extremely worried about the town submitting a poorly conceived Housing Element which residents will have to live with for the next 8 (or 16, 24, etc) years.

Here are our major concerns with the current plan, and we ask that the Town Council directly address each during the Town Meeting on the 12th of September.

1. Please Address: It appears the current HEAC and Previous RHNA (2005, 2014) ideas & concerns were not addressed in the 2023 Housing Element draft, making it seem that the community input and past planning cycles were not honored:

- a. ADU potential is under-represented significantly by using 3-year average taken during a pandemic. Despite many residents being excited to add ADUs, the current permit process for two of us on our street who just went through it took 5-6 months and required significant non-Code-based rework. In the 2014 RHNA Housing Element, plans were put in place to incentivize the use and development of ADU's, but these incentives are not in place.
- b. At HEAC meeting 4 and 4.5, only 40% of the committee (and only after significant pressure from the consultant) agreed that high density housing along ECR could move to ~20 units/acre (not the 50+/acre currently included in the town hall site plan).
- c. Less drastic zoning increases were supported, but not applied in the HE Plan
- d. Senior and School Worker Housing were set as primary solutions, also not in plan

e. Minutes from the HEAC meetings were not collected or shared, and the next HEAC meeting is not until December, when the process will be virtually locked. Multiple HEAC members are vocally proposing alternative plans, but have so far been ignored.

2. Please Address: The process for including broader community input is deeply flawed:

a. The majority of residents had no idea what a Housing Element was, let alone it was being submitted to the state, regardless of the Town's assertion of dozens of communications to that affect. We will be directly impacted and the first we heard of the proposal for the Town Hall Campus proposals was three weeks ago.

b. Those directly affected by a proposed site STILL have not been contacted directly, unlike standard building site inputs and despite Town Hall promises to the contrary. For example, if my neighbor wants to remodel their home, they are REQUIRED to alert all nearby neighbors IN WRITING. We have seen only generic postcards.

c. Preliminary "jelly" plans for the Town Hall Campus are only being provided 8 days before community input closes- and yet the town expects the Town Hall Campus site to hold 100-150 units of 650sf each (up to 450+ people)

3. Please Address: A lack of transparency has led to confusion and lack of trust:

a. There is zero detail to be found publicly about how the new Town Hall housing density calculation was created. At a recent Town Hall presentation, we were told it was calculated by the housing consultant and stressed that no developers had been contacted or involved in the current proposals...despite written proof to the contrary posted on the Town website (RFPs (Request For Proposals) for a "Master Planning and Conceptual Design for the Re-development for Town Hall Campus" have already gone out as of April 28, 2022, according to the Town Website).

b. Different Planning staff have told us at Open Houses the Town Hall site would be: 45 feet, 60 feet, no more than 60 feet, Greater than 60 feet. It has been labeled as 100 units, >100 units, minimum of 100 units, 100-150 units.

- c. An elderly neighbor anxious about the plan was cold-called by the planning department and actively misled – they were told that they should not worry because it was unlikely that anything would ever be built, and definitely not for years. Christine Krolik, vice mayor, in contrast, said that town-owned sites would have the expectation that development must occur within the 8 year period.
- d. When asked if any developers have been consulted, we were told that they have not, that the housing consultant has consulted with developers, and that consultant has floated ideas of leasing the site to developers. This is a direct conflict of interest (see below)
- e. Why some sites were considered and others were not is not captured anywhere to be reviewed, but was apparently subject to the consultant's review.
- f. Only 3-4 of 13 sites and 4 town-owned properties are currently addressed in the plan. 3 of the 4 are unlikely to be developed as they are privately owned and put in the Housing Element without the owner's consent. Target sites changed from 3 to 4 during the community input timing, from draft to proposed Housing Element Plan.
- g. RD-3 still does not have zoning specifications, despite a potential 100-150 unit development being planned in this zoning. Shouldn't the zoning specs pre-date planning and not the other way around?
- h. Some owner-occupied sites were only considered for 12 units in a much bigger area than the Town Hall campus, which has been considered for up to 150 units, but there has been no rationale shared.

4. Please Address: Residents are being directly affected in difficult and unintended ways:

- a. Per the current proposal, renters in Town-Owned houses would need to be evicted.
- b. Owners of estate sites were not even consulted about having housing built on their property.
- c. Per the current proposal, disabled and elderly home owners near the Town Hall Campus could find their primary egress via Walnut Avenue blocked. When asked about the current

proposal for Walnut Avenue, Town Planners have been evasive about Walnut Avenue being a “pass-through” or walkway. On the proposed map, it’s even moved to a new location.

d. If Walnut is blocked per the new proposal, the population of Walnut Ave would lose their access to El Camino Real via Floribunda. Blocking off Walnut Ave was rejected once before due to lack of 96’ turn-around access for Emergency Crews under San Mateo County Fire Safety Code.

e. If Walnut is blocked per the new proposal, Fire Code would also require that there be no parking on that street as it is narrower than 26’, further impacting both Hillsborough and Burlingame residents who live there and shifting parking further into Hillsborough.

f. Those living on Walnut or in the Ryan Tract on the north side of Floribunda would have limited ability to access El Camino Real due to the Walnut Ave closure and significant parking and traffic issues. Also, the nearest left turn onto ECR North at a light, for bikers and pedestrians, would be blocks away.

g. At the recent North School Open House - Tim Anderson of City Planning said the newly proposed Town Hall Campus, at 45 feet tall would have a “significant impact” on homeowners in a 500-1000 ft radius in terms of light, noise, and parking and more.

5. Please address: To date, the proposed Town Hall Campus would be a) a major site for 100-150 units – and critical to the achievement of a 554+unit plan, b) the only site fully Town-owned (as such likely to require development within 8yrs), and c) the only site not dependent on private initiative. Despite this, there are no formal plans published and no studies evaluated for site worthiness (environmental, traffic, water, sewage, school impacts, etc.). To date, the common response to those who ask about these impacts is “It will be years/may not happen/don’t worry”; rather than actually addressing legitimate concerns. Studies should be undertaken before the Town Hall Campus project is added to the Housing Element and should include:

a. Historical analysis

b. Environmental- Full EIR, not just a limited CEQA, including the culvert underneath the site, migratory birds that reside in the redwoods nearby, etc

c. Light and Shadow Impact Analysis

- d. Utilities analysis of all the utilities in places that already struggle in this area of Hillsborough (power, water, waste)
- e. Cost of Infrastructure repairs- our utility costs are the highest on the peninsula and growing- 5-6% increases in water and waste rates that already assume zero population growth (contrary to HE plan), including removal of water tanks and replacement of inadequate water and sewer piping across fault lines
- f. This corner of Hillsborough is in the SFO Airport Influence Zone- what is the impact?
- g. Cell/Data inadequacies that currently exist
- h. School needs and impact for 400-500 additional residents
- i. Parking and Traffic impact
- j. Investigation of the current vacancy rate of the housing sites already built in nearby towns.

6. Please Address: Any Housing Element that is submitted to the State should also directly outline the impact on existing Hillsborough/San Mateo requirements/laws/guidelines, such as:

- a. "Complete Streets" adopted in 2015 ensuring throughput and access in exchange for Hillsborough's ability to apply for transportation grants
- b. San Mateo Emergency Vehicles guidelines allowing for 35' wide streets with throughway or 96' cul de sacs.
- c. The ongoing multi-year project for widening/repaving of El Camino Real next to City Hall – and the impact of that ongoing project on setbacks
- d. Construction-related parking limitations including length, curb height, markings etc during what would likely be a multi-year construction process
- e. Hillsborough residential parking laws, including no overnight street parking, to ensure safety as a walking and biking hub for youth to seniors
- f. Compliance with current Hillsborough noise limitations/ordinances for various neighborhood types

7. Please address: Perceived conflict of interest

- a. The Town says they are not currently working with any developers– and yet mention their consultants have worked with developers to provide unit estimates, land lease ideas, ideas for public private partnerships to pay for replacement of the police department etc
- b. Developers can obtain up to \$1500/month per unit from city/state grants for low-moderate income housing. This makes it a developer's incentive to put in as many units as possible: by law, 650sf units can hold up to 3 people. With special high-density exceptions, this can be with no parking- and yet anyone living on the peninsula will require parking for access to jobs and services
- c. No zoning has been set for RD-3 until after basic plans and submission to HDC is in place. This means that the zoning could be set AFTER the developers design whatever plan they would like.
- d. No list of developers consulted by consultants has been made available

8. Please Address: Has the town studied the actual needs of low to moderate income families who would like to live here? The AMI for San Mateo County is ~\$180,000 for a family of four. Very-low and Low income housing is a huge need, and honestly, so is helping our homeless and at-risk of homelessness population. Housing is a huge issue, but so is access to services, groceries, jobs, health support etc. Please ask those amazing citizens in our community who are experts on this topic to help support these plans.

SO- What can we do? The town cannot stick their head in the sand – increased housing is a state law, we need to do something.

Here are some ideas:

- 1. The easiest solution is to up the number of ADU's in the Housing Element plan: This is happening anyways- and it helps everyone. ADU

projections were woefully undercounted by using 3-yr averages during a pandemic and a time when ADU permits often ran into 5-6 month timelines. The town could vastly increase the number of ADU's, Junior ADU's and amnesty ADU's. Give the incentives that have been discussed since 2014, encourage residents like the HEAC encouraged. Encourage tax breaks to rent these out rather than keep them as home offices. Perhaps even consider zoning for small live/work offices for the many work-from-home and entrepreneurs among us?

2. Since 2005, the RHNA's have been discussing more senior housing. The silver tsunami is real. By 2050, more than 25% of the nation will be >65 yrs old. The housing crisis for seniors will be intense - and their housing and care does create jobs. Opportunities to create light to mid density senior housing is a more realistic way to make low/no parking sites work, and can create revenue and jobs without creating misaligned incentives. Using town-owned open sites to do so should be possible as a site for development. We urge the town to explore these HEAC-suggested options, as was outlined in the 2014 Hillsborough RHNA. Create these sites using the HEAC constrained limits of 20 units per acre, with current height restrictions, after extensive study and community input, with extensive setback, no street closure, and no impact on elderly and disabled residents.

3. Re-approach private schools and other owners of private/business sites about putting in place long-term plans to build limited blocks of teacher housing on site every time they go through a school increase in size.

4. As a contingency, allow for small zoning changes to allow when larger sites homes become open that do not run afoul of private property rights.

Thank you for listening. We understand that you have a big task ahead of you, but we ask that you conduct it with more transparency and care for Hillsborough and its residents. We moved here BECAUSE of the lovely atmosphere and great schools and that everyone here cares deeply about the future of California, Hillsborough, and our communities (now and in the future).

We look forward to seeing you address these concerns at the Town Hall.

Elizabeth & Steve Jeffords



From: [George & Elaine Cohen](#)
To: [General Plan](#)
Subject: Objections to the draft Housing element Plan
Date: Monday, September 19, 2022 3:00:17 PM

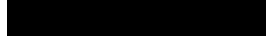
To the Mayor, Vice Mayor and Town Council Members

Both my wife and I wish to state our strongest objections to the Draft Housing Plan currently under consideration. We have been Hillsborough residents since 1971 and have enjoyed living in a residential community which is unique, with no sidewalks and without multi-family housing. We cannot support any fundamental changes which would result in the loss of Hillsborough's unique rustic character. We find the proposal to change the town's single-zoning framework most objectionable.

We would urge the town council to reject the current Draft Housing Plan in its entirety and look at other strategies to meet the state requirements which retain Hillsborough's unique character.

GHC

George H. Cohen, M.D.
Elaine L. Cohen, Ed.D.



From: [Paul Rochester](#)
To: [General Plan](#)
Subject: Objections to Draft Housing Element Plan
Date: Monday, September 19, 2022 2:52:03 PM

Dear Mayor Royse, Vice Mayor Krolik, and Councilmembers Chuang, Cole, and May.

I formally and strenuously object to the draft Housing Element Plan dated August 4, 2022 (“Draft Plan”).

I am writing this at midnight while on a long overdue vacation where CET makes writing this and attending the meetings on the 26th largely impossible and definitely unpleasant so please excuse my brevity and directness.

First of all why would our Town government let the state bully us into accepting a housing policy that completely changes the character of a neighborhood that we selected to live in specifically for the characteristics it presents? And additionally why would resident stakeholders be given so little time (45 days) to muster their valid objections to it?

The one size-fits-all brute force solution the state has imposed and that Hillsborough is trying to fit is a complete infringement of our freedoms as property owners. Aside from the fact that this will compromise the value of many families’ largest investment it will lead to other unintended consequences and yet won’t meet the state’s affordable housing objectives because the economics of the current Hillsborough property stock will keep any new housing “unaffordable” in all respects.

The added population in Hillsborough will wreck traffic patterns, school services, public works facilities, fire and police response.

I, and I wager most residents, didn't chose to live in Hillsborough because of the prospect of a multi-unit apartment complex next door, or an ADU on every other lot. Is rent control next?

Here are some ideas that would reduce our overall requirement to something that could be met by the current pace of ADU development without the need to plunder the Town Hall, or jam in multi-dwelling units that are completely out of character, or re-zone the Town.

<!--[if !supportLists]-->1• <!--[endif]-->Tell the State you won't accept their quota. I have neither seen or heard of any evidence that there was a hard fought fight on this. Litigate if necessary.

<!--[if !supportLists]-->2• <!--[endif]--> If there is land currently owned by the Town that is lying fallow, with no supporting tax base then sell it to SanMateo or Burlingame and let them service it and develop it. You can pay current residents a dividend.

<!--[if !supportLists]-->3• <!--[endif]-->Get credit for the approximately 100 extra units over-target the town created in the 2014-22 HE5 cycle.

<!--[if !supportLists]-->4• <!--[endif]-->And why commit an extra 12% buffer in the current plan? Is there a prize for the residents for doing more? Does anyone voluntarily pay extra on their tax bill just to help out?

Unfortunately this is the kind of project that consultants and town staff have a hard time getting right. So this is where the Town Counsel has to shine. You are residents too and I am relying on you as my representative to do the hard work and fight the hard fight for each of us. You are not students trying to please the professor, you are our representatives and should be trying to

please and protect us versus the State. Your names will be on this plan forever. I know you can do better if your choose to. Please find a better plan for HE6.

Signed respectfully and sincerely

Paul Rochester and Yannick LeGuyader M.D.
Hillsborough residents since 1992.

 , Hillsborough CA 94010

From: [Stanley Lo](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#); [Liz Ruess](#)
Subject: WE OPPOSE THE HOUSING DRAFT ELEMENT (Resident Responses)
Date: Monday, September 19, 2022 2:51:51 PM
Attachments: [Outlook-8A4EE613.png](#)
[Outlook-B2061C99.png](#)
[Outlook-B8E1430F.png](#)
[Outlook-5300EF5.png](#)
[Signatures of Residents Opposing the Housing Plan 2.pdf](#)

Hi All,

Attached are more signatures of Hillsborough residents opposing the Housing Draft Element. Please take this and their comments into consideration.

Best Regards,
Stanley Lo

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I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

Frankly, I think the town allows too much tearing down of trees as it is. Don't trust the construction crowd to decide this.

Michael Hargarten resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Signature

Date

09/15/22

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

Hi Stanley - Thank you for sending this out.
We oppose the Housing Element

Gina & Charley Haggard resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Signature

Date

9/15/22

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

Our community is highly valued because we have only single family dwellings. Apartments, condos + townhouses would bring an increase in people which would bring an increase in traffic, more kids in our schools, more people putting a strain on utilities. More people - more crime - we'd need more police. BAD IDEA!

Shirley Conti resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Signature

Date

9/15/22
-600-

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I Warren Cheung resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Warren Cheung
Signature

9 / 15 / 2022
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I strongly oppose to "The Hillsborough
draft housing plan."

I Rosa Ruiz resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

Sept 12 / 2022
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

There are other options the town can employ.
More community meetings are needed

I RASHI GUPTA resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

9 / 12 / 22
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I FRANK COSTAGLIO resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Frank Costaglio
Signature

9 / 16 / 2022
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I JUDITH F. WILBUR resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Judith F. Wilbur
Signature

9 / 17 / 2022
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

This plan does not reflect the character and history of the Hillsb. community. ADU's are sufficient to add enough affordable housing.

I Christopher Allen resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Christopher Allen
Signature

9 / 17 / 22
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

We, Hillsborough, are not ready for this. THE POPULATION OF Hillsborough is 11,110 544 units is not proportionately fair to our town. LESLIE JIMENEZ 9/15/2022 Leslie Jimenez

I Xavier Jimenez resident of [REDACTED] Hillsborough, CA 94010

Printed Name

Street Address

strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

9/15/22
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I RAYMOND NG resident of [REDACTED] Hillsborough, CA 94010

Printed Name

Street Address

strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

09/16/22
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I DONALD C SMITH resident of [REDACTED] Hillsborough, CA 94010

Printed Name

Street Address

strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

9/15/22
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

EDWARD LEWANDURSKI

I LEWANDURSKI resident of [REDACTED] Hillsborough, CA 94010

Printed Name

Street Address

strongly oppose the High Density Housing Element in Hillsborough.

[Signature]

Signature

9, 15, 20

Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I Richard Gold resident of [REDACTED] Hillsborough, CA 94010

Printed Name

Street Address

strongly oppose the High Density Housing Element in Hillsborough.

[Signature]

Signature

9, 13, 22

Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I Barley Mays resident of [REDACTED] Hillsborough, CA 94010

Printed Name

Street Address

strongly oppose the High Density Housing Element in Hillsborough.

[Signature]

Signature

09 / 14 / 2022

Date

-604-

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I agree with Stanley!

I CHAO WU resident of [REDACTED] Hillsborough, CA 94010
strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

9 / 15 / 2022
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

Hillsborough is a town with no commercial zoning. It is a hilly overbuilt bedroom community. This plan will overburden our roads, water supply & sewage system. It will require more police, firemen & crowd our schools resulting in increased taxes.

I, EVA KLEIN resident of [REDACTED] Hillsborough, CA 94010
strongly oppose the High Density Housing Element in Hillsborough.

Eva Klein
Signature

9 / 14 / 2022
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

Keep Hillsborough the way it is!

I, John Lazlo resident of [REDACTED] Hillsborough, CA 94010
strongly oppose the High Density Housing Element in Hillsborough.

John Lazlo
Signature

9 / 15 / 2022
Date -605-

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

^{Sept}
Received Today (15th)
we oppose the Hillsborough Draft Housing Plan

Drs Larry & Mary Lenhart resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough. 46 yrs!

Mary Anne Lenhart PhD 09, 15, 22
Signature Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

Dennis Gamlen resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

DAG 9, 14, 2022
Signature Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

CARL F MARSHALL resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Carl F Marshall 9, 14, 22
Signature Date -606-

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

We don't have the infrastructure to support this magnitude of housing density w/o severely negatively impacting all utilities, water, schools, roads, who will be subsidizing these enormous costs as a result to sustain this increase housing?!

I Karen + Norman Epstein resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address

strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

9 / 18 / 02
Date

From: [Lisa Natusch](#)
To: [General Plan](#)
Subject: FW: Alternate housing/zoning plan
Date: Monday, September 19, 2022 2:45:17 PM

From: Pauline and John Beare [REDACTED]
Sent: Monday, September 19, 2022 1:36 PM
To: Al Royse <ARoyse@HILLSBOROUGH.NET>; Christine Krolik <ckrolik@HILLSBOROUGH.NET>; Marie Chuang <MChuang@HILLSBOROUGH.NET>; Sophie Cole <scole@HILLSBOROUGH.NET>; Larry May <LMay@HILLSBOROUGH.NET>; Christopher Diaz <Christopher.Diaz@bbklaw.com>; Lisa Natusch <lnatusch@HILLSBOROUGH.NET>
Subject: Alternate housing/zoning plan

Mayor and Council members,

We are 100% in favor of the plan proposed to you by Ted Ulyot and urge you to accept and vote on this alternate proposal.

We intend to build an ADU on our property.

Thank you,

Pauline and John Beare

From: [Margo Pace](#)
To: [General Plan](#)
Subject: Comments
Date: Monday, September 19, 2022 2:45:11 PM

How is greater density going to provide affordability and not just increase dollars in property owners, contractors and developers pockets?

Privacy is utmost. Set backs should be maintained. Central fire has stated the set backs we have help with fire spreading. Second units or more should have approval of neighbor if closer than normal setback

Sent from my iPad

From: [Wai Wong](#)
To: [General Plan](#)
Subject: Draft Housing Element Plan
Date: Monday, September 19, 2022 2:39:00 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

We would like to express our concern and opposition to "the current draft housing element". We would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards,

Wai and Binny Wong


From: [David Beatson](#)
To: [General Plan](#)
Subject: Housing Plan for our town
Date: Monday, September 19, 2022 2:38:22 PM

I object to the town of Hillsborough's affordable housing proposal. My concerns are the following:

1. The police/fire station are some of the town's oldest, historical buildings and should be saved! Where would they be relocated?
2. Our town was founded on clear minimum lot size and height restructure requirements. Why should these be changed now? Will airlines be similarly required to give some of their first class seats to those people who are on limited budgets?
3. We don't have sufficient public transportation to move these new residents around!
4. The new large facility would not have adequate parking for the current 1:1 ratio.
5. The impact on road hiking, traffic and biking will exceed desired standards.
6. The 5-6 story height is NOT in keep with the town's quiet neighborhoods.
7. School enrollment will be greatly strained requiring many families to move to private schools thereby destroying our sense of neighborhood educational system.
8. There is currently an abundance of apartments on the market. Just drive down El Camino to see all of the for lease signs. Why create more housing when there is ample affordable housing available?
9. Why can't this alleged problem be solved with more ADU's?
10. What about some senior housing if more housing is required?

We need to work with other communities like Woodside and Atherton to collectively stop this unacceptable issue! It will destroy the nature of our town.

Thank you for listening to my concerns!

David

David I. Beatson
Ascent Advisors, LLC
650-558-0220 (O)
[REDACTED] (C)

From: [REDACTED]
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Cc: [Roxy Bernstein](#)
Subject: Hillsborough Housing Element Plan
Date: Monday, September 19, 2022 2:29:27 PM

Dear Hillsborough Housing Committee, Mayor Royce, Vice Mayor Krolik and Council Members,

My husband has lived in Hillsborough almost his entire life and went to North and Crocker. I've lived here for about 20 years and our kids are winding up their Hillsborough Schools education. The future of the town is very important to us.

We strongly oppose the draft Housing Element plan and we respectfully ask that the council please consider some of the proposed alternative plans that can still help us achieve the state goals without giving up so much. One of the plans is called Smart Housing for Hillsborough. Please do not vote for or pass the current plan that was led by an outside consultant with no personal ties to this special and unique town. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

Again, I urge you to reach out to your constituents (Hillsborough residents), and get their input to draft a new plan.

Sheri and Allen Bernstein

From: [Jordan Chavez](#)
To: [General Plan](#)
Subject: Draft Housing Element
Date: Monday, September 19, 2022 2:24:58 PM

Hello,

As a resident of Walnut Avenue, I oppose the development proposed at city hall. Adding a concentrated number of units in this location disproportionately impacts the area immediately surrounding it, as opposed to other plans, which spread units throughout the Town of Hillsborough.

Our street is a tightly knit community in which we feel safe letting our children walk, run, bike, and scoot up and down the block. The idea of bringing more traffic, noise, and sound pollution to this narrow street would mean the loss of this vital aspect of our neighborhood connectedness. We've worked hard to cultivate this, particularly through the isolation of the pandemic, and it has manifested as a vibrant component of the greater community.

Additionally, Floribunda is the only appropriate access point for most of the block and already sees fast moving traffic as it serves as the same for this area of Hillsborough.

I ask you to not unfairly place the burden of change on just one block of residents and instead share the problem solving equally throughout the geographically large area of Hillsborough.

Thank you for your time and consideration.

Jordan Chavez

From: [Chris Chavez](#)
To: [General Plan](#)
Subject: Housing plan comment
Date: Monday, September 19, 2022 2:12:09 PM

Hello City Planners:

I understand you are facing serious problems with difficult solutions. I am writing to voice my strong opposition to the proposed plan to develop city hall into multi-family housing. This plan disproportionately impacts housing close to that area, increasing congestion, noise, traffic, and safety.

Other areas of your plan, specifically the ADU and JADU plans thoughtfully spread new housing throughout the community. Those plans also put the decision making and impact into the hands of the residents and their neighbors through the proper building plan process. A heavy handed approach like developing city hall is not in line with the community's current harmony nor is it consistent with the town's history.

We can solve this problem with the contributions and planning of home owners throughout our town without significantly hurting those in one specific area. Please do not develop city hall.

Thank you for reading and considering these comments.

-Chris Chavez

From: [Maureen Laney](#)
To: [General Plan](#)
Subject: Feedback on Draft Housing Element
Date: Monday, September 19, 2022 2:08:19 PM

I am a 5-year resident of Hillsborough and have attended several of the Housing Element Committee online meetings and the open house on the Draft Housing Element. Some comments:

I am generally in support of the draft plan, in that I believe that Hillsborough should not resist, but actually embrace the changes needed to support housing development in California and the bay area. I believe that the proposed changes do not go far enough in creating new housing opportunities in Hillsborough.

With respect to ADUs, I think the emphasis on ADUs is disingenuous because ADUs don't actually create housing. Building an ADU may qualify per the state requirement, but I don't believe that all or most of them are actually rented out. They just provide a pool house or in-law unit to the property owner. The statistic that says that Hillsborough has exceeded its requirement for very-low income housing is laughable. I would like to see some data on how much housing has actually been created by ADUs. I'm guessing it is minimal. I certainly oppose the town subsidizing or otherwise supporting ADUs without a guarantee that the unit will create a new housing opportunity.

With respect to the proposed zoning changes, I would urge you to further relax the current zoning regulations. Hillsborough has among the most restrictive zoning regulations in the bay area. We all know that these restrictions were originally created with the express intent to exclude anyone except rich white people from living here. They are racist and exclusionary. While we current homeowners are not responsible for creating them initially, we CAN be responsible for relaxing them so that Hillsborough can allow some smaller lots and multi-family units, and provide some housing for a more diverse population, including our teachers and other municipal employees. The fact that the proposed changes are expected to allow only 15 new housing units speaks to the fact that these zoning changes are inadequate.

Throughout the time that this draft has been developed I have had conversations with other residents and heard many comments at meetings and the open house. It alarms me that there is so much resistance to the proposed changes. The phrase "...as long as we don't change the character of our town"...is repeated over and over. The world is changing, America is changing, California and the bay area are changing; Hillsborough should change, too to become a more inclusive and diverse town. Our schools and community will benefit. Please resist the pressure to scale back these proposed changes.

Thanks for the opportunities for learning about the draft plan and providing comments

-

Maureen Laney

From: [Pamela Webb](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 2:00:29 PM

EDUs only- no apartments in Hillsborough

Sent from my iPhone

From: [Megan Fannon Dioli](#)
To: [General Plan](#)
Subject: Disapprove of Rezoning as it is Stated
Date: Monday, September 19, 2022 2:00:21 PM

I do not support the Town's housing plans and rezoning measures as proposed in the Housing Element.

Megan Dioli




From: [Nisha Somani](#)
To: [General Plan](#)
Subject: Housing Plan Comments
Date: Monday, September 19, 2022 1:58:02 PM

Dear Hillsborough Housing Committee, Council Members and all others involved,

I appreciate your leadership as we navigate the challenging issue of housing. While I fully support the objective to develop more affordable housing throughout the Bay Area and particularly in Hillsborough, **I would like to express my concern about the current Draft Plan and I oppose it in its current form.**

I am supportive of a Housing Element plan that builds on our strengths (ADUs, JADUs) while not re-zoning under a blanket plan where the cost and impact to current residents has not been transparent. I urge the Council to look at comparable neighborhoods like Atherton and consider the plans they have put in place or find other alternatives better suited for Hillsborough.

Thank you again for your time, planning, and consideration.

Nisha Somani


From: [Jason Yip](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Cc: [Christine Yip](#)
Subject: Voicing opposition to draft Housing Element plan of August 4, 2022
Date: Monday, September 19, 2022 1:56:29 PM

Dear Hillsborough Housing Committee, Mayor Royce, Vice Mayor Krolik and Council Members,

Let me first begin by thanking you all for the last town meeting last week on September 12. As you noticed by the large turn out, this issue is the most important issue that has come up since we have lived in Hillsborough for over 16 years. Given this, we wanted to make sure that our feedback was heard during the public comment period.

We strongly oppose the draft Housing Element plan, and even more so after the last town hall meeting. We have spoken to numerous residents who are also more strongly opposed to the draft plan following last week's town meeting.

We respectfully ask that the council please consider some of the proposed alternative plans that can still help us achieve the state goals without giving up so much. One of the plans is called Smart Housing for Hillsborough. Please do not vote for or pass the current plan that was led by an outside consultant with no personal ties to this special and unique town. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

Again, I urge you to reach out to your constituents (Hillsborough residents), and get their input to draft a new plan.

Warmly,
Christine and Jason Yip



From: [Jamie Greene](#)
To: [General Plan](#)
Subject: Comment on draft housing element plan
Date: Monday, September 19, 2022 1:51:38 PM

Hillsborough Councilmembers,

I appreciate your service to our great town. I first moved to Hillsborough in 1987 and I currently live at 735 Hillsborough Blvd.

I understand that the California Department of Housing and Community Development has mandated that Hillsborough increase housing by 554 new units. I am writing to let you know that I oppose to the draft Housing Element Plan. I object to any proposal for multi family housing and the newly proposed three zones of housing which is currently not allowed in Hillsborough.

Instead of this drastic rezoning, the town should continue to encourage ADU development. As you know, in the last housing cycle, Hillsborough outperformed its required allocation by 111%, mainly through ADUs. It is my understanding that the town appointed an ombudsman to encourage ADU development in 2020 and that the current run rate development is 65 ADUs per year which is up significantly from the previous three year average of 35 per year. Assuming a modest growth to just over 69 ADUs a year, Hillsborough would meet our 554 unit requirement. Hillsborough has a track record of beating our plan and we should lean on that track record and the growth in popularity of ADUs to hit the 554 new units.

Thank you for all the time you are putting into this important manner.

Jamie Greene

From: [Rajiv Gujral](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 1:51:19 PM

We are concerned about the plan being proposed
Surely there are alternatives which also protect the special nature of our town and incorporate some of the housing goals.
Need more discussion and a slow methodical roll out

Rajiv Gujral
NMLS #236134
DRE # 01101817
P [REDACTED]
C [REDACTED]

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From: [harvey schmit](#)
To: [General Plan](#)
Subject: Draft housing element
Date: Monday, September 19, 2022 1:51:06 PM

Are we maintaining the unique character of Hillsborough?

1. reduction of lot sizes will make Hillsborough just another peninsula town
2. adding more dwelling units will most likely lead to on street parking inviting the criminal element into the town
3. adding ADU's at the rate assumed by the plan will lead to a breakdown of residence security (gates, cameras)

Harvey Schmit

From: [REDACTED]
To: [General Plan](#)
Cc: ["Charley Haggarty"; "Gina Haggarty"](#)
Subject: Put the Plan on hold and look for better options
Date: Monday, September 19, 2022 1:48:23 PM
Attachments: [Claire Hillsborough Letter](#) [REDACTED]

There is too much at stake to not step back and give us a chance to explore better options.

I am strongly **OPPOSED** TO THE PROPOSED HOUSING ELEMENT PLAN INCLUDING THE TOWN HALL SITE PLAN AND WOULD LIKE THE CITY COUNCIL TO REJECT THE PLAN.

Dear Council members and HEAC members,

My name is Claire Haggarty (Jr) and my Dad and I built my home at 2546 Butternut Drive over 30 years ago.

I am **OPPOSED** to the proposed housing element plan and implore the town to start over with a plan that includes ALL ADU/JADU housing options only.

Hillsborough has incredible schools, a tight community, and larger home lots. Due to the lack of underlying infrastructure, roads large enough to support a Bus system, and the finite water supply make the rezoning proposal unrealistic. Additionally, the larger lot sizes in Hillsborough allow for the quiet and safe neighborhood our community expects. This was as true 30 years ago as it is today.

The proposed Housing Element Plan will be detrimental not only to the esthetics of Hillsborough, but will also negatively impact real estate values. It has been estimated that this proposal may reduce real estate values by upwards of 25%. In addition, the plan does not account for the increased usage of public resources including; roads, schools, fire, police & medical response teams.

This is one of the most important decisions Hillsborough will be making and once done, it can not be reversed.

I feel the information about this proposal was distributed "too little – too late" and wonder how much of this was actually decided before being announced. This was not properly communicated.

The Housing Element postcard which was sent out from the Town of Hillsborough was very vague. It did not include any of the drastic measures the town is proposing - rezoning on all Hillsborough lots. Instead, this news traveled through the community via word of mouth, leading to this letter. We as a community are fundamentally opposed to this proposal.

We, the Haggarty's, and many of our Hillsborough community are opposed to this proposal. We are fundamentally against the rezoning of Hillsborough. We oppose the housing element plan, we oppose the town hall expansion and campus site plan, we oppose all zoning or rezoning of any lot and any other changes to our current "RD" zoning, and we are opposed to having a goal to discourage redevelopment of sites with existing smaller single-family homes.

OPPOSE:

1. We Oppose the Housing Element Plan - Residential District 1 (RD-1); Residential District 2 (RD-2) and Residential District 3 (RD-3).
2. We Oppose the Town Hall Expansion/Campus Site Plan - which was delivered to us this past week and is on the 9/12 agenda.
3. We Oppose any/all zoning or rezoning of any lot and any other changes to our current "RD" zoning.
4. We Oppose having a goal (Policy 4, Goal 4.5) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate

homeowners' property rights and penalize those homeowners with no compensation. Remove this goal and do not implement it in the future.

5. We encourage you to give STRONG consideration to pursuing a streamlined option for homeowners to add ADU units that can allow homeowners to retain control of their properties and increase available housing. This type of housing would allow the Town to retain the elements that have made living here so desirable to generations. My son is a Paramedic and there are lots of first responders, teachers, and other underpaid people who would like to live in this Town with the independence and privacy that an ADU provides – and not the “stack and pack” feel that has taken over so many parts of this county.
6. Just this week you announced “proposed” increases in water and garbage services. While this is understandable – one has to wonder how the costs associated with the proposed developments will be paid not to mention the stress on our neighborhood streets that years of such development would bring – ADU’s can be implemented quickly and with less stress on the infrastructure, etc.
7. There are better ways to increase housing without adversely affecting what has made this Town so desirable. Your proposal would undoubtedly also reduce property values yet not compensate homeowners for the loss.

Don’t rubber stamp this proposal – The Town has better options – and we should have had a chance to research, evaluate and propose them before this “deadline”


Claire Haggarty (Jr)



From: [Courtney Yun](#)
To: [General Plan](#)
Subject: Public comments on the new Hillsborough housing plan
Date: Monday, September 19, 2022 1:41:10 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element".
I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards
Kyong Yun


From: [Diana Beatson](#)
To: [General Plan](#)
Subject: Housing issue last day for comments
Date: Monday, September 19, 2022 1:37:48 PM

To whom it may concern:

I object to the town of Hillsborough's affordable housing proposal. My concerns:

1. The police/fire station are some of the town's oldest , historical buildings. Where would they be relocated?
- 2, Lack of public transportation
3. Lack of adequate parking (,65 ratio when it should be 1:1
- 4.Impact on traffic, walking, biking
- 5.the proposed 5-6 stories is not in keeping with the town's quiet neighborhoods.
- 6.Schools will be impacted by more enrollment with up to 130 additional families.
- 7,There should be more concern for senior housing
8. There is currently adequate housing for low income families.
9. Controversy over miscalculating the needed ADU requirements.

Thank you for considering my issues.

Diana Beatson

[REDACTED], Hillsborough, CA 94010

From: [REDACTED]
To: [General Plan](#)
Cc: ["Brenda Tsiang"](#)
Date: Monday, September 19, 2022 1:37:24 PM

My wife are 15 year residents of Hillsborough and believe that ADU's are the first line of answer for the state mandated housing requirements. Until all options of utilizing ADU's are exhausted, no other options should be presented to the town. I am happy to discuss, my phone is [REDACTED].

From: [Roger Trinkner](#)
To: [General Plan](#)
Subject: Zoning
Date: Monday, September 19, 2022 1:19:47 PM

I vote NO on zoning change, Roger Trinkner

Sent from my iPad

I am strongly **OPPOSED** TO THE PROPOSED HOUSING ELEMENT PLAN INCLUDING THE TOWN HALL SITE PLAN AND WOULD LIKE THE CITY COUNCIL TO REJECT THE PLAN.

Dear Council members and HEAC members,

My name is Mrs. Joseph P. Haggarty and my husband and I built our home at 2566 Butternut Drive over 30 years ago.

I am **OPPOSED** to the proposed housing element plan and implore the town to start over with a plan that includes ALL ADU/JADU housing options only.

Hillsborough has incredible schools, a tight community, and larger home lots. Due to the lack of underlying infrastructure, roads large enough to support a Bus system, and the finite water supply make the rezoning proposal unrealistic. Additionally, the larger lot sizes in Hillsborough allow for the quiet and safe neighborhood our community expects. This was as true 30 years ago as it is today.

The proposed Housing Element Plan will be detrimental not only to the esthetics of Hillsborough, but will also negatively impact real estate values. It has been estimated that this proposal may reduce real estate values by upwards of 25%. In addition, the plan does not account for the increased usage of public resources including; roads, schools, fire, police & medical response teams.

This is one of the most important decisions Hillsborough will be making and once done, it can not be reversed.

I feel the information about this proposal was distributed "too little – too late" and wonder how much of this was actually decided before being announced. This was not properly communicated.

The Housing Element postcard which was sent out from the Town of Hillsborough was very vague. It did not include any of the drastic measures the town is proposing - rezoning on all Hillsborough lots. Instead, this news traveled through the community via word of mouth, leading to this letter. We as a community are fundamentally opposed to this proposal.

We, the Haggarty's, and many of our Hillsborough community are opposed to this proposal. We are fundamentally against the rezoning of Hillsborough. We oppose the housing element plan, we oppose the town hall expansion and campus site plan, we oppose all zoning or rezoning of any lot and any other changes to our current "RD" zoning, and we are opposed to having a goal to discourage redevelopment of sites with existing smaller single-family homes.

OPPOSE:

1. We Oppose the Housing Element Plan - Residential District 1 (RD-1); Residential District 2 (RD-2) and Residential District 3 (RD-3).
2. We Oppose the Town Hall Expansion/Campus Site Plan - which was delivered to us this past week and is on the 9/12 agenda.
3. We Oppose any/all zoning or rezoning of any lot and any other changes to our current "RD" zoning.
4. We Oppose having a goal (Policy 4, Goal 4.5) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate homeowners'

property rights and penalize those homeowners with no compensation. Remove this goal and do not implement it in the future.

5. We encourage you to give STRONG consideration to pursuing a streamlined option for homeowners to add ADU units that can allow homeowners to retain control of their properties and increase available housing. This type of housing would allow the Town to retain the elements that have made living here so desirable to generations.
6. Just this week you announced “proposed” increases in water and garbage services. While this is understandable – one has to wonder how the costs associated with the proposed developments will be paid –
7. There are better ways to increase housing without adversely affecting what has made this Town so desirable. Your proposal would undoubtedly reduce property values.

Thank you for your time.

Mrs. Joseph P. Haggarty

From: [Kimberly Berg](#)
To: [General Plan](#)
Subject: Opposing the Town Hall Site
Date: Monday, September 19, 2022 1:12:30 PM

Hello,

My family and I are a current resident of Hillsborough and have been for 8 years. We oppose the Town Hall Site plan for multiple reasons.

We have been speaking with other town residents that have the same opposition.

We very much would like you to reconsider your positioning and look for alternative ways to meet the necessary goal, which do not include Multi-unit Dwellings.

We know alternative ideas have been submitted to the town.

Thank you for listening,

Kim Berg

From: [Mike Wilbur](#)
To: [General Plan](#); [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); may@hillsborough.net; mchaung@hillsborough.net
Cc: [REDACTED]; [Mike Wilbur](#); [Judy Wilbur](#)
Subject: Concerns with Hillsborough's Draft Housing Element Plan
Date: Monday, September 19, 2022 1:10:50 PM
Attachments: [Ulliyot Objections to Draft HE Plan.pdf](#)

Dear Mayor Royse and Council Members,

We live on [REDACTED], Hillsborough, and we oppose the Draft HE Plan.

Our concerns include changing the character of our town, decreasing the value of Hillsborough real estate, and overshooting our HE targets. We believe that better solutions will emerge only by considering a range of options.

Please see the attached objections to the draft plan along with an alternative approach - we support the position of Mr. Ulliyot's letter.

In addition, we have completed the survey <https://survey123.arcgis.com/share/467e65233a544c21893f1321c3a72c32> to express our willingness regarding an ADU/JADU.

We urge the Council to amend the Draft based on the will of our residents.

Best regards,

Michael and Patrice Wilbur

[REDACTED]
Hillsborough, CA 94010

THEODORE W. ULLYOT

September 17, 2022

Dear Mayor Royse, Vice Mayor Krolik, and Councilmembers Chuang, Cole, and May:

I am providing these comments on, and objections to, the draft Housing Element Plan dated August 4, 2022 (“Draft Plan”) – as a Hillsborough resident since 2008. My family has been in Hillsborough since the late 1970s, when my father moved to the Town.

Although the California Department of Housing and Community Development (HCD), through the Association of Bay Area Governments (ABAG), has imposed on the Town a mandate of 554 additional housing units for the 2023-31 HE6 cycle, the Draft Plan is an unacceptable proposal for meeting that number. Among the most objectionable features of the Draft Plan are the introduction of a new three-zone scheme in place of Hillsborough’s current single-zone (RD) zoning framework; the introduction of multi-family housing to our Town; and the introduction of multi-story buildings to our residential community (including at our historic Town Hall, Centennial Park, and Veterans Memorial). If adopted, the Draft Plan would radically and irreparably change the character of our Town.

Hillsborough truly is a special place worthy of preservation. As Mayor Royse states in his Welcome Message on the Town website, we are a “unique residential community” with a “rich history,” and a “park-like setting and quiet atmosphere.” Mayor Royse’s message rightly states:

“Hillsborough strives to maintain the rustic character and rural charm that are the hallmarks of our town. We are dedicated to preserving our history, natural beauty, architectural heritage and small town atmosphere that contribute to the essential character of our community and make it a wonderful place in which to live and raise a family.”

In the 2014-22 HE5 cycle, the Council (which included current members Chuang, May, and Royse) was careful to protect Hillsborough’s unique character and heritage in meeting its RHNA/HE5 obligations. The Town’s HE5 Plan, by its own explicit terms, “represent[ed] a sincere and creative attempt to meet local and regional housing needs in a community that doesn’t meet the urban norms around which the State Housing Element law was created,” see Town of Hillsborough 2014 Housing Element (HE5 Plan) at p. 4 – and the Council’s heritage-protecting plan was duly approved by the State.

I have no doubt that Town Staff (and its consultant) worked diligently and earnestly to develop their Draft Plan. But the Staff's Draft Plan is only a draft, and it is up to the Council to make the final decision and craft the final plan to be submitted to the State. You Councilmembers – not the Staff, and certainly not the outside consultant – are the Hillsborough residents whom we elected and to whom we've entrusted the responsibility of representing, leading, and preserving our Town and its unique and historic character. With due respect, now is time for the Council to take ownership of the final decision and to show the leadership, responsiveness, and stewardship that we elected you to provide – in this case, not by deferring to Staff and consultants, but by directing the Staff to revise its Draft Plan in a manner that (1) addresses the widespread concerns and objections you've heard from the community¹, and (2) produces a good-faith, sincere, and creative proposal for satisfying our HE6 obligation while preserving "the rustic character and rural charm that are the hallmarks of our town" and what makes Hillsborough the "wonderful place in which to live and raise a family" that we all cherish.

* * * * *

As the Council considers how to craft a final plan that corrects the deficiencies and shortcomings of the Draft Plan, I submit the following key points for your consideration.

First, we should target the HCD-mandated 554 housing units, not a number higher than that (which is what the Draft Plan proposes). HCD's 554 number is already too high, representing a remarkable 12% increase over Hillsborough's existing 4000-unit housing stock – in an era when the population of California, and the population of San Mateo County, are decreasing.² The Draft Plan proposes that we should voluntarily exceed the 554-unit mandate, in the name of a creating a "buffer" that would take us to a goal of 665 new housing units for

¹ Although the HE6/RHNA process has been going on for many months, it was only with the issuance of the Staff Draft Plan in early August of this year (barely six weeks ago – at a time when many residents were enjoying the last days of summer, sending kids off to college, and so on) that the true threat to our community became clear (the prospect of zoning changes; 12-15% increase to our housing stock; multi-story buildings; dramatic transformation of Town Hall without accommodation for the Veterans Memorial; etc.). And in those short six weeks, Hillsborough residents have rallied and responded, engaging with remarkable speed and unanimity – and always respectfully – to make our voices and concerns heard, in person and in writing. The community has responded in plenty of time for the Council as our elected representatives – and community stewards – to receive and incorporate our feedback and develop a revised, creative final plan that is true to Hillsborough's essential character.

² I understand that some other jurisdictions in California have challenged their assigned HE6 numbers. To the extent it remains possible for Hillsborough to challenge our target number of 554 (and seek to reduce that number to one that more accurately reflects the current population trends), the Council should pursue such a challenge.

Hillsborough. There is no need for the Town to do this, nor is there any legal requirement that we do this. A 12% increase is more than enough. Our target number should remain (at most) 554 housing units, not 665.

Hillsborough has an exemplary track record of meeting and even exceeding its HCD-assigned HE number. In the 2014-22 HE5 cycle, the Town's State-mandated target was 91 and we hit 192 housing units actually created. Hillsborough was a model community in HE5 – not simply being one of only 38 jurisdictions in California to meet its HE5 target and plan, but more than doubling our target number. A “buffer” might represent an appropriate “best practice” for some jurisdictions – namely, those communities that fell short of their recent Housing Element plans. But not for Hillsborough, given our track record of not just meeting but indeed dramatically exceeding our HE targets.

Second, once the housing-unit target for HE6 is defined as 554 rather than something more than that, there are many paths to meeting that goal without imposing the sort of dramatic changes to our community that the Draft Plan proposes.

For starters, the Final Plan should make much greater use of ADUs, which have become increasingly popular in the Town. The Draft Plan provides for too few ADUs (only 280, based on a trailing 3-year average of 35 per year). We should take a more realistic, and current, estimate of 65 ADUs per year – which is the rate for 2021-22 (after Hillsborough in 2020 appointed an ombudsman to encourage and facilitate the construction of ADUs). There is every reason to believe that the current 65-per-year rate would continue, if not increase, with the assistance of the ombudsman and other measures to promote ADU construction. Over eight years, a 65-per year rate would, all by itself, account for 520 of the 554 housing units.

For the remaining 34 units, there are a number of paths to get there. One example: We should continue to lobby the State (see Housing Element FAQ 12) to accept some or all of our 101-unit overage from HE5. The FAQs say that the Town “is currently working with our lobbyists to petition the state” to get credit for the 101 extra units we created in HE5. Let's at least pursue that route to completion (including appeal), before fundamentally changing Hillsborough and putting our property values at risk.

Between ADUs and petitioning for retroactive credit on our HE5 overage, that gets us to 621 units, thereby substantially exceeding our HE6 allocation. Even if the State were to give us credit for only one-third of our HE5 excess (34 units of the 101 excess), that would get us to the required 554.

Because the Town can meet its HE6 target through a combination of ADUs and partial-credit for our HE5 overage, we do not need to – and should not – change Hillsborough’s zoning to add the new HD-2 and HD-3 zones, nor add multi-family housing, nor erect a multi-story building on Town property at El Camino and Floribunda – all of which are strategies proposed in the Draft Plan. Each of those steps would bring about fundamental negative change to the beauty and character of our Town, and I join many other Hillsborough residents in objecting to those proposals. Under the above strategy I have outlined, neither new zoning, nor multi-family housing, nor a Town Hall multi-story complex, would be necessary to meet the Town’s 554 target number for HE6.³

* * * * *

The ideas and methodology I have outlined above are one reasonable, low-impact pathway for the Council to devise a Final Plan that (1) addresses the widespread concerns and objections you’ve heard from the community, and (2) represents a good-faith, sincere, and creative proposal for satisfying our HE6 obligation of 554 housing units. There undoubtedly are other means of doing so – without the need for re-zoning, for multi-family housing, for multi-story apartment buildings, and the like. In addition to its natural beauty, unique history, and character, our Town is blessed with a thoughtful, engaged, civic-minded citizenry, many of whom have participated actively and respectfully in this process since the unveiling of the objectionable Draft Plan six weeks ago. Collectively, the residents of Hillsborough have stated well-founded concerns and objections to the Draft Plan and proposed a range of creative alternatives. It is now up to the Council to be responsive, listen and incorporate that feedback, and produce a Final Plan that is right for Hillsborough and protects our unique Town.

³ There are likely other means of meeting our HE6 target of 554 housing units that likewise would be respectful of, and preserve, Hillsborough’s essential character. For example, I understand that there is land near I-280 that is owned by the San Francisco PUC, which the Town might be able to annex, acquire and rezone for HE6 compliance purposes. This is the kind of option that should be fully explored before adopting radical changes to our Town.

Respectfully submitted,

Theodore W. Ulliot

From: [Joseph Toms](#)
To: [General Plan](#)
Subject: Draft Housing Plan
Date: Monday, September 19, 2022 1:05:50 PM
Attachments: [Ullyot Objections to Draft HE Plan.pdf](#)

Dear Town Council & Town Manager:

I am writing in regard to the Draft Housing Plan and to express my full support for what Mr. Ullyot has written in the attached document.

This is a thoughtful approach to solving the demands being placed upon us in a way that complies with these demands while maintaining the town's character.

As he notes, your duty is to serve as representatives of our community, and I have not talked to one single resident who is supportive of what has been proposed! All of them feel the proposed plan is a threat to our community in multiple ways. Please heed your civic responsibilities and adhere to the will of the citizens of this town. There are better ways, like Mr. Ullyot's suggestions, to achieve the goal.

Regards,

Joseph Toms

THEODORE W. ULLYOT

September 17, 2022

Dear Mayor Royse, Vice Mayor Krolík, and Councilmembers Chuang, Cole, and May:

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* * * * *

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Respectfully submitted,

Theodore W. Ulliot

From: [L L Foster](#)
To: [General Plan](#)
Subject: My Input
Date: Monday, September 19, 2022 1:03:54 PM

I strongly believe that if enough cities would join together to oppose this clearly socialistic program, some change could be realized. If that doesn't work, communities should serious consider recalling those representatives that approved this absurd state plan. I have chosen to live in this country, state, county or town that is increasing becoming socialistic in character. I very much wish to support those that have life consequences beyond their control, but not for those that have made personal choices that have not fared well, and now wish to impose upon me their created burdens.

From: [Linda Cooperman](#)
To: [General Plan](#)
Subject: Housing Element
Date: Monday, September 19, 2022 1:02:31 PM

Hello,


We want to go on the record as opposing some of the zoning changes proposed in the Draft Housing Element for Hillsborough since we believe that they would fundamentally change the character of the town. The consulting firm retained by the Town appear to have started with a blank sheet and not taken into account the distinctive characteristics of the Town. In particular, we place high value on the trees and foliage that fill the green space in our community and don't want to see it disrupted. Therefore, we are opposed to any reduction in the minimum lot size, street frontage or setbacks. We also oppose anything that stands in the way of a current resident with a small house remodeling it to a much larger house if regulations permit it. This is how many younger couples get their start in Hillsborough.

We are in favor of:

1. ADUs as a constructive solution. However, we wouldn't like to see more than one on any individual property unless it is a property larger than one acre.
2. Redevelopment of the Town Hall campus to include high density housing. We would also favor setting aside a portion of the residences thus created for the Town's own Police, Fire and Town Hall employees.
3. A high density housing complex being built off of Crystal Springs Road near the intersection with Tartan Trail.

We hope the Town Council will step up, consider the opinions of our Community, and make a recommendation of its own.

Thank you.

Linda and Daniel Cooperman

Hillsborough, CA 94010

From: [dan](#)
To: [General Plan](#)
Cc: [REDACTED]
Subject: Housing Element feed back
Date: Monday, September 19, 2022 12:47:42 PM

I'm sure lots of people have put considerable thought in to this.

I am concerned about selling off town assets which cannot be replaced. I would hope that ADUs could better serve our community rather than high density sky rises which would be contrary to the ethos and essence of our beautiful town.

As a long term resident my joy of Hillsborough is the rural environment we have managed to retain while cities all around us have fallen in to suburban sprawl sacrificing much of their wilderness and open spaces. Restraining growth and expansion is difficult for any town, City or government entity. I pray Hillsborough can resist the easy solutions which once open will only grow, and could suffocate the special place we have come to love and admire.

Please be cautious and deliberate about opening up to developers interests which, as one, I can state often do not align with the town or neighborhood they seek to develop. too often it is simply greed which drives development with towns and cities unwilling to fight the good fight loosing to sprawl and unforeseen consequences.

Please give greater consideration to ADUs and other lower density solutions which may restrain ambitious developers how they only seek to enrich themselves at our expense.

Sincerely
Dan Forster

[REDACTED]
Long term resident, we grew up here.

From: [Orna Resnekov](#)
To: [General Plan](#); [Orna Resnekov](#)
Cc: [Al Royse](#); [Sophie Cole](#); [Larry May](#); [Christine Krolik](#); [Marie Chuang](#); [Ann Ritzma](#)
Subject: Comment: Housing Plan
Date: Monday, September 19, 2022 12:32:36 PM

Please note, this is my 2nd comment on **the 2023-2031 Housing Element & Plan**.

The first comment that I submitted was on September 3, 2022 & is pasted in below.

Comment 2: THOUGHTS ON THE DRAFT 2023-2031 HOUSING ELEMENT & PLAN

Mayor Royse asked for suggestions, here are some of my suggestions:

- The City Council must focus on statistically reliable objective data when making decisions or recommendations
- The City Council should focus on a plan that relies on ADUs, not the current plan suggested by town staff
- The town's current ADU survey (and the town's existing data) only deals with ADUs that might be built in the future or have been built in the past (and have been registered with the County) - the City Council (and it's residents) also need to know how many ADUs (or home-sharing arrangements) currently exist in the town but are not registered with San Mateo County. The town's survey needs to be re-done.
 - The town could consider offering incentives to residents (in such situations) to register their ADUs. These would appear to the State as new ADUs and would not require further building in the town
 - The town could also ask such residents who they are currently renting to, and include that data in the submitted Housing Element & Plan
- The City Council needs to strongly suggest that staff operate with up-to-date technology now. For example:
 - There is a software program: canibuild.com/en-us/
 - We need this software (or something like it) to be available in Town Hall for all planners, contractors and residents
 - The program allows one to look at any property (registered or unregistered), see site designs and see if it fits & it shows topography, and it allows one to check local regulations for building for things such as setbacks, heights, etc.
 - This software would allow residents to quickly and cheaply check whether their imagined ADU would be feasible, and it might encourage others who were not aware of where they could put an ADU on their lot.
- In considering what to do the City Council should move slowly - there is

- absolutely no advantage to being fully compliant at this point in time
 - Experience shows that Hillsborough gets no credit for being over-compliant
 - Rules may change with time
 - It is likely that there will be many legal challenges from other towns - there is a lot of dust that still needs to settle
- The City Council should listen carefully to the voices of its residents. The City Council needs to lead in concert with the wishes of its residents.

Btw: I would still appreciate answers to the question that I posed below at the end of **Comment 1**.

Best,
Orna Resnekov, Trustee

Comment 1: THOUGHTS ON THE DRAFT 2023-2031 HOUSING ELEMENT & PLAN

Good things that have happened:

1. Town residents and the HCA are getting involved in the discussion
2. Town staff have made limited efforts to involve town residents

Significant Problems:

1. I do not see any appreciable buy-in from either 1) Town staff or 2) Town residents for the **overall goals** of the "Housing Element"
 - For example: the City Manager told me "this is just a plan"
2. I do not know who planned the process that led to the **DRAFT 2023-2031 plan**, but whoever did, and instructed staff, consultants and volunteer residents to come up with one draft plan set this process off in the wrong direction from the outset. There are many ways to accommodate the overall goals of the "Housing Element". It would have been much better to come up with 2-3 plans and then have residents debate and discuss which plan(s) best suit the town of Hillsborough.
3. The town has many intelligent & capable residents who are willing to help. The town is not using the resources that it has at its disposal optimally.
4. It is not reasonable to put forth such a plan and not examine how the town might deal with the impacts on the "the infrastructure" in Hillsborough - one is talking about adding about 600 housing units to the town (this is a significant percentage of the town's housing units):
 - Schools
 - The water system
 - The police

The firemen

- Town staff (who clearly are already over capacity and currently are not able to properly monitor building projects in the town)
 - Evacuation routes in the event of an emergency situation
 - The power grid (which is already not maintained properly)
 - Communications
 - Fire safety - adding about 600 units will lead to higher density housing in many areas of the town that are already considered to be a high fire risk areas
 - Roads
 - Property values
5. Land is expensive in Hillsborough and there is a lot of money to be made building additional and/or different housing units in Hillsborough. While some feel this is just a plan - market forces are going to push rapid development of areas that are either sub-divided and/or re-zoned to smaller lot sizes

Suggestions:

1. Listen carefully to the wishes of the residents, they are the ones that need to live with implementation of any Housing Element Plan that the town submits
2. Make use of the many intelligent & capable residents who are willing to help think through the issues and suggest alternative plans
3. Facilitate submission of independently generated alternative plans and promote them at town halls
4. Give alternative plans equal and objective attention - plans suggesting meeting the RHNA by incenting the use of ADU's in Hillsborough are a good way to get around many of the failings of the plan that is currently available and circulated by town staff (DRAFT 2023-2031 HOUSING ELEMENT & PLAN)
5. Do not give in to deadlines and time pressure - those of us who have written grants know that the best product emerges close to deadlines

Question:

1. There may be elderly residents, retirees (or others) and tenants in Hillsborough who are already within the 4 AMI categories (120%, 81-120%, 51-80%, 0-50%). Have town staff made themselves aware of how many such parties are already within Hillsborough? Should they (and the homes/ADU's/Jr ADU's/rooms that they occupy) be counted for the purposes of meeting the Housing Element?

Best,
Orna Resnekov, Trustee

--

ORNA

A large black rectangular redaction box covering the signature area.

From: [Michael Morganstern](#)
To: [General Plan](#)
Subject: Thoughts on housing plan
Date: Monday, September 19, 2022 12:20:08 PM

General plan,

I oppose any construction of multi unit housing in Hillsborough. Amongst my concerns are increased traffic and a reduction in privacy.

Regards,

Mike Morganstern

Sent from my iPhone

From: [REDACTED]
To: [General Plan](#)
Subject: Slow Down!
Date: Monday, September 19, 2022 12:19:49 PM

This Plan goes too far. Slow down and take it a few steps now and revise the plan as time, litigation and processes evolve.

I suggest that the Council consider a full court press on ADUs. ADUs don't significantly change the character of our Town. To the extent necessary, consider housing at Town Hall (there used to be an apartment building for Town employees at the site where the Town Hall now sits). Then, if needed, establish a multi-unit Zone at the Brooke Court site. This site also should have road access road to the perimeter road surrounding the College of San Mateo. The perimeter road could have a bus stop that would provide transportation to needed grocery stores, medical offices, recreation and other facilities for the occupants of this site and residents of the Town.

Over the next several years there is likely to be litigation by various jurisdictions against the State. This process will revise the implementation of State's housing laws which our Town can then respond to. In the meantime, I suggest that the Town design a plan which implements the above suggestions which will not materially alter its present character.

Thank you,

D. Paul Regan

[REDACTED]
Hillsborough, CA 94010

From: [Marie Pease](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 12:14:22 PM

I am very opposed to your general plan. It took us over 20 years to be able to afford to live in this beautiful Hillsborough community.

By adding affordable housing will only increase the lack of privacy, increased traffic/construction and in the end bring our home values down.

Marie Pease




From: [Sofia Kosh](#)
To: [General Plan](#)
Subject: Objection to new city plan
Date: Monday, September 19, 2022 12:03:42 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards

Sofia Koshevatsky


Hillsborough, CA 94010


Sent from my iPhone

From: [Ellen Christie](#)
To: [General Plan](#)
Subject: Opposition to the current draft housing element
Date: Monday, September 19, 2022 12:03:23 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Thank you.

Best,
Ellen Christie
, Hillsborough CA

From: [mary ellen benninger](#)
To: [General Plan](#)
Subject: Comments to Housing Element Zoning changes
Date: Monday, September 19, 2022 12:02:43 PM

Thank you to all staff members and Town Council members for providing us with a Housing Element draft to generate input and thoughtful discussions from all of us who call Hillsborough home.

I have been a resident of Hillsborough for 30 years and own two contiguous properties in Hillsborough. I live in one of the properties.

I understand the complexities the new RHNA cycle has placed on our community.

I am disappointed by the fact that our elected representatives at the State level, CA Assembly Member, Kevin Mullins, and CA Senator, Josh Beckett, have not attended any of the housing element meetings and open houses to hear residents concerns with the RHNA requirements.

Below are my comments:

The 20% Buffer is too high. Pick a number vs. percentage. Hillsborough has a track record of more than covering the RHNA allocations.

Do not make modifications to the Town's existing single zoning district RD 1. It only creates a potential for 15 net units.

Support the rezoning of Town Hall campus to RD- 3. Must have one parking space per housing unit. Whether this is Senior housing or low/moderate income housing.

Support the rezoning of 10+ acres to RD-2 for senior housing.

Increase the number of ADU's than currently projected.

Continue to prioritize ADU development and building with ombudsman program.

Pursue contacting the Trustees of land donated to the Town to potentially change the designation of how the donated land be utilized.

Regards,
Mary Ellen Benninger

From: [Cristin Chinn](#)
To: [General Plan](#)
Subject: Draft housing element
Date: Monday, September 19, 2022 11:59:36 AM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Thank you,
Cristin Chinn
Hillsborough homeowner

From: [Tim Guleri](#)
To: [General Plan](#)
Subject: Oppose the High Density Housing Plan currently being proposed by Hillsborough City
Date: Monday, September 19, 2022 11:58:39 AM

Dear Mayor Royce and Council members,

I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it.

I request that we halt the current thinking and rethinking our approach before we are in a zone where we cannot come back from. Current changes that are being proposed by you and your team will make Hillsborough unlivable.

I like the idea of mixed affordable housing at Town Hall location. Instead, allow for looser ADU, JADU requirements and incent home owners to convert pool houses to ADU's.

I want the town to submit a Housing Element that utilizes only ADUs and vacant properties to achieve our RHNA allocation. It does not require the entire City of Hillsborough be rezoned.


Best regards
Tim Guleri

From: [Carolyn Shmunis](#)
To: [General Plan](#)
Subject: concern and opposition to "the current draft housing element"
Date: Monday, September 19, 2022 11:54:56 AM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards
Carolyn Shmunis


Hillsborough, CA 94010

Sent from my iPhone

From: [Ruth Wisnom](#)
To: [General Plan](#)
Subject: Fwd: Objection to the Housing Element draft
Date: Monday, September 19, 2022 11:48:35 AM

From: Ruth Wisnom [REDACTED]
Date: September 18, 2022 at 10:49:32 AM PDT
To: Ruth J Wisnom [REDACTED]
Subject: Fwd: Objection to the Housing Element draft

From: Ruth Wisnom
Subject: Objection to the Housing Element draft

I have read the draft in its entirety, attended by zoom the HEAC and Town Council meetings. I respect the hard work that created this document but I think if enacted it would destroy our town as we know it. Dennis Moore and Ted Ulliot have presented alternative plans which are much less invasive and I think many of their ideas could replace those in the draft. There is widespread concern among the residents of the town and they feel helpless to prevent the implementation of this plan. The Wisnom Family has lived in Hillsborough since 1935 and treasures the beauty and special character of Hillsborough.

I urge you to consider modifications that would eliminate rezoning and multiple family dwellings on lots that are now single family lots. Other crucial issues are parking if a new Town Hall campus is constructed, water shortage, overcrowded schools, public service demands for police and fire response. Taxes will inevitably have to be raised to provide these services. I understand that we must meet the state mandate but there are other options. Please consider alternative plans so we can preserve the historic character of our rural, non-commercial, unique community.

Thank you,
Ruth Wisnom

Sent from my iPhone

From: [phyllistankel](#)
To: [General Plan](#)
Cc: [Al Royse](#); ckrolic@hillsborough.net; [Sophie Cole](#); mchuang@hillsborough.net; [Larry May](#); [Ann Ritzma](#); [Lisa Natusch](#); christopher.diaz@bbklaw.net
Subject: Against the proposed housing element
Date: Monday, September 19, 2022 11:47:08 AM

To all,

I was not going to respond to the call for comments because, sadly, I no longer believe that my voice or the voice of my fellow citizens means anything when decisions are made regarding our town. However, I can no longer stay silent.

I believe the plan that has been put forth will change Hillsborough in such an egregious way that the town we know and love will simply cease to exist.

There are many issues with the proposed housing element, ones that many people will agree on including one near and dear to my heart: the changes in the Hillsborough schools. At a previous meeting, I asked about how the schools could accommodate the greater enrollment that would naturally come with a greater density in housing, the answer was a non-answer. "Looking into" an issue and coming up with a "plan" simply will not work and your proposed housing element plan is a case in point. Where are the details? Where is the due diligence? And why does this need to be decided until citizens actually know how infrastructure issues are going to be handled? That is expecting an awful lot of trust especially when this whole plan seems rushed at best and misguided at worst. You can quote me chapter and verse about the state's mandates for affordable housing but when I read the response from other towns I wonder why Hillsborough is in such a rush to get this done. This deserves to be more than a checklist item; the future of the town is at stake. Surely other points of view need to be considered?

I am also concerned that so many citizens are unaware of the town's proposal. And it is not the citizens who are responsible for communications, it is the town's job. So please do your job. Go door to door if you have to but the fact that people are shocked when I tell them what is being proposed tells me that the town is just fine if people are unaware. This is not the way a small town should be run. Citizen involvement is crucial. These are our homes, our town, we live here for a reason. And it is a council overreach to be satisfied with the fewest number of people knowing what is going on and just assuming other people don't care. Doing the bare minimum may make passage easier but it does not make it right. The fact that our property values will erode, that no one can say where the water and other resources will come from to serve more people, and other challenges is just a pile up of issues. I am literally begging you to put on the brakes, inform all residents, consider alternative plans—this is important, we should not be forced to settle for first pass thinking, second pass, even tenth pass thinking on a poorly conceived plan. .

You will no doubt hear many opinions in your call for comments. However, what I doubt you are hearing are the comments people are saying off the record because they are too polite to put them in an email or they are afraid to rock the boat. I am not so polite. You are making a huge mistake if you pass this proposed housing element and I doubt you want that mistakes and the negative impact on the town to be your legacies. Please stop, think, make better decisions.

Sincerely,
Phyllis A. Tankel

[REDACTED]
Hillsborough

From: [Vijay Hingorani](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 11:41:57 AM

Please discard your current plan and listen to the Hillsborough citizens!

Thank you,

Vijay Hingorani
Hillsborough resident

From: [Ruth Glick](#)
To: [General Plan](#)
Subject: ADU
Date: Monday, September 19, 2022 11:38:29 AM

Has the committee tried to negotiate with the state to get the number of ADU's down to a more reasonable level considering that the Town of Hillsborough has no commercial areas, is rather remote and forestry in areas requiring transportation, utilities, water and other new infrastructure, and does not have roads capable of carrying high traffic loads.

Best,

Ruth Glick

Ruth V Glick
Attorney at Law, Arbitrator and Mediator
rvg@ruthvglick.com
www.ruthvglick.com
650-344-2144
*FCIArb, Fellow, College of Commercial Arbitrators,
Distinguished Fellow, International Academy of Mediators*

From: [Ray Ko](#)
To: [General Plan](#)
Subject: opposition to current draft housing element
Date: Monday, September 19, 2022 11:37:27 AM


Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I have immense concern and oppose "the current draft housing element". I believe we can achieve many of the goals through ADUs, but also believe we haven't outlined the other infrastructure requirements that come with the proposed additional housing. Specifically, the increased density in some areas will require major changes to:

1. public roads and access
2. school capacity for additional families
3. public works capacity
4. how we fund this infrastructure (bc some proposed housing is exempt from property tax)
5. other public services

We need a better solution that preserves this residential community but also think about the 2nd and 3rd order effects of any proposal that dramatically increases housing, and thus, population density. We can't add land, but need to add people, so there will need to be a proportionate amount of investment in significant dollars and time to make sure the Town is prepared for any increase in density.

Best,
Raymond Ko


Hillsborough, CA 94010

From: [Tracy Lane](#)
To: [General Plan](#)
Cc: [Doug Lane](#)
Subject: Objections to Draft Housing Element Plan
Date: Monday, September 19, 2022 11:36:26 AM

Dear Councilmembers,

I am writing to express my objections to the August 4, 2022 Draft Housing Element Plan ("Draft Plan"). As a Hillsborough Resident since 2010, I and my family deeply value the unique rural nature of Hillsborough and urge you to implement a plan that does everything possible to preserve our character and heritage.

The responsibility of crafting and approving an appropriate plan is on the Council (not Town Staff or hired outside consultants who I understand created the Draft Plan) and we urge you to consider your constituents and the overwhelming wishes of this community who have made widespread objections to the Draft Plan. The Draft Plan is overreaching in setting a goal of 665 new housing units when only 554 are mandated. The mandated 554 units could be met through ADUs, particularly if we petitioned for retro-active credit for our 101-unit overage from HES. There is also no need for re-zoning and permitting multi family housing and multi story apartment buildings. These would certainly destroy the character of Hillsborough.

Please consider the wishes of this community and decline to approve the Draft Plan.

Sincerely,
Tracy Lane

From: [Stanley Lo](#)
To: [Christine Krolik](#); [General Plan](#)
Subject: More Signatures of Residents Opposing the HILLSBOROUGH HOUSING DRAFT ELEMENT
Date: Monday, September 19, 2022 11:27:59 AM
Attachments: [Outlook-8A4EE613.png](#)
[Outlook-B2061C99.png](#)
[Outlook-B8E1430F.png](#)
[Outlook-5300EF5.png](#)
[Signatures of Residents Opposing the Housing Plan.pdf](#)

Dear Vice Mayor Krolik,

Attached are more signatures and comments of Hillsborough residents opposing the current HILLSBOROUGH HOUSING DRAFT ELEMENT. Please keep for your records.

Best,
Stanley Lo

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From: Christine Krolik <ckrolik@HILLSBOROUGH.NET>
Sent: Saturday, September 17, 2022 12:03 AM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: Re: WE OPPOSE THE HILLSBOROUGH HOUSING DRAFT ELEMENT (Resident Responses)

We welcome the feedback, Mr. all. Please note that the Housing Element is a Draft working document, not a final proposal.

Best,
Christine

Christine Krolik
Vice Mayor, Town of Hillsborough
Cell: [REDACTED]

Sent from my iPhone

On Sep 16, 2022, at 3:26 PM, Stanley Lo <stanleylo@greenbanker.com> wrote:

Attached are just some of the responses I've received so far from Hillsborough residents opposing the Hillsborough housing draft element. Please see the attachments. These officially inform you of the strong opposition to the Hillsborough draft housing element. The responses have included their names and addresses.

Regards,
Stanley Lo

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**** The opinions expressed in this email are solely those of the sender and are not an official position of the Town of Hillsborough, of the respective body, or of the board I serve on at the Town.**

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

There are no retail and businesses in Hillsborough, that means most of us need to drive outside of town to work. If we can do that, people can also drive to Hillsborough to work from their house.

I Shu Lin Pang resident of [REDACTED] Hillsborough, CA 94010
strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

09 / 15 / 2022
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I Xiao ZHANG resident of [REDACTED] Hillsborough, CA 94010
strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

09 / 15 / 2022
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

WE ARE NOT SHORT OF HOUSINGS.
THE TOWN OF HILLSBOROUGH DOESN'T HAVE THE RESOURCES TO SUPPORT
MORE HOUSING.

I Jiegun Pan resident of [REDACTED] Hillsborough, CA 94010
strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

09 / 14 / 2022
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

We are not short on Housing in Hillsborough
Many vacant apartments in nearby San Mateo
and many affordable rental projects being built now!
Revisit in another 5 years for data!

I Cynthia Newman resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Cynthia Newman
Signature

9/15/22
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

With the very high cost of Bay area living, large Population & many out of the State,
and thus, there are many vacant apartments on the Market, more than sufficient.
Also, increasing residents mean increasing school resources, police security, water,
power consumption. The current setting of basic living in Hillsborough is far way than
ready for high density housing.

I Shanwen Hu resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Shanwen Hu
Signature

09/16/2022
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I Ilya Gluhovsky resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Ilya Gluhovsky
Signature

9/14/2022
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

There are plenty of apartments + affordable housing programs
+ development on going in Burlingame + San Mateo + Millbrae, we
must be prudently manage + protect value of Hillsborough
properties.

Louisa Zeekeo resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

9/14/2022
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

ALSO NOTE! XS WASTE WATER INTO THE
BAY IS CAUSING LARGE ALGAE BLOOMS

L. MANAVIGLIA resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

9/14/22
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

Paul Hui resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Paul Hui
Signature

9/14/2022
Date -671-

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments: I do not think we should be penalized since we worked hard to be able to be here!

We do not have resources for all these apartments
my father developed Uplands + Stougal - He upheld the
single family residences. Totally against

I Trina Lumbi Payne resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Ann Slegre
Signature

9 / 13 / 22
Date

Also own [REDACTED]

Thank you for
doing this!

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I MARJORIE HOSKING resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Marjorie Hosking
Signature

9 / 15 / 2022
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I Mrs. Patricia McGinnis resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Patricia McGinnis
Signature

Sept 14 / 2022
Date -672-

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

There are plenty of rental housing in Burlingame & San Mateo. We do not need any in Hillsborough.

I ALLEN ORWITZ resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

9 / 14 / 2022
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

We need to slow down this process. This will be a slippery slope if we submit plans too soon. The AdU supply will meet demand while keeping the Hillsborough neighborhoods ~~with~~ with a continued style and feel.

I Kathleen McDivitt resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Kathleen McDivitt
Signature

9 / 14 / 22
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I agree completely -
Stop !!

I JOHN + PAULINE BEARE resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

9 / 13 / 2022
Date -673-

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

Thanks for organizing this Stanley. The proposal is not a good solution to the problem.

I Hannah Chang resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

9 / 15 / 22
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

Current Housing Element Draft is going to completely change Hillsborough's unique landscape that we have carefully protected for decades. Please adopt an all ADU approach to satisfy the state legislative requirement even if it requires a lot of back and forth. Please

I Peili Shu resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough. do the right thing, not the easy thing.

[Signature]
Signature

9 / 14 / 22
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

Davis + Jessie Lowe
I [REDACTED] resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

9 / 14 / 2022
Date -674-

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

WE DO NOT NEED THE HIGH DENSITY ELEMENT IN Hillsborough.

I FRANK AZOOGANS resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Signature

Date

9 / 14 / 22

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

This came in the mail on the 14th

I GARY ALBRIGHT resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Signature

Date

9 / 14 / 2022

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I THOMAS PETERSON resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Signature

Date

09 / 13 / 2022

-675-

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I CHUAN PU resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

09 / 14 / 2022
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

We do not need high density housing in Hillsborough. It will change the character of our town and depress our property values.

I Chun Jiany resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

9 / 15 / 2022
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

The proposed plan has been put together without thorough feedback. It destroyed the historical culture of the community, which has no downtown of commercial activities with larger population ever anticipated. Needless to say, the damages put on the environment, utilities and traffic are tremendous and irreversible.

I Winnie Vong resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

With the town's uniqueness, ADUS should be the major source

[Signature]
Signature

9 / 16 / 2022
Date

rather than multi stories family units,

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

DEGRADES OUR TOWN

I ALI KHOSROVAN resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

09, 16, 22
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

THE POLITICAL PENDULUM HAS SWUNG FAR
TO FAR TO THE LIBERAL, SOCIALISTIC SIDE.

I, JIM RECHOTTE resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

[Signature] SEPT 15, 2022
Signature Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I strongly urge the Hillsborough City Council to do everything possible to stop the current high density housing element plan and explore workarounds (additional ADUs etc.) that will not destroy the city. High density housing is inefficient unless it is on rail lines and other transportation. I am a Hillsborough resident since 1965.

I George Rogers resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

9, 14, 22
Date -677-

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

In all due respect to the efforts of the 17
Person committee times ideas we can't support. The
State can't deliver water storage and reliable electrical
grid. We CAN'T just change the character of town on a
deadline.

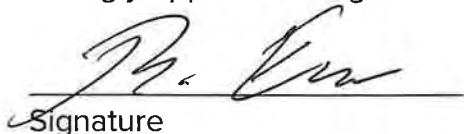
I SARAH & BRIAN EVARS resident of [REDACTED]

Printed Name

Street Address

Hillsborough, CA 94010

strongly oppose the High Density Housing Element in Hillsborough.



Signature

9.14.2022

Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

THERE IS MORE RENTALS AVAILABLE
TO LOW PEOPLE RENTING NO MORE
UNITS ARE NEEDED WILL LOWER VALUE

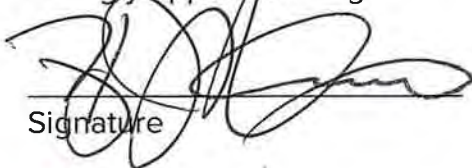
I HENRY DOMENICONE resident of [REDACTED]

Printed Name

Street Address

Hillsborough, CA 94010

strongly oppose the High Density Housing Element in Hillsborough.



Signature

9.14.22

Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

shrinking the minimum lot size; reducing the minimum street ^{frontage} ~~coverage~~
reducing minimum landscape coverage; and last but not least, reducing the
minimum dwelling size will make Hillsborough not attractive to many young
nor family. Given state law, stay with ADU's only.

I Jonathan V. Gault resident of [REDACTED]

Printed Name

Street Address

Hillsborough, CA 94010

strongly oppose the High Density Housing Element in Hillsborough.



Signature

9/14/2022

Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I feel the Hillsborough Housing Element would decrease our property values by making our community less desirable to live in.

I CRAIG WOLD resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Craig Wold
Signature

9 / 14 / 22
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

this proposal could destroy Hillsborough issues - fire, water, schools

I Candace Karn resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Candace Karn
Signature

9 / 15 / 2022
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I Julia Bushkov resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Bushkov
Signature

9 / 14 / 2022
Date -679-

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I Stephanie Eule resident of [REDACTED] Hillsborough, CA 94010
strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

9 / 13 / 22
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I Jerome Gutierrez resident of [REDACTED] Hillsborough, CA 94010
strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

9 / 14 / 2022
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

Can only lead to the whole concept of "Hillsborough" changing for the worst. I worked over 60 years to achieve my goal for my family and do not want it to change.

I GEORGE R. KOCH resident of [REDACTED] Hillsborough, CA 94010
strongly oppose the High Density Housing Element in Hillsborough.

George R Koch
Signature

Sept / 15 / 22
Date -680-

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

This proposed housing plan will destroy many of the reasons why we live in Hillsborough - safety, schools, low crime. It will negatively impact our property values and many other aspects of our town.

I Armida Giglio resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address

strongly oppose the High Density Housing Element in Hillsborough.

Armida Giglio
Signature

9 / 17 / 22
Date

From: [Celia Chang](#)
To: [General Plan](#)
Subject: Existing proposed plan does not work
Date: Monday, September 19, 2022 11:27:09 AM

First of all, thank you for the effort and time in putting the plan together. It's not an easy task, and there are definitely no 'correct' answers as we should welcome the diverse opinion of our community. As a 10+ years resident of Hillsborough and a parent with multiple kids that have gone through our school system, please consider changing the existing proposal.

We have been able to maintain our relatively small, and close-knit community based on our existing town infrastructure. There are other ways that we can solve and contribute to the housing issue (e.g. ADUs) rather than addition of dense housing units.

Please consider other options and even put it to a vote to maintain the uniqueness and success of our community.


Thanks,
Celia



From: [Gene Wojciechowski](#)
To: [General Plan](#)
Subject: Housing plan
Date: Monday, September 19, 2022 11:27:01 AM

Hello,

Thank you for all the hard work on the proposed housing plan. I understand there is an alternative proposal that relies more heavily on additional ADUs. I believe the alternative plan with added ADUs would be more in keeping with the look and feel of Hillsborough neighborhoods. I am not in favor of building townhomes on larger parcels. Thanks again for the work and for listening to feedback.

Gene Wojciechowski


From: [Jeff B](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Cc: [Jeff Brady](#); [Liana Brady](#)
Subject: Comments On Housing Element Plan and September 12th 2022 Council Meeting.
Date: Monday, September 19, 2022 11:21:44 AM

Good afternoon Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz:

I attended the in-person council meeting in Hillsborough on Monday, September 12th. I appreciate the time you spent reviewing the housing draft plan for the town. I also appreciate you giving me the opportunity to voice my opinion at the podium.

This email reaffirms mine and my wife's position, which is that we adamantly oppose all three designs for the Townhall, police station and proposed housing element.

We were also very disappointed that there were no plans that excluded a housing element and would rather include a Recreation Center, park and/or playground. Although the city Council officials stated that these two things were separate, I agree with most attendees there that it did not seem that way since all of the proposed plans included some form of a housing element. We do not see a reason why this wonderful town does not has a new recreation and gathering place for the community similar to what Burlingame has recently built at Washington Park. They did a fantastic job in building a beautiful space fit for all the various constituents of their community.

I thought all of the housing elements and above ground parking were unattractive and did not fit with the architecture and style of our town. I was also very saddened and disappointed that it appeared that the architectural firm did not include the Veterans Memorial which is currently located there. I do agree with one of the speakers that said that it appears more attention was given to some of the trees then to some of the other parts of this plan.

In regard to the housing element suggestions from the consultant in Los Angeles, I was appalled with the number of severe changes to the zoning, look and layout of our town. I was disheartened and, honestly quite angry, that some of the personal freedoms were being taken away from residents, who currently live in smaller houses, to renovate their homes.

It was evident that nearly all the speakers both in Townhall and over zoom

were in complete agreement in the rejection of the housing element. There were only two that were for it. One, of which, did not even live in our town and was calling from Los Altos. I am not sure where or how she got the information, but I do not think it's any of her business what is being proposed in the Town of Hillsborough when she does not live here.

I cannot stress enough after seeing the wonderful history of this town through pictures and all the mayors over the last hundred plus years, it would be an utter shame to see all of their efforts and hard work in vain in preserving the beauty and uniqueness of this town. Please do the right thing and come up with a new plan with a much higher ADU number. Current 2022 data supports this much higher number.

We should not be afraid to stand up to the state and their bullying practices of pushing an ill-thought out plan for a housing problem they caused over years of time. Mass construction of cookie cutter affordable housing in every city and town across the state with a one-size fits all approach is ill-advised and, frankly, idiotic.

Please include this email in the public record and consider it on September 26 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Please do the right thing here for the town, community and families that love living here.

Thank you for your consideration.

Jeff and Liana Brady



Hillsborough CA 94010

From: [Poriya D](#)
To: [General Plan](#)
Subject: [REDACTED] Hillsborough strongly Oppose
Date: Monday, September 19, 2022 11:19:56 AM

We oppose the Hillsborough Draft housing plan.

There are a lot of available apartments for rent in San Mateo county.

San Mateo county is not short for housing and many residents have moved out of state.

This will be environmentally a disaster! We are already dealing with rolling black outs, shortage of water, and resources, etc. Our great schools will get over crowded. Traffic will be even worse. We simply do not have the resources.

This proposal will destroy Hillsborough as we know it.

For the above reasons, we strongly OPPOSE.

Thanks

Poriya Dokhanchi

[REDACTED]

Hillsborough

From: [Linda Ng](#)
To: [General Plan](#)
Cc: [REDACTED]
Subject: Draft housing element - public comments
Date: Monday, September 19, 2022 11:19:16 AM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards,
Marcus Kong and Linda Ng
[REDACTED]

From: [Crystal Kwok](#)
To: [General Plan](#)
Subject: Comments on zoning changes
Date: Monday, September 19, 2022 11:16:59 AM

Hello,

To make an effective impact on addressing housing needs in the larger community with considerations on the needs of the current residents, please consider:

- promoting the construction and leasing of ADUs;
- constructing senior housing, which is an increasing need as the population ages, on city-owned land and on the DeGuigne Estate;
- constructing much needed student housing on city-owned land near College of San Mateo.

Thank you for your hard work.

Best,

Crystal Kwok

From: [Marsh Shambarger](#)
To: [General Plan](#)
Date: Monday, September 19, 2022 11:14:12 AM

It make no sense to cram groups of low income residents into areas remote from shopping and public transportation. The plan deprives existing residents living next to the proposed areas of the low density living which ls the reason they live in Hillsborough.

From: [Derek Zanutto](#)
To: [General Plan](#)
Subject: Draft housing element
Date: Monday, September 19, 2022 11:14:06 AM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards
Derek Zanutto
Hillsborough homeowner

From: [Vivian Weitzman](#)
To: [General Plan](#)
Subject: Opposition
Date: Monday, September 19, 2022 11:10:18 AM

We have already submitted our opposition in a letter.

We strongly oppose changing zoning laws and having no income or low income housing.

Sent from my iPhone

From: [Lilian Cheong](#)
To: [General Plan](#)
Subject: Zoning
Date: Monday, September 19, 2022 11:05:44 AM

Please kindly do not change the zoning laws. I would like it to be status quo.

Thanks

Lilian Cheong

[REDACTED]

Hillsborough, CA 94010

[REDACTED]

Sent from my iPhone

From: [Sandra Shmunis](#)
To: [General Plan](#)
Subject: housing
Date: Monday, September 19, 2022 11:01:48 AM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards

Vlad Shmunis
[REDACTED]
Hillsborough, CA

From: [Anil Gupta](#)
To: [General Plan](#)
Cc: [Ena Gupta](#)
Subject: My feedback on the housing element
Date: Monday, September 19, 2022 10:56:27 AM
Importance: High

I support the citizen created alternative plan (Hillsborough Smart Housing for Hillsborough) to meet the state required housing goals in Hillsborough with as minimal an impact as feasible on the residential character of and absolutely **vote thumbs down on the Town's Initial Draft Plan**. Town's initial draft plan would create a dramatic change to landscape and result in overcrowding in our schools, create additional traffic in narrow streets, making it unsafe to walk on and increase fire danger. It will destroy top reasons people want to live here.

Please let me know if you need any other information from me to support my vote. I am not going to be able to make the in-person meeting on Monday 26th, but happy to meet in person to explain my rationale.

Regards
Anil Gupta, resident of
[REDACTED]
Hillsborough, CA

From: [Brian Stuart, CLU](#)
To: [General Plan](#)
Subject: Feedback on Housing Plan
Date: Monday, September 19, 2022 10:54:42 AM

While I appreciate the efforts of the Town Council, I view the proposed *initial draft plan* to be unsatisfactory as not in line with “the essence” of our small community.

I recognize that there are many different opinions on how to respond to the State government, but we need a plan that better fits Hillsborough as a community. I would favor the recommendations of the Hillsborough Citizens Alliance (HCA) over the Council’s current proposal.

It makes no sense to put in large growth of housing stock on the *Highway 280* area as that is nowhere near transportation or businesses. Adoption of rules that allow multi-family housing (duplexes, etc) would change the character of our town. Perhaps the Council should explore its property near CSM and the site of Town Hall for such a project...

Respectfully,

Brian Stuart

[REDACTED]

Hillsborough, CA 94010

Brian Stuart, CLU

Senior Vice President

Andreini & Company

220 W. Twentieth Ave., San Mateo, CA 94403-1339

Office: (650) 573-1111

Direct: [REDACTED]

bstuart@andreini.com

www.andreini.com

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From: [Sana](#)
To: [General Plan](#)
Subject: opposition to the current draft housing
Date: Monday, September 19, 2022 10:54:03 AM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards

Sandra Shmunis

[REDACTED]

Hillsborough, CA 94010

From: [Radha Narayan](#)
To: [General Plan](#)
Subject: Fwd: Town Letter
Date: Monday, September 19, 2022 10:49:31 AM

Good morning! We sent the following to Mayor Royse last week. Kindly include this in the feedback package to the town.

Thank you.

----- Forwarded message -----

From: **Radha Narayan** [REDACTED]
Date: Sun, Sep 11, 2022 at 8:29 PM
Subject: Town Letter
To: Subra Narayan [REDACTED]

Dear Mayor Royse:

We have been residents at [REDACTED] Avenue for the past 24 years. We are incredibly upset and displeased by the way in which plans to rezone Hillsborough have been handled by the town officials. We respectfully ask that you put this zoning discussion on hold immediately! Rezoning will destroy the wonderful character and community that Hillsborough offers. Once you rezone, Hillsborough will change forever and we will not be able to go back in time!

We were told at the first meeting, held at North School, that the Town Hall property was the

'only' town-owned property. We later learned that that is actually not true, and that the town, in fact, owns a significant parcel of the Tobin Clark estate. We find it disappointing that such misinformation is being propagated to the tax-paying citizens of this town. We question the integrity and the process of the consultants and urge you to examine whether their interests are aligned with that of our town.

Secondly, we we were told at the same North School session that action had to be taken immediately. Since then, we have learned that is absolutely not the case. Again, the misinformation is devastating. Is it not the policy to first notify the neighbors of any plans for Town Hall, similar to if we wished to tear down our home and put a new dwelling?

I

f the plans to put up a structure were put forth properly, we would protest the suitability to adding a large structure at the Town Hall. Floribunda Ave is not suitable for a massive influx of traffic and parking. It would be

incredibly unsafe to not only residents but pedestrians. As it is, many people drive too fast on our street.

We ask you, Mayor Royse, to please stop this ReZone movement. Get more information, evaluate all options and, most importantly, listen to the residents. Hillsborough has been a desirable community because its residents deeply care that the town be a safe home for families for generations to come.

From: [Miles Tomlinson](#)
To: [General Plan](#)
Subject: Re: Feedback on Draft Housing Element
Date: Monday, September 19, 2022 10:47:44 AM

Hi,

I'd like to add a couple of points to my original submission based on additional information that has been made available.

Firstly, I don't know why we would plan to build more units than we need to, when historically Hillsborough does not seem to have received any benefits or thanks for exceeding targets. Secondly, it sounds like the pace of ADU construction, if maintained, pretty much delivers all the units we need to, in which case I don't know why you'd look beyond that and make all sorts of zoning changes that will have unintended and negative consequences.

In summary, I do not support the original plan. It seems like it was not designed with the objective of minimizing disruption and negative outcomes to the Hillsborough citizens. The alternative plans hardly seem like rocket science - I think it's fair to ask why these other avenues were not explored earlier in the process.

Yours sincerely,

Miles Tomlinson

From: Miles Tomlinson
Sent: 02 September 2022 03:48
To: generalplan@hillsborough.net <generalplan@hillsborough.net>
Subject: Feedback on Draft Housing Element

Hi,

I read through all 150 pages of the draft document and I'm struggling to grasp the so-what of all of this. I'm not sure if that is deliberate? Could someone summarize how this will affect your average Hillsborough (current) resident, summarized in less than one page?

What will be the effect on Hillsborough schools? Taxes? The appearance of the areas near El Camino? Traffic?

For all the proposals that are being made, can we draw examples from other areas that have made similar changes and what outcomes that produced? That would be helpful.

Although means and ends are both important, I think most people ultimately want to know

what it means for them in plain language rather than the minutiae of what obscure property act is being followed or not.

From what I understand about the proposal, a focus on ADUs, some plot subdivision and redevelopment of the town hall area all sound fairly sensible, but I'm not sure whether all the second-order effects have been thought through. For example: you can't park on the streets in Hillsborough. So where do all the extra cars go?

Yours sincerely,

Miles

From: [Robert Salama](#)
To: [General Plan](#)
Subject: Against the Town Proposal
Date: Monday, September 19, 2022 10:45:38 AM

Robert Salama
September 19, 2022

To whom it may concern:

I am against proceeding with the draft Housing Element Plan dated August 4, 2022 ("Draft Plan") for the following reasons:

The Town can meet its HE6 target through a combination of ADUs and partial-credit for our HE5 overage, we do not need to - and should not - change Hillsborough's zoning to add the new HD-2 and HD-3 zones, nor add multi family housing, nor erect a multi story building on Town property at El Camino and Floribunda - all of which are strategies proposed in the Draft Plan. Each of those steps would bring about fundamental negative change to the beauty and character of our Town of Hillsborough and I join many other Hillsborough residents in objecting to those proposals.

The Town of Hillsborough lacks the type of infrastructure the Draft Plan requires and calls for. It is very surprising we would think our Town has the rudimentary essentials needed to carry out the Draft Plan. Having grown up in Hillsborough on St. Francis Road and currently living on Ralston Avenue, I find it already difficult to safely back out of my driveway in the current morning traffic let alone incorporate a sleuth of new pathways, lanes, and traffic into an already congested and dangerous route. More importantly, the lack of street lights, sidewalks, public transportation lanes, and basic cellular service makes the Draft Plan appear not well thought out or well-considered. Moreover, do we have enough police, fire and public safety personnel to manage a population increase and added density?

The Town has more ADUs within it than what is currently reflected. It has been brought to my attention that a considerable number of ADUs have not been accounted for in the latest count (partly because there has not been a formal inquiry or process carried out) and that the Draft Plan does not take into account that the number of ADUs over the past 3 Covid Years is not reflective of those that are to come. It is my understanding that we will meet the required 554 additional housing units by doing a proper accounting of the current/in construction ADUs in our Town and by putting due weight on the number of future ADUs that will be constructed in the years to come.

The Draft Plan has not been properly thought out and I believe that not many in our Town have been alerted to what is currently being proposed and adopted on our behalf. Full disclosure is needed and an informed consent is required by the residents of this Town for something of this magnitude to be adopted. Even if delaying our submission would result in penalties, it is far better to be penalized for a late submission than it is to make a colossal mistake in this undertaking. I believe it is in your interest to make the entire Town privy to your proposed Draft Plan and truly listen to your constituents as to what it is they want done in this regard. You have been tasked with representing "our" voice and I do not feel "our" voice is represented in the Draft Plan.

Thank you,

Robert Salama

From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Fw: Stop the high density housing in Hillsborough
Date: Monday, September 19, 2022 10:43:23 AM

From: hsiao d lieu [REDACTED]
Sent: Thursday, September 15, 2022 5:31 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: Stop the high density housing in Hillsborough

I oppose the Hillsborough draft housing plan for the high density housing element in Hillsborough CA.

I live on [REDACTED], Hillsborough, CA. 94010

Best,
Hsiao D. Lieu, MD

From: [Ammar Feroz](#)
To: [General Plan](#)
Cc: [Safa.ahamed](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 10:42:53 AM

Hi - we are Hillsborough residents and are concerned about the current 550 units plan in the draft housing plan.
What is the best way for us to be part of alternate options than this?

Thanks
Ammar

Sent from my iPhone

From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Fw: High Density Housing
Date: Monday, September 19, 2022 10:40:55 AM

From: Martin Keyser [REDACTED]
Sent: Thursday, September 15, 2022 5:37 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: High Density Housing

Hello Stanley,

I received your mailer **today** and it says to mail this back to you no later than September 14th. Sorry, but I received it later than the 14th so here is my response in email format.

I, Martin Keyser, resident of 1130 Bromfield Rd, Hillsborough CA 94010 do oppose the High Density Housing Element in Hillsborough.

Thank you,
Martin Keyser

From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Fw: STOP high density housing element in Hillsboroug
Date: Monday, September 19, 2022 10:37:39 AM

From: alice chang [REDACTED]
Sent: Thursday, September 15, 2022 6:45 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: STOP high density housing element in Hillsboroug

Hi Stanley,

Just received your letter today (9/15) & the letter stated we must submit the form no later than September 14?

I hope it's not too late to express that we **strongly oppose the Hillsborough draft housing plan.**
Following is our contact information:

Alice Chang & TK Chang
[REDACTED]
Hillsborough, CA 94010

Thank you,
Alice & TK
09/15/22

From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Fw: We strongly oppose the Hillsborough Draft Housing Plan
Date: Monday, September 19, 2022 10:33:21 AM

From: Comcast [REDACTED]
Sent: Thursday, September 15, 2022 11:25 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: We strongly oppose the Hillsborough Draft Housing Plan

We, Richard and Barbara Kuersteiner, long-standing residents of [REDACTED], Hillsborough, CA 94010 strongly oppose the High Density Housing Element in Hillsborough. The enabling legislation enacted by the State of CA is clearly unconstitutional and should be opposed in court as an unlawful deprivation of the property rights of the residents of Hillsborough.

Signed:

Richard Kuersteiner and Barbara Kuersteiner on September 15, 2022

Sent from my iPad

From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Fw: high density housing
Date: Monday, September 19, 2022 10:31:41 AM

From: Richard Finn [REDACTED]
Sent: Friday, September 16, 2022 3:13 AM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: high density housing

i wish to oppose the plan for high density housing . richardd finn , [REDACTED] , hillsborough
94010-6838

From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Fw: OPPOSE the Hillsborough Draft Housing Plan
Date: Monday, September 19, 2022 10:29:51 AM
Attachments: [Screen Shot 2022-09-15 at 6.43.05 PM.png](#)

From: wendy Pan [REDACTED]
Sent: Thursday, September 15, 2022 6:45 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: OPPOSE the Hillsborough Draft Housing Plan

Hi Stanley,

I just got your letter in the mail regarding the high density housing. Many thanks for speaking up for us Hillsborough residents.

I, Jiequn Pan, resident of [REDACTED], Hillsborough, CA 94010 strongly oppose the High Density Housing Element in Hillsborough.

I have also attached a written version below. Please let me know if there's anything else I can provide. Thank you!

Regards,
Jiequn Pan

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

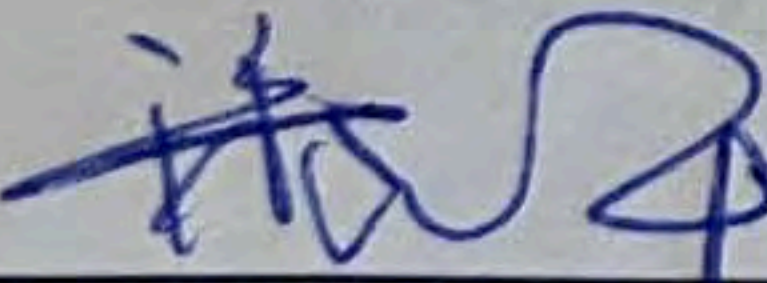
Comments:

WE ARE NOT SHORT OF HOUSINGS.

THE TOWN OF HILLSBOROUGH DOESN'T HAVE THE RESOURCES TO SUPPORT MORE HOUSING.

I Jiequn Pan. resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address

strongly oppose the High Density Housing Element in Hillsborough.


Signature

09 / 14 / 2022.
Date

From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Fw: Stop the high density housing element in Hillsborough
Date: Monday, September 19, 2022 10:26:22 AM

From: Cindy Xide Lin [REDACTED]
Sent: Friday, September 16, 2022 10:43 AM
To: Stanley Lo <stanleylo@greenbanker.com>; 猪哼哼 [REDACTED]
Subject: Stop the high density housing element in Hillsborough

Hi, Stanley:

This is Cindy Lin and Yingyi Liang. We live at [REDACTED], Hillsborough.

--

Sincerely,
Cindy Xide Lin

From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Fw: I Oppose The Hillsborough Draft Housing Plan
Date: Monday, September 19, 2022 10:23:49 AM

From: Joe Cohn [REDACTED]
Sent: Friday, September 16, 2022 12:42 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: High Density Housing

I Oppose The Hillsborough Draft Housing Plan

I Joe Cohn resident of [REDACTED] Hillsborough Ca 94010 strongly oppose the High Density Housing Element in Hillsborough.

Joe Cohn
[REDACTED] (cell)

From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Fw: I OPPOSE HILLSBOROUGH DRAFT HOUSING PLAN - STOP The High Density Housing Element in Hillsborough
Date: Monday, September 19, 2022 10:21:22 AM
Attachments: [STOP the High Density Housing Element in Hillsborough.pdf](#)

From: LZKao at ZEKA <Lzkao.1@zeka.com>
Sent: Friday, September 16, 2022 6:17 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Cc: Lzkao.1@zeka.com <Lzkao.1@zeka.com>
Subject: FW: I OPPOSE HILLSBOROUGH DRAFT HOUSING PLAN - STOP The High Density Housing Element in Hillsborough

Hi, Stanley,

In response to your STOP The High-Density Housing Element in Hillsborough! Please find attached my signed Opposition to "Hillsborough Draft Housing Plan". Thanks for your leadership in gathering Hillsborough residences to voice out Oppositions. Please keep us posted of the update status progress.

Best regards,
Louisa

Louisa Zee Kao
[REDACTED]
Hillsborough, CA 94010

Cell: [REDACTED]
E: Lzkao.1@zeka.com

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

There are plenty of apartments + affordable housing programs
+ development on going in Burlingame + San Mateo + Millbrae, we
must be prudently manage + protect value of Hillsborough
properties.

I Luisa Zetkeo resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address

strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

9/14/2022
Date

From: [james felker](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 10:21:01 AM

1. It appears unlikely that Hillsborough can resist the asinine legislation from Sacramento.
2. Any low income housing units should be built on or near busy roads such as El Camino or Crystal Springs Road so as to minimize the impact on existing more residential neighborhoods.
3. How has Atherton managed to mitigate the effects of this disaster??

From: [Eric Mendell](#)
To: [General Plan](#)
Cc: [Christine Krolik](#); [Larry May](#)
Subject: Objection to the Hillsborough High Density Housing Plan
Date: Monday, September 19, 2022 10:20:33 AM
Importance: High

Dear Hillsborough City Council,

No good deed goes unpunished and we are thankful for the endless hours and passion you have given to our town and its residents.

That said, I am devastated to hear that our town is considering the High-Density Housing Plan put forth by your consultants. I know that you have received many letters and emails against this plan and you don't need/want to read more, I don't need to hear myself talk either. My opinion...

*We can, and have, addressed this issue with ADU's up to this point. Allow more and relax code if needed..... they will be built.


*Large structures do not fit the model of our town.

*Property Values will go Down.

*Hillsborough will be gone as we know it.

*If we absolutely need more density, "Strawberry Hill" (or other large, discrete parcels) could become "High End" retirement communities. *(Though, I don't think this will even be necessary as I am educated on how the situation can be remedied by our continued execution of ADU's)*

*Please protect this town that so many of us, and our families, have helped build for many, many years!!!!!!

Eric Mendell

Hillsborough, CA 94010

Eric Mendell

Kerns Fine Jewelry

214 Lorton Ave.
Burlingame, CA 94010
O 650-348-7557

C [REDACTED]
Eric@Kernjewelers.com



#mykernsmoment



From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Fw: I oppose the hillsborough draft housing plan
Date: Monday, September 19, 2022 10:18:43 AM

From: zhihao CEN [REDACTED]
Sent: Friday, September 16, 2022 7:36 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: I oppose the hillsborough draft housing plan

I, Zhihao Cen and Rui Zhang,
resident of [REDACTED], hillsborough CA, 94010
strongly oppose the high density housing element in Hillsborough

Zhihao Cen
and Rui Zhang

Thanks.

From: [Shailly Guleri](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 10:16:37 AM

The current environment of the Town of Hillsborough should be preserved. Instead of rezoning areas to put in housing units, people should be encouraged to put in ADUs. I am willing to convert my current Pool house into an ADU and rent it out. I support an ADU-only plan for Hillsborough.

Shailly Guleri



From: [Atul Bramhe](#)
To: [General Plan](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#)
Subject: General Draft Plan
Date: Monday, September 19, 2022 10:14:58 AM

Dear Hillsborough Housing Committee, Mayor Royce, Vice Mayor Krolik and Council Members,

Let me first begin by thanking you all for the last town meeting on September 12. As you noticed by the large turn out, this issue is the most important issue that has come up since I've lived in this town for over 18yrs. We strongly oppose the draft housing plan, and even more so after the last town hall meeting. We have spoken to numerous residents, and they too are even more opposed to the draft plan after the town meeting.

I respectfully ask that the council please consider some of the proposed alternative plans that can still help us achieve the state goals without giving up so much. One of the plans is called Smart Housing for Hillsborough. Please do not vote for or pass the current plan that was led by an outside consultant with no personal ties to this special and unique town. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

Again, I urge you to reach out to your constituents (Hillsborough residents), and get their input to draft a new plan.

Warmly,
Atul Bramhe
[REDACTED], Hillsborough, CA 94010

Sent from my iPhone

From: [Gerald Preiner](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 10:14:46 AM

WE ARE VERY CONCERNED ABOUTR THE TOWNS PROPOSED HOUSING PLAN, AND
RECOMMEND THE TOWN PROCEED SLOWLY, AND WITH INPUT FROM THE CITIZENS.

DR. AND MRS. GERALD PREINER

[REDACTED]

9/19/2022

From: [LINDA ANDREWS](#)
To: [General Plan](#)
Subject: Housing Element Plan
Date: Monday, September 19, 2022 10:14:02 AM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards,

Brian and Linda Andrews

[REDACTED]

Hillsborough, CA 94010

From: [Ben Rubin](#)
To: [General Plan](#)
Subject: Additional Housing Solutions for Hillsborough with ADU's
Date: Monday, September 19, 2022 10:13:23 AM

To whom it may concern:

As a Hillsborough resident, I strongly believe that by building more ADU's in Town we have the ability to add housing to our town that is in line with the states demands. Depending on the amount of ADU's and the size of ADU's with a residents lot size, I believe we can easily accomplish this. In other words, those larger lots could potentially add more than one.

In addition, if the Town offers any time of subsidizing and/or construction financing at better than market rates, this could be done in a much quicker time frame.

We encourage the town to continue to work towards adding housing through the ADU program and with additional solutions like I presented above we should easily be able to meet the state's mandate without building any other type of housing.

Very Truly Yours,

Ben Rubin

--

Ben Rubin


From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Fw: Opposing the draft plan for Hillsborough Housing
Date: Monday, September 19, 2022 10:12:07 AM

From: Jane Williams [REDACTED]
Sent: Saturday, September 17, 2022 10:51 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: Housing Plan

Please add my name as opposing the draft plan for Hillsborough Housing!
Jane Williams
Elmwood Road

Sent from my iPad

From: [Cristin Mendell](#)
To: [General Plan](#)
Subject: Objection to draft housing plan
Date: Monday, September 19, 2022 10:10:35 AM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to the current draft housing element. We will be heartbroken if this passes. We are in agreement with our fellow citizens that are proposing more ADU's as a solution. We absolutely do not want new zoning or apartment buildings. We do not have the resources, our property values will go down and it will forever change and damage our community and schools.

Please save our historic town that so many of our families have helped to build.

Best regards,

Cristin Mendell

From: [John Miller](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 10:08:39 AM

We are vehemently opposed to the High Density Housing Element in our town of Hillsborough. Noise, traffic, parking, and safety in a town with few sidewalks would endanger everyone. Public utilities are already strained due to drought and poor infrastructure of power lines. We are already experiencing repeated power outages. Money needs to be spent on undergrounding power lines to protect all of us who have lived here for decades.

We have had the awful experience of living next door to our neighbor's multi-year construction of an ADU with masses of workers and their trucks, portable potty in public view, litter and noise. Many lot sizes are far less than one-half acre. Houses like ours and our neighbors are a little more than one-third acre. We live too close together to have increased people and their incumbent disturbance of the peace.

Los Altos, Atherton and other residential communities like ours have housing unit targets one half or less than Hillsborough's target. In a warming climate, we need more greenery and open space...not less!

Why were the developer's wishes, who want to plunder our town, put ahead of those of us residents?

Stop the High Density Housing Element in Hillsborough!

Respectfully,

John and Betsy Miller


From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Fw: We oppose the high density housing element
Date: Monday, September 19, 2022 10:06:39 AM

From: [REDACTED]
Sent: Sunday, September 18, 2022 2:29 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: housing element

We oppose the high density housing element.

Thanks,
Eugene & Caroline Lee
[REDACTED], Hillsborough

From: [Ian Kennish](#)
To: [General Plan](#)
Cc: [Jane Butler Kennish](#)
Subject: Hillsborough Housing Element
Date: Monday, September 19, 2022 10:05:47 AM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

We would like to express our deep concern and strong opposition to "the current draft housing element".

We would like the town to adopt plans similar to the city of Atherton as possible remedies.

Ian Kennish & Jane Butler

[REDACTED]


Hillsborough CA 94010

From: [Kate Sheeline](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 9:55:46 AM

Hello,

I have read the Town's draft plan for adding the additional housing and the plans set forth by the HCA and individual Hillsborough residents. I would much prefer that we try to reach the goal of adding the 554 units of housing by building ADUs on private property. The current draft plan to build multi unit housing on town owned parcels of land feels out of character for this town. I feel like it would lead to having a separate community within the community.

Sincerely,
Kate Sheeline


Hillsborough, CA

From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Fw: Opposition to Hillsborough Draft Housing Plan
Date: Monday, September 19, 2022 9:52:41 AM

From: Felicia Ferrari [REDACTED]
Sent: Monday, September 19, 2022 8:19 AM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: Opposition to Hillsborough Draft Housing Plan

Dear Stanley,

Thank you for spearheading the mailing to get signatures opposing the Hillsborough Draft Housing Plan.

We Strongly Opposing the Draft and any of its potential modifications !

My family has owned the home at [REDACTED] since the 1950s . It has always been a peaceful serene place to call home.

We stand strong in our opposition to the Housing Plan especially high density at Town hall.

Please feel free to contact me if you need any help or questions.

Sincerely,

Felicia

Felicia Ferrari, Christine Ferrari & Pauline M Bauer & family.

[REDACTED]
Sent from iPhone

From: [Daniel Fells](#)
To: [General Plan](#)
Subject: Hillsborough Housing Plan
Date: Monday, September 19, 2022 9:49:07 AM

To whom it may concern:

It is my recommendation that the town review and adopt plans similar to the city of Atherton, including certifying existing ADUs as a means to satisfy the RHNA obligation.

Thank you

Daniel Fells

From: [John Lockton](#)
To: [Al Royse](#); [Larry May](#); [Christine Krolik](#); [Marie Chuang](#); inatusch@hillsborough.net; [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 9:41:28 AM

Council Members,

I already supplied my views--- mixture of tallest possible, highest density, maximum coverage on Town Hall property plus the same on a Tobin Clark property to give the State some “hard” commitment with fill in by ADUs with much greater incentive to residents to construct ADUs. However, there is something else to look at . We should consider joining with other towns in California which have no industrial or business property they can rezone for residential (like Burlingame has) and sue the State claiming discrimination.

As an ex trial lawyer, maybe I am more comfortable than most about the suit alternative. However, my reading of the law, admittedly very cursory, indicates a discrimination and undue burden claim may be possible. At the very least, a suit gets us time to examine all alternatives and perhaps come up with more creative solutions.

Thank you.

From: [Gregory Leonard](#)
To: [General Plan](#)
Subject: Our feedback on the Draft Housing Element
Date: Monday, September 19, 2022 9:41:22 AM

To Whom It May Concern:

We would like to voice our strong opposition to the draft Housing Element on several grounds:

1. It is the obligation of the Town government to represent and promote the interests of existing Hillsborough residents. Therefore, the sole goal of the Town government with respect to the Housing Element should be to minimize the effects on current Hillsborough residents of having to meet the regulatory burdens being imposed by the State of California. The current draft Housing Element fails to do this. Superior alternatives to the current draft are available and the Town should pursuing those alternatives. Atherton, in particular, has a much better plan and Hillsborough should be emulating Atherton.
2. Nowhere in the draft Housing Element are the effects on current Hillsborough residents analyzed in any meaningful detail. Yet, the impacts of the proposed zoning changes and development on the nature of the Town, quality of life, traffic congestion, and schools will be profound. As just one example, how can the existing school system infrastructure support an influx of potentially hundreds of more students? Proposing a plan that cannot possibly be accommodated by existing infrastructure makes no sense. Alternative plans that would have smaller adverse effects would obviously be preferable.
3. Nowhere in the draft Housing Element are the effects on Hillsborough property values analyzed. The values of many properties are likely to decline due to the impacts discussed above. An alternative plan that would cause smaller decreases in property values than the current draft Housing Element would obviously be preferable.
4. Specific components of the draft Housing Element make no sense. For example, why is the "buffer" so large and why are ADUs not a bigger part of the plan? Again, the Town's goal should be to minimize the adverse impacts of this plan on the existing Hillsborough community; reducing the buffer and increasing the role of ADUs would reduce these impacts.

Sincerely,

Gregory K. Leonard & Fei Deng

[REDACTED]
Hillsborough, CA
[REDACTED]

From: [Vishal Bhagwati](#)
To: [General Plan](#); [Al Royce](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 9:39:25 AM

Dear Hillsborough Housing Committee, Mayor Royce, Vice Mayor Krolik and Council Members,

Let me first begin by thanking you all for the last town meeting on September 12. As you noticed by the large turn out, this issue is the most important issue that has come up since I've lived in Hillsborough.

As stated in my last letter, we strongly oppose the draft housing plan, and even more so after the last town hall meeting. We have spoken to numerous residents, and they too are even more opposed to the draft plan after the town meeting.

I respectfully ask that the council please consider some of the proposed alternative plans that can still help us achieve the state goals without giving up so much. One of the plans is called Smart Housing for Hillsborough. Please do not vote for or pass the current plan that was led by an outside consultant with no personal ties to this special and unique town. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

Again, I urge you to reach out to your constituents (Hillsborough residents), and get their input to draft a new plan.

Warmly,
Vishal & Rina Bhagwati
[REDACTED]
Hillsborough CA 94010

From: [Andy McCall](#)
To: [General Plan](#)
Subject: Current Housing Element draft
Date: Monday, September 19, 2022 9:33:53 AM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my deep concern and opposition to "the current draft housing element". I strongly recommend the town review and adopt plans similar to the city of Atherton as possible remedies, including certifying existing ADUs as a means to accommodate the RHNA obligation.

Best regards,

Andy McCall

[REDACTED]

Hillsborough, CA 94010

From: [Akash Kapoor](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 9:16:39 AM

Dear Hillsborough Housing Committee, Mayor Royce, Vice Mayor Krolik and Council Members,

Let me first begin by thanking you all for the last town meeting on September 12. As you noticed by the large turn out, this issue is the most important issue that has come up since I've lived in Hillsborough.

I strongly oppose the draft housing plan, and even more so after the last town hall meeting. I have spoken to numerous residents, and they too are even more opposed to the draft plan after the town meeting.

I respectfully ask that the council please consider some of the proposed alternative plans that can still help us achieve the state goals without giving up so much. One of the plans is called Smart Housing for Hillsborough. Please do not vote for or pass the current plan that was led by an outside consultant with no personal ties to this special and unique town. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

Again, I urge you to reach out to your constituents (Hillsborough residents), and get their input to draft a new plan.

Warmly,

Akash Kapoor


From: [Lisa Natusch](#)
To: [General Plan](#)
Subject: FW: Draft Housing Element feedback
Date: Monday, September 19, 2022 9:15:47 AM

From: Amit Zavery [REDACTED]
Sent: Sunday, September 18, 2022 10:51 PM
To: Al Royse <ARoyse@HILLSBOROUGH.NET>; Christine Krolik <ckrolik@HILLSBOROUGH.NET>; Sophie Cole <scole@HILLSBOROUGH.NET>; Larry May <LMay@HILLSBOROUGH.NET>; Marie Chuang <MChuang@HILLSBOROUGH.NET>; Lisa Natusch <lnatusch@HILLSBOROUGH.NET>; Christopher Diaz <Christopher.Diaz@bbklaw.com>; generalplan@hillborough.net
Subject: Draft Housing Element feedback

Dear Hillsborough Housing Committee, Mayor Royce, Vice Mayor Krolik and Council Members,

Let me first begin by thanking you all for the last town meeting on September 12. As you noticed by the large turn out, this issue is the most important issue that has come up since I've lived in Hillsborough.

As stated in my last letter, we strongly oppose the draft housing plan, and even more so after the last town hall meeting. We have spoken to numerous residents, and they too are even more opposed to the draft plan after the town meeting.

I respectfully ask that the council please consider some of the proposed alternative plans that can still help us achieve the state goals without giving up so much. One of the plans is called Smart Housing for Hillsborough. Please do not vote for or pass the current plan that was led by an outside consultant with no personal ties to this special and unique town. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

Again, I urge you to reach out to your constituents (Hillsborough residents), and get their input to draft a new plan.

Warmly,
Amit Zavery

[REDACTED]
Hillsborough

From: [Joelle Conn](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 9:11:29 AM

The planning shows little long term thought and no voting, what are you thinking??

Sent from my iPhone

From: [Karthik Meesala](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 9:06:03 AM

Please keep the lot size minimums and only adopt the ADU only plan similar to Atherton. I am very concerned about the expansion of multi unit housing and the traffic and safety implications it may create for these small, windy Hillsborough roads.

Thanks
Karthik Meesala

From: [Deepak Sarpangal](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 9:02:46 AM

Dear Hillsborough housing plan team:

I would like to express my disapproval with the current proposal and strongly suggest you postpone implementation to allow for further community discussion, iteration, and alternatives development.

I would be happy to arrange some times to connect over the coming days or weeks.

Thanks,
Deepak

(Hillsborough resident, former trustee of Burlingame School District)

From: [Patricia Scheppler](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 9:01:57 AM

I am aware of the State's mandate to provide more housing. I am against the current housing plan. Rezoning, changing lot sizes, going along with the mandate from the state all need to be stopped. A mandate is only a suggestion. Think long and hard about making our city look like Sacramento. We are unique and beautiful. I say we stay that way!

Patricia and Ernest Scheppler

[REDACTED]

Hillsborough

From: [Kirk Syme](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: RE: Draft Housing Element Objections
Date: Monday, September 19, 2022 8:55:42 AM
Attachments: [Ullyot Objections to Draft HE Plan.pdf](#)

Members of Hillsborough Town Council:

Please see attached letter from Hillsborough resident Mr Theodore Ullyot. I believe he presents a very thoughtful position on the Draft Housing Element plan. I agree and I stand with Mr. Ullyot.

Kirk C Syme

[REDACTED]

Hillsborough, CA 94010

THEODORE W. ULLYOT

September 17, 2022

Dear Mayor Royse, Vice Mayor Krolík, and Councilmembers Chuang, Cole, and May:

I am providing these comments on, and objections to, the draft Housing Element Plan dated August 4, 2022 (“Draft Plan”) – as a Hillsborough resident since 2008. My family has been in Hillsborough since the late 1970s, when my father moved to the Town.

Although the California Department of Housing and Community Development (HCD), through the Association of Bay Area Governments (ABAG), has imposed on the Town a mandate of 554 additional housing units for the 2023-31 HE6 cycle, the Draft Plan is an unacceptable proposal for meeting that number. Among the most objectionable features of the Draft Plan are the introduction of a new three-zone scheme in place of Hillsborough’s current single-zone (RD) zoning framework; the introduction of multi-family housing to our Town; and the introduction of multi-story buildings to our residential community (including at our historic Town Hall, Centennial Park, and Veterans Memorial). If adopted, the Draft Plan would radically and irreparably change the character of our Town.

Hillsborough truly is a special place worthy of preservation. As Mayor Royse states in his Welcome Message on the Town website, we are a “unique residential community” with a “rich history,” and a “park-like setting and quiet atmosphere.” Mayor Royse’s message rightly states:

“Hillsborough strives to maintain the rustic character and rural charm that are the hallmarks of our town. We are dedicated to preserving our history, natural beauty, architectural heritage and small town atmosphere that contribute to the essential character of our community and make it a wonderful place in which to live and raise a family.”

In the 2014-22 HE5 cycle, the Council (which included current members Chuang, May, and Royse) was careful to protect Hillsborough’s unique character and heritage in meeting its RHNA/HE5 obligations. The Town’s HE5 Plan, by its own explicit terms, “represent[ed] a sincere and creative attempt to meet local and regional housing needs in a community that doesn’t meet the urban norms around which the State Housing Element law was created,” see Town of Hillsborough 2014 Housing Element (HE5 Plan) at p. 4 – and the Council’s heritage-protecting plan was duly approved by the State.

I have no doubt that Town Staff (and its consultant) worked diligently and earnestly to develop their Draft Plan. But the Staff's Draft Plan is only a draft, and it is up to the Council to make the final decision and craft the final plan to be submitted to the State. You Councilmembers – not the Staff, and certainly not the outside consultant – are the Hillsborough residents whom we elected and to whom we've entrusted the responsibility of representing, leading, and preserving our Town and its unique and historic character. With due respect, now is time for the Council to take ownership of the final decision and to show the leadership, responsiveness, and stewardship that we elected you to provide – in this case, not by deferring to Staff and consultants, but by directing the Staff to revise its Draft Plan in a manner that (1) addresses the widespread concerns and objections you've heard from the community¹, and (2) produces a good-faith, sincere, and creative proposal for satisfying our HE6 obligation while preserving "the rustic character and rural charm that are the hallmarks of our town" and what makes Hillsborough the "wonderful place in which to live and raise a family" that we all cherish.

* * * * *

As the Council considers how to craft a final plan that corrects the deficiencies and shortcomings of the Draft Plan, I submit the following key points for your consideration.

First, we should target the HCD-mandated 554 housing units, not a number higher than that (which is what the Draft Plan proposes). HCD's 554 number is already too high, representing a remarkable 12% increase over Hillsborough's existing 4000-unit housing stock – in an era when the population of California, and the population of San Mateo County, are decreasing.² The Draft Plan proposes that we should voluntarily exceed the 554-unit mandate, in the name of a creating a "buffer" that would take us to a goal of 665 new housing units for

¹ Although the HE6/RHNA process has been going on for many months, it was only with the issuance of the Staff Draft Plan in early August of this year (barely six weeks ago – at a time when many residents were enjoying the last days of summer, sending kids off to college, and so on) that the true threat to our community became clear (the prospect of zoning changes; 12-15% increase to our housing stock; multi-story buildings; dramatic transformation of Town Hall without accommodation for the Veterans Memorial; etc.). And in those short six weeks, Hillsborough residents have rallied and responded, engaging with remarkable speed and unanimity – and always respectfully – to make our voices and concerns heard, in person and in writing. The community has responded in plenty of time for the Council as our elected representatives – and community stewards – to receive and incorporate our feedback and develop a revised, creative final plan that is true to Hillsborough's essential character.

² I understand that some other jurisdictions in California have challenged their assigned HE6 numbers. To the extent it remains possible for Hillsborough to challenge our target number of 554 (and seek to reduce that number to one that more accurately reflects the current population trends), the Council should pursue such a challenge.

Hillsborough. There is no need for the Town to do this, nor is there any legal requirement that we do this. A 12% increase is more than enough. Our target number should remain (at most) 554 housing units, not 665.

Hillsborough has an exemplary track record of meeting and even exceeding its HCD-assigned HE number. In the 2014-22 HE5 cycle, the Town's State-mandated target was 91 and we hit 192 housing units actually created. Hillsborough was a model community in HE5 – not simply being one of only 38 jurisdictions in California to meet its HE5 target and plan, but more than doubling our target number. A “buffer” might represent an appropriate “best practice” for some jurisdictions – namely, those communities that fell short of their recent Housing Element plans. But not for Hillsborough, given our track record of not just meeting but indeed dramatically exceeding our HE targets.

Second, once the housing-unit target for HE6 is defined as 554 rather than something more than that, there are many paths to meeting that goal without imposing the sort of dramatic changes to our community that the Draft Plan proposes.

For starters, the Final Plan should make much greater use of ADUs, which have become increasingly popular in the Town. The Draft Plan provides for too few ADUs (only 280, based on a trailing 3-year average of 35 per year). We should take a more realistic, and current, estimate of 65 ADUs per year – which is the rate for 2021-22 (after Hillsborough in 2020 appointed an ombudsman to encourage and facilitate the construction of ADUs). There is every reason to believe that the current 65-per-year rate would continue, if not increase, with the assistance of the ombudsman and other measures to promote ADU construction. Over eight years, a 65-per year rate would, all by itself, account for 520 of the 554 housing units.

For the remaining 34 units, there are a number of paths to get there. One example: We should continue to lobby the State (see Housing Element FAQ 12) to accept some or all of our 101-unit overage from HE5. The FAQs say that the Town “is currently working with our lobbyists to petition the state” to get credit for the 101 extra units we created in HE5. Let's at least pursue that route to completion (including appeal), before fundamentally changing Hillsborough and putting our property values at risk.

Between ADUs and petitioning for retroactive credit on our HE5 overage, that gets us to 621 units, thereby substantially exceeding our HE6 allocation. Even if the State were to give us credit for only one-third of our HE5 excess (34 units of the 101 excess), that would get us to the required 554.

Because the Town can meet its HE6 target through a combination of ADUs and partial-credit for our HE5 overage, we do not need to – and should not – change Hillsborough’s zoning to add the new HD-2 and HD-3 zones, nor add multi-family housing, nor erect a multi-story building on Town property at El Camino and Floribunda – all of which are strategies proposed in the Draft Plan. Each of those steps would bring about fundamental negative change to the beauty and character of our Town, and I join many other Hillsborough residents in objecting to those proposals. Under the above strategy I have outlined, neither new zoning, nor multi-family housing, nor a Town Hall multi-story complex, would be necessary to meet the Town’s 554 target number for HE6.³

* * * * *

The ideas and methodology I have outlined above are one reasonable, low-impact pathway for the Council to devise a Final Plan that (1) addresses the widespread concerns and objections you’ve heard from the community, and (2) represents a good-faith, sincere, and creative proposal for satisfying our HE6 obligation of 554 housing units. There undoubtedly are other means of doing so – without the need for re-zoning, for multi-family housing, for multi-story apartment buildings, and the like. In addition to its natural beauty, unique history, and character, our Town is blessed with a thoughtful, engaged, civic-minded citizenry, many of whom have participated actively and respectfully in this process since the unveiling of the objectionable Draft Plan six weeks ago. Collectively, the residents of Hillsborough have stated well-founded concerns and objections to the Draft Plan and proposed a range of creative alternatives. It is now up to the Council to be responsive, listen and incorporate that feedback, and produce a Final Plan that is right for Hillsborough and protects our unique Town.

³ There are likely other means of meeting our HE6 target of 554 housing units that likewise would be respectful of, and preserve, Hillsborough’s essential character. For example, I understand that there is land near I-280 that is owned by the San Francisco PUC, which the Town might be able to annex, acquire and rezone for HE6 compliance purposes. This is the kind of option that should be fully explored before adopting radical changes to our Town.

Respectfully submitted,

Theodore W. Ulliot

From: [Gopal kandalu](#)
To: [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: I oppose the draft Housing Element
Date: Monday, September 19, 2022 8:49:32 AM

Councilmembers, City Clerk Natusch, and City Attorney Diaz, I appreciate all the efforts you make to serve the public in Hillsborough, keeping this town such a special place for us all. I want to register my opposition to the draft Housing Element recently shared with the public. This plan is not good for the town, in my opinion. Specifically, I oppose: * Reduction in lot sizes, and other changes to our current "RD" zoning. This denser housing throughout our neighborhoods will create danger in fire and other emergency situations, destroy property values, and eliminate what makes Hillsborough special. Do not change our zoning. * Having a goal (Policy 4, Goal 4.5) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate home owners' property rights and penalize those home owners with no compensation. Remove this goal from our plan, and do not implement it in the future. * Using such a small number of Accessory Dwelling Units (ADU's and JADU's) in the plan. Other towns are using much higher numbers of ADU/JADU's in their plans, and so should we. Add more ADU/JADU's to our plan. Many people in our town agree on these three points - I'm sure you've heard the feedback as you've been considering this plan. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development. Sincerely,
Gopal Kandalu, [REDACTED], Hillsborough, CA 94010

Gopal Kandalu
[REDACTED]

From: [Elliot Schaffer](#)
To: [General Plan](#)
Subject: Please see attached letter voicing our concern.
Date: Monday, September 19, 2022 8:45:36 AM
Attachments: [Ulyot Objections to Draft HE Plan.pdf](#)

I am in full agreement with this letter and how we should address the housing concern in our great town. Please let me know if you need anything further.

Thank you

Elliot Schaffer



1590 Rollins Rd. | Burlingame, CA 94010
D: [REDACTED] | TF: 800-886-7135

THEODORE W. ULLYOT

September 17, 2022

Dear Mayor Royse, Vice Mayor Krolík, and Councilmembers Chuang, Cole, and May:

I am providing these comments on, and objections to, the draft Housing Element Plan dated August 4, 2022 (“Draft Plan”) – as a Hillsborough resident since 2008. My family has been in Hillsborough since the late 1970s, when my father moved to the Town.

Although the California Department of Housing and Community Development (HCD), through the Association of Bay Area Governments (ABAG), has imposed on the Town a mandate of 554 additional housing units for the 2023-31 HE6 cycle, the Draft Plan is an unacceptable proposal for meeting that number. Among the most objectionable features of the Draft Plan are the introduction of a new three-zone scheme in place of Hillsborough’s current single-zone (RD) zoning framework; the introduction of multi-family housing to our Town; and the introduction of multi-story buildings to our residential community (including at our historic Town Hall, Centennial Park, and Veterans Memorial). If adopted, the Draft Plan would radically and irreparably change the character of our Town.

Hillsborough truly is a special place worthy of preservation. As Mayor Royse states in his Welcome Message on the Town website, we are a “unique residential community” with a “rich history,” and a “park-like setting and quiet atmosphere.” Mayor Royse’s message rightly states:

“Hillsborough strives to maintain the rustic character and rural charm that are the hallmarks of our town. We are dedicated to preserving our history, natural beauty, architectural heritage and small town atmosphere that contribute to the essential character of our community and make it a wonderful place in which to live and raise a family.”

In the 2014-22 HE5 cycle, the Council (which included current members Chuang, May, and Royse) was careful to protect Hillsborough’s unique character and heritage in meeting its RHNA/HE5 obligations. The Town’s HE5 Plan, by its own explicit terms, “represent[ed] a sincere and creative attempt to meet local and regional housing needs in a community that doesn’t meet the urban norms around which the State Housing Element law was created,” see Town of Hillsborough 2014 Housing Element (HE5 Plan) at p. 4 – and the Council’s heritage-protecting plan was duly approved by the State.

I have no doubt that Town Staff (and its consultant) worked diligently and earnestly to develop their Draft Plan. But the Staff's Draft Plan is only a draft, and it is up to the Council to make the final decision and craft the final plan to be submitted to the State. You Councilmembers – not the Staff, and certainly not the outside consultant – are the Hillsborough residents whom we elected and to whom we've entrusted the responsibility of representing, leading, and preserving our Town and its unique and historic character. With due respect, now is time for the Council to take ownership of the final decision and to show the leadership, responsiveness, and stewardship that we elected you to provide – in this case, not by deferring to Staff and consultants, but by directing the Staff to revise its Draft Plan in a manner that (1) addresses the widespread concerns and objections you've heard from the community¹, and (2) produces a good-faith, sincere, and creative proposal for satisfying our HE6 obligation while preserving "the rustic character and rural charm that are the hallmarks of our town" and what makes Hillsborough the "wonderful place in which to live and raise a family" that we all cherish.

* * * * *

As the Council considers how to craft a final plan that corrects the deficiencies and shortcomings of the Draft Plan, I submit the following key points for your consideration.

First, we should target the HCD-mandated 554 housing units, not a number higher than that (which is what the Draft Plan proposes). HCD's 554 number is already too high, representing a remarkable 12% increase over Hillsborough's existing 4000-unit housing stock – in an era when the population of California, and the population of San Mateo County, are decreasing.² The Draft Plan proposes that we should voluntarily exceed the 554-unit mandate, in the name of a creating a "buffer" that would take us to a goal of 665 new housing units for

¹ Although the HE6/RHNA process has been going on for many months, it was only with the issuance of the Staff Draft Plan in early August of this year (barely six weeks ago – at a time when many residents were enjoying the last days of summer, sending kids off to college, and so on) that the true threat to our community became clear (the prospect of zoning changes; 12-15% increase to our housing stock; multi-story buildings; dramatic transformation of Town Hall without accommodation for the Veterans Memorial; etc.). And in those short six weeks, Hillsborough residents have rallied and responded, engaging with remarkable speed and unanimity – and always respectfully – to make our voices and concerns heard, in person and in writing. The community has responded in plenty of time for the Council as our elected representatives – and community stewards – to receive and incorporate our feedback and develop a revised, creative final plan that is true to Hillsborough's essential character.

² I understand that some other jurisdictions in California have challenged their assigned HE6 numbers. To the extent it remains possible for Hillsborough to challenge our target number of 554 (and seek to reduce that number to one that more accurately reflects the current population trends), the Council should pursue such a challenge.

Hillsborough. There is no need for the Town to do this, nor is there any legal requirement that we do this. A 12% increase is more than enough. Our target number should remain (at most) 554 housing units, not 665.

Hillsborough has an exemplary track record of meeting and even exceeding its HCD-assigned HE number. In the 2014-22 HE5 cycle, the Town's State-mandated target was 91 and we hit 192 housing units actually created. Hillsborough was a model community in HE5 – not simply being one of only 38 jurisdictions in California to meet its HE5 target and plan, but more than doubling our target number. A “buffer” might represent an appropriate “best practice” for some jurisdictions – namely, those communities that fell short of their recent Housing Element plans. But not for Hillsborough, given our track record of not just meeting but indeed dramatically exceeding our HE targets.

Second, once the housing-unit target for HE6 is defined as 554 rather than something more than that, there are many paths to meeting that goal without imposing the sort of dramatic changes to our community that the Draft Plan proposes.

For starters, the Final Plan should make much greater use of ADUs, which have become increasingly popular in the Town. The Draft Plan provides for too few ADUs (only 280, based on a trailing 3-year average of 35 per year). We should take a more realistic, and current, estimate of 65 ADUs per year – which is the rate for 2021-22 (after Hillsborough in 2020 appointed an ombudsman to encourage and facilitate the construction of ADUs). There is every reason to believe that the current 65-per-year rate would continue, if not increase, with the assistance of the ombudsman and other measures to promote ADU construction. Over eight years, a 65-per year rate would, all by itself, account for 520 of the 554 housing units.

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Respectfully submitted,

Theodore W. Ulliot

From: [Vincent Ng](#)
To: [General Plan](#)
Cc: [Clare and Vincent](#)
Subject: Hillsborough Housing Plan
Date: Monday, September 19, 2022 8:45:09 AM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element".

I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards

Clare and Vincent



From: [Hedy Kaveh](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 8:38:40 AM

I have lived in Hillsborough since 1995 and chose this town for what it was. My current property tax is \$7,000 / month and will go up to over \$10,000 / month as soon as my ADU is finished. I believe that the current plan for adding housing is reckless and the Town should wait to learn from other municipalities while collecting the residence inputs.

Best wishes,

Hedy Kaveh

[REDACTED]

Hillsborough, CA 94010

[REDACTED]

Home Office

[REDACTED]

Mobile

From: [Jen Tom](#)
To: [General Plan](#)
Subject: housing element
Date: Monday, September 19, 2022 8:30:03 AM

Dear Sir or Madam,

I would like to express my support for the housing plan as proposed. As someone who recently purchased a home in Hillsborough and was waiting for a house in our price range to come onto the market for over two years, I would like to see more opportunities for housing in the area. In particular I support allowing a lot split down to 1/3 acre. Thank you!

Jen

From: [REDACTED]
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 8:19:15 AM

I don't approve of the new plan. It will ruin the feel of Hillsborough. It would impact our schools, theft and crime.
Christina Pietro.

Sent from my iPhone

From: [Randall M Baum](#)
To: [General Plan](#)
Subject: Objection to Plan
Date: Monday, September 19, 2022 8:01:02 AM

To Whom It May Concern:

I have reviewed the Plan and have read the thoughtful response to the Council from Ted Ulliot.

Like Mr. Ulliot, I agree that rezoning The Town as outlined in the Plan will negatively change the character of Hillsborough and will negatively affect the quality of life here. While his proposal may not be optimal, I would encourage the Council to consider it, as well as other options, rather than opt for high-density housing to be built in the Town.

Thank you for your consideration.

Regards,

Randall M Baum

Randall M Baum

[REDACTED]

Hillsborough, CA. 94010

[REDACTED]

From: [Haueter, Eric S.](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 7:56:55 AM

To whom it may concern:

We urge you NOT To adopt the towns current plan for adding additional housing units and instead pursue the alternative plans that have been presented by concerned residents. The Town's plan is not in the best interest of the town or its residents And presents serious fire, safety and financial concerns.

Eric and Cynthia Haueter
[REDACTED]
Hillsborough

Sent with BlackBerry Work
(www.blackberry.com)

This e-mail is sent by a law firm and may contain information that is privileged or confidential.
If you are not the intended recipient, please delete the e-mail and any attachments and notify us
immediately.

From: [Peggy Andrews](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 7:51:14 AM

I am opposed to the current housing plan presented by city council.

Peggy Andrews


Sent from my iPhone

From: [Karen Folgner](#)
To: [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#); [Ann Ritzma](#); [Al Royse](#)
Subject: Housing draft proposal
Date: Monday, September 19, 2022 7:35:20 AM

Dear Hillsborough Housing Committee,

Thank you to your organization for providing information to the Residents of Hillsborough on the "Housing Element Draft Proposal." Additionally, thank you for your continued openness to accept, and process feedback from residents on that proposal.

We would like to respectfully add our names to the list of many residents to express our *firm opposition* to the "Current Draft Housing Element."

In addition to the need for further due process in planning, we would like to see the Town take full account of the **current, and planned Accessory Dwelling Units** to meet the requests proposed by the State.

Respectfully,
Karen and Mike

Sent from my iPhone

From: [David Brent](#)
To: [General Plan](#)
Subject: David M Brent – Letter opposing the Draft Housing Element Plan
Date: Monday, September 19, 2022 7:28:09 AM
Attachments: [22_09_12 DBrent HE Plan Objection.docx](#)

Please see below & Attached Letter.

++++++

Dear Mayor Royse, Vice Mayor Krolik, and Councilmembers Chuang, Cole, and May:

I am writing today to respectfully express my objection to the draft Housing Element Plan dated August 4, 2022 (“Draft Plan”).

I became a Hillsborough resident in 2007 and was drawn to the area for reasons that are at exact odds to this draft. I specifically choose Hillsborough due to the focus on single family homes, no retail/commercial, great schools, and the quaint small-town layout in which to live and raise a family. This Draft Plan runs counter to the unique character and heritage. If adopted, the Draft Plan would fundamentally change the character of our Town for the worse and put our property values at risk

Based on support from the Town Planning Department, I constructed an ADU on my property in 2019. The unit is attractive, functional, and in keeping with the characteristics of the street and neighborhood. I believe continuing the approach of encouraging ADUs is a far superior approach to meet the HCD targets for additional housing units – instead of the multi-family housing & multi-story building.

As the Council considers how to craft a final plan that corrects the deficiencies and shortcomings of the Draft Plan, and addresses the widespread concerns and objections voiced from the community, I support the following key points for your consideration.

- Challenge this 12% increase as far too high, given recent population changes in California and San Mateo County.
- Petition for relief credit for exceeding our target in the last cycle.
- Target the HCD-mandated housing units at a number not higher than 554 given our track record of exceeding our HE targets.
- Do not – under any circumstances, change Hillsborough’s zoning to add the new HD-2 and HD-3 zones, nor add multi-family housing, nor erect multi-story buildings on Town property. Once that type of development begins, there will be no end to this continuing in the future.
- Focus on exclusive use of ADUs to achieve this number. Based upon our recent annual trend, 8 years of ADU growth would achieve almost the entire number.

Thank you for your time and efforts, and I hope you will incorporate my feedback to develop a revised, creative final plan that is true to Hillsborough’s essential character.

Respectfully submitted,

David Brent

[REDACTED]

David M Brent – Letter opposing the Draft Housing Element Plan

September 19, 2022

Dear Mayor Royse, Vice Mayor Krolik, and Councilmembers Chuang, Cole, and May:

I am writing today to respectfully express my objection to the draft Housing Element Plan dated August 4, 2022 (“Draft Plan”).

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Thank you for your time and efforts, and I hope you will incorporate my feedback to develop a revised, creative final plan that is true to Hillsborough’s essential character.

Respectfully submitted,

David Brent

From: [John Noell](#)
To: [General Plan](#)
Subject: Support-Current Draft Housing Element
Date: Monday, September 19, 2022 7:24:53 AM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my support of the "the current draft housing element". It looks like a common sense way to address the State of California housing requirements that the town has.

Best regards,

John Noell

[REDACTED]

Hillsborough, CA 94010

From: [Mary Griffith](#)
To: [General Plan](#)
Cc: [Richard Griffith](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 6:00:51 AM

Hello Town counsel. Thank you for your work on the Housing Element plan.

My husband and I strongly oppose the plan as outlined. We do not want the zoning in Hillsborough changed in anyway. Nor do we support more density for our town. Our town doesn't have the infrastructure to support high density housing. We support the use of ADUs as warranted by individual homeowners.

Kindly rework the plan to reflect the nature of our town.

Thank you
Sent from my iPhone please excuse any typos
Mary Griffith

From: [Howard Love](#)
To: [General Plan](#)
Cc: [Harriet Love](#); [Al Royse](#); [Christine Krolik](#); [Larry May](#); [Marie Chuang](#); [Sophie Cole](#)
Subject: Objections to Draft Housing Element Plan
Date: Monday, September 19, 2022 4:14:59 AM
Attachments: [Ullvot Objections to Draft HE Plan \(1\).pdf](#)

Dear Mayor Royse, Vice Mayor Krolik, and Councilmembers Chuang, Cole, and May,

I am concerned about the draft Housing Element Plan and concur with Ted Ullvot's points in his memo (see attached). I don't see any reason to target a number higher than the 554 units required and it also seems that the ADU's can get us a long way towards that goal. I understand that Atherton is relying on ADU's to reach their goal. I would not want to do anything that changes the nature and special character of our town.

Thank you for considering,

-Howard Love

 , Hillsborough

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Howard M. Love
Founder
[LoveToKnow Media](#)



THEODORE W. ULLYOT

September 17, 2022

Dear Mayor Royse, Vice Mayor Krolík, and Councilmembers Chuang, Cole, and May:

I am providing these comments on, and objections to, the draft Housing Element Plan dated August 4, 2022 (“Draft Plan”) – as a Hillsborough resident since 2008. My family has been in Hillsborough since the late 1970s, when my father moved to the Town.

Although the California Department of Housing and Community Development (HCD), through the Association of Bay Area Governments (ABAG), has imposed on the Town a mandate of 554 additional housing units for the 2023-31 HE6 cycle, the Draft Plan is an unacceptable proposal for meeting that number. Among the most objectionable features of the Draft Plan are the introduction of a new three-zone scheme in place of Hillsborough’s current single-zone (RD) zoning framework; the introduction of multi-family housing to our Town; and the introduction of multi-story buildings to our residential community (including at our historic Town Hall, Centennial Park, and Veterans Memorial). If adopted, the Draft Plan would radically and irreparably change the character of our Town.

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“Hillsborough strives to maintain the rustic character and rural charm that are the hallmarks of our town. We are dedicated to preserving our history, natural beauty, architectural heritage and small town atmosphere that contribute to the essential character of our community and make it a wonderful place in which to live and raise a family.”

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Hillsborough has an exemplary track record of meeting and even exceeding its HCD-assigned HE number. In the 2014-22 HE5 cycle, the Town's State-mandated target was 91 and we hit 192 housing units actually created. Hillsborough was a model community in HE5 – not simply being one of only 38 jurisdictions in California to meet its HE5 target and plan, but more than doubling our target number. A “buffer” might represent an appropriate “best practice” for some jurisdictions – namely, those communities that fell short of their recent Housing Element plans. But not for Hillsborough, given our track record of not just meeting but indeed dramatically exceeding our HE targets.

Second, once the housing-unit target for HE6 is defined as 554 rather than something more than that, there are many paths to meeting that goal without imposing the sort of dramatic changes to our community that the Draft Plan proposes.

For starters, the Final Plan should make much greater use of ADUs, which have become increasingly popular in the Town. The Draft Plan provides for too few ADUs (only 280, based on a trailing 3-year average of 35 per year). We should take a more realistic, and current, estimate of 65 ADUs per year – which is the rate for 2021-22 (after Hillsborough in 2020 appointed an ombudsman to encourage and facilitate the construction of ADUs). There is every reason to believe that the current 65-per-year rate would continue, if not increase, with the assistance of the ombudsman and other measures to promote ADU construction. Over eight years, a 65-per year rate would, all by itself, account for 520 of the 554 housing units.

For the remaining 34 units, there are a number of paths to get there. One example: We should continue to lobby the State (see Housing Element FAQ 12) to accept some or all of our 101-unit overage from HE5. The FAQs say that the Town “is currently working with our lobbyists to petition the state” to get credit for the 101 extra units we created in HE5. Let's at least pursue that route to completion (including appeal), before fundamentally changing Hillsborough and putting our property values at risk.

Between ADUs and petitioning for retroactive credit on our HE5 overage, that gets us to 621 units, thereby substantially exceeding our HE6 allocation. Even if the State were to give us credit for only one-third of our HE5 excess (34 units of the 101 excess), that would get us to the required 554.

Because the Town can meet its HE6 target through a combination of ADUs and partial-credit for our HE5 overage, we do not need to – and should not – change Hillsborough’s zoning to add the new HD-2 and HD-3 zones, nor add multi-family housing, nor erect a multi-story building on Town property at El Camino and Floribunda – all of which are strategies proposed in the Draft Plan. Each of those steps would bring about fundamental negative change to the beauty and character of our Town, and I join many other Hillsborough residents in objecting to those proposals. Under the above strategy I have outlined, neither new zoning, nor multi-family housing, nor a Town Hall multi-story complex, would be necessary to meet the Town’s 554 target number for HE6.³

* * * * *

The ideas and methodology I have outlined above are one reasonable, low-impact pathway for the Council to devise a Final Plan that (1) addresses the widespread concerns and objections you’ve heard from the community, and (2) represents a good-faith, sincere, and creative proposal for satisfying our HE6 obligation of 554 housing units. There undoubtedly are other means of doing so – without the need for re-zoning, for multi-family housing, for multi-story apartment buildings, and the like. In addition to its natural beauty, unique history, and character, our Town is blessed with a thoughtful, engaged, civic-minded citizenry, many of whom have participated actively and respectfully in this process since the unveiling of the objectionable Draft Plan six weeks ago. Collectively, the residents of Hillsborough have stated well-founded concerns and objections to the Draft Plan and proposed a range of creative alternatives. It is now up to the Council to be responsive, listen and incorporate that feedback, and produce a Final Plan that is right for Hillsborough and protects our unique Town.

³ There are likely other means of meeting our HE6 target of 554 housing units that likewise would be respectful of, and preserve, Hillsborough’s essential character. For example, I understand that there is land near I-280 that is owned by the San Francisco PUC, which the Town might be able to annex, acquire and rezone for HE6 compliance purposes. This is the kind of option that should be fully explored before adopting radical changes to our Town.

Respectfully submitted,

Theodore W. Ulliot

From: [Tedra Wrede](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 3:31:34 AM

Dear Town Councilmembers,

Having grown up in Hillsborough, appreciating the beautiful character, and as the Town Website may have once described as the “rural nature” of the community, I too would hope and desire the town leadership to listen to the well educated and knowledgeable constituents of this community.

Allowing consultants who do not live here, and have no vested interest in preserving the nature of the community to dictate the future nature of the community is irresponsible and perhaps even reckless.

A common sense approach to this important housing/ zoning predicament hewn upon the town by the state, must include the impact on residents. I urge you to consider the proposal set forth by Smart Housing for Hillsborough.

It’s apparent the Town Council’s approach to date is leaning toward accepting the Houseal Lavigne proposal and trying to ‘sell’ it to residents, rather than incorporating valid and reasonable ideas and concerns of the residents.

This could be a big mistake with the many attorneys in town, we could easily see our town budget eroded. Preserve the budget, please don’t railroad residents, please take the time to incorporate the many good and reasonable ideas into a better housing plan. Do not decrease minimum lot and front sizes. Do not place a ban on smaller homeowners remodeling their homes. If the state does not require a “buffer”, do Not offer one at this point. The percentage of home to landscape is what makes Hillsborough more parklike compared to other communities. Do not take it away!

A fast approaching state deadline does not mean the town residents should have to live with poorly developed plans which exclude the interests of the citizens of this community. Please consider other consultants or the ideas from the Smart Housing for Hillsborough residents.

Sincerely,
Tedra Wrede

From: [Richard Rose](#)
To: [General Plan](#)
Subject: Feedback on Housing Element Update
Date: Monday, September 19, 2022 1:21:45 AM

Hello,

I am a 10 year resident/homeowner in Hillsborough.

I have some comments/concerns about the housing element update plan.

- 1) I am against any restrictions on redevelopment or tear downs of existing "smaller" homes in Hillsborough. This will have a negative effect on property values.
- 2) I am against rezoning lots in the middle of town. This creates a hodgepodge of zoning laws and hodgepodge of housing types.
- 3) We should promote ADUs more. Make the process easier, have pre approved prefab ADUs. Allow more than 1 ADU, perhaps with size restrictions. It could be 1 structure with 2 ADUs, 500 sqft max each, 1000sqft total.
- 4) Increase the town hall sites density to meet the unit requirements. Go higher, smaller studio units or even SROs with shared common space if allowed. Smaller units increase density of housing units while reducing the number of residents, and the corresponding impact on our utilities, schools and public services. Police station is onsite so safety should not be a concern. Town could own this apartment structure/complex to maintain control.
- 5) The buffer of units seems unnecessary. Propose something less extreme to the state. Worse they can do is reject it.

Thank you for listening.
Richard Rose

From: [Wally Hong](#)
To: [General Plan](#)
Cc: [Joanne Hong](#)
Subject: My feedback on the Hillsborough 2023-2031 Housing Element
Date: Monday, September 19, 2022 1:15:38 AM

Dear Sir/Madam:

As residents of Hillsborough, we are providing our comments below on the proposed 2023-2031 Draft Housing Element for the Town of Hillsborough.

We clearly and vehemently do not agree with the proposed draft plan as submitted by the Hillsborough staff and consultant. Whereas, we fully support the **"Smart Housing for Hillsborough"** plan drafted and supported by the Hillsborough Citizen's Alliance. As a licensed architect and my wife as a former urban planner, we both recognize the benefits of strategic planning policies and good design for our community. Towards that end, we moved into Hillsborough more than 35 years ago for the great schools, quality of life, and the sense of community. We believe that the **"Smart Housing for Hillsborough"** plan will allow this community to maintain that higher quality, while complying with the state's mandate for increased housing. Case in point, we believe that Atherton's proposal for the heavily-weighted ADU plan to meet the HCD requirements would be moving in the right direction to protect the integrity of the town.

In strong contrast, we believe that the draft plan proposed by the Hillsborough staff and consultant will endanger the overall community and diminish the quality of life for the following reasons:

- Fragmentation of the poorly planned upzoning throughout the town.
- Increased density and mixed use zoning may lower the property values.
- Increased zoning and population will negatively impact the quality of services, such as the schools, police, fire, etc., which are critical factors for maintaining and protecting Hillsborough's unique style of life and charm
- Additional infrastructure from the upzoning and increased density will be a significant expenditure and is not addressed; who will be bearing this additional cost - the current residents?
- If passed, then the current residents will consider relocation to other communities that will have a higher quality of life.

We appreciate your consideration and trust that the Hillsborough Council and staff will make the right strategic decision for the future of this town and its residents and move forward with the **"Smart Housing for Hillsborough"** plan.

Wally and Joanne Hong

From: [Krish Kumar](#)
To: [General Plan](#)
Cc: [Reema Kumar](#)
Subject: Opposition to the current draft of Housing Element
Date: Monday, September 19, 2022 1:02:23 AM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards

Krishneil and Reema Kumar

, Hillsborough, 94010

From: [Alina Cherny](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Monday, September 19, 2022 12:02:14 AM

Hello City Council and Town Staff,

We oppose the plan of High Density Housing in Hillsborough since it will forever alter the Town's residential experience.

The proposed development sites along Crystal Springs road will cause a severe environmental impact, since there is an existing creek running along the side of the road and the topography of the site is not suitable for the development because of the steep slope.

Thank you,
Alina Cherny

From: [REDACTED]
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Sunday, September 18, 2022 11:56:23 PM

We are categorically opposed to the plan of adding 550+ housing units to Hillsborough.
San Mateo has plenty of housing already.
We don't need this!
This will also lower our housing values.
Please stop this!!!

Igor and Alina Cherny.
Residents of Hillsborough.

From: [Sylvia Chow](#)
To: [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: IMPORTANT re: housing element
Date: Sunday, September 18, 2022 11:37:14 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I wanted to send an email since all of the many homeowners I've spoken to in Hillsborough along with my family, are **extremely concerned** about the current draft plan for housing. In the 16 years that we've lived here, this is probably the most important issue that affects our town's aesthetics and natural features, safety, schools, property values, water usage, traffic - basically everything is at stake and could be affected adversely by the current plan. There is a reason our town is such a special, beautiful and safe place to live and we hope that we can best preserve what attracted us all to move here as much as possible. As such, most homeowners are alarmed and would like to respectfully ask that the hard-working people who are in charge of representing us to please consider some of the proposed alternative plans that can still help us achieve the state goals without giving up so much.

One of the plans is called *Smart Housing for Hillsborough* and seems to have some excellent alternative ideas. **Please do not vote for or submit the current plan that was designed by an outside consultant with no personal ties to this special place that is home to all of us.** We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

Thanks for your efforts to ensure that the town of Hillsborough will not suffer from any detrimental decisions without carefully considering the feedback of its homeowners in order to move forward with a plan that most accept and support versus the current draft plan.

Please let us know if there's anything we can do

towards helping the town to reach an alternative plan that protects us better.

Best regards,
Sylvia Chow

 Hillsborough, CA

From: [Bebe Trinkner](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Sunday, September 18, 2022 11:15:25 PM

For the The Hillsborough Town Council, the City Manager and the Housing Element Committee.

I am against the Housing Element as written. I feel we had very poor notice for the first meeting of the Town Council I attended with my husband. Just days before that we also attended the confusing meeting at North School for reams of handouts and very little direction.

We have lived in Hillsborough for 43 years and have been active in the community. during this time including serving for 14 years on a town Committee~~The Citizens Communication Advisory Committee. I have friends on the Town Council now and in the past. I would be happy to serve on a committee to help if needed.

BeBe Trinkner [REDACTED], Hillsborough, [REDACTED]

From: [Tina Fong](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Sunday, September 18, 2022 11:15:21 PM

After reviewing the proposed housing element and attending the meeting on September 6, I have concluded that the best solution would be to strongly promote the addition of ADUs or JADUs. This would least impact the character of our town. We should explore creative ways to encourage homeowners, especially seniors, to embrace such ideas ie, further streamline the ADU process, provide financial as well as technical assistance. Rather than spending money to develop city hall, we should use that money to help homeowners build ADUs! For the record, my husband and I are opposed to developing city hall, and the I-280/Black Mountain Road corridor.

Best,
Tina and Charles

[REDACTED]

From: [Alex Ramsay](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Re: Housing Element Draft Plan
Date: Sunday, September 18, 2022 11:12:59 PM

Dear Hillsborough Councilmembers:

Thank you for your public service as we collectively work through this challenging issue.

I attended the City Council meeting via zoom on Monday, September 12 and was encouraged by the participation in-person and on Zoom from many concerned residents. I would observe that the feedback was nearly unanimous in opposition to the Draft Plan released on August 4.

I submitted my email below prior to the meeting on September 12. My intent here after attending the September 12 meeting and continuing to deliberate on the matter is to re-affirm my strong opposition to the August 4 Draft Plan. I am strongly opposed to blanket re-zoning. I remain highly supportive of a Housing Element Plan that builds on our existing demonstrated strengths. Our plan should focus on ADUs, where we have consistently exceeded expectations. Additionally, we should seek to obtain carry-over credit for the significant excess production we generated in the last RHNA5 cycle.

I look forward to the City Council meeting on Monday, Sept 26 as well as interim discussions.

Thank you for your service on behalf of Hillsborough.

Kind regards,
Alex Ramsay
Hillsborough Resident

On Thu, Sep 8, 2022 at 8:44 AM Alex Ramsay [REDACTED] wrote:

Dear Hillsborough Councilmembers:

I enjoyed the opportunity to meet Mayor Royse, Vice Mayor Krolik, and Councilmember Cole at the September 6 Open House to learn more about the Draft Plan. I have read the full plan and various associated documents posted on the Town website and developed an understanding of the State's RHNA6 mandate. To all of the Councilmembers, thank you for your service on behalf of Hillsborough, both generally and especially as we navigate this challenging issue. I am supportive of the objective to develop more affordable housing throughout the State and in the Bay Area but we must ensure we do so in a thoughtful, carefully considered, and long-term manner. Unfortunately, the current Draft Plan is not that.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also

faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

I am strongly opposed to the current Draft Plan, which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.

I am supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

I want to voice my strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service.

Kind regards,
Alex Ramsay

From: [Jon Goldberg](#)
To: [General Plan](#)
Subject: Hillsborough Housing Element
Date: Sunday, September 18, 2022 11:09:12 PM

Hello,

On your "Housing Element Update Frequently Asked Questions" document, question #29 seems to have been only partially answered. In speaking with other Hillsborough School District parents, we have two questions:

1) will the town or school district provide some sort of study/impact analysis prior to the finalizing of the Draft Housing Element? (i.e. student to teacher ratios, is the current school facility infrastructure adequate across the schools to accommodate the resulting increase in the town's population, etc.)

2) will the town give the community an opportunity to provide comments on the next version of the Draft Housing Element before it is finalized? Or if not, are any other towns in the Bay Area offering their residents this opportunity?

As a Hillsborough resident with several children currently enrolled in the Hillsborough School District, I think it is incumbent on the town to address these questions.

Question #29 from the FAQs document is below:

Q29) Has there been a study to determine whether there is adequate room and funding for additional school facilities?

The Hillsborough City School District(HCSD) is responsible for analyzing enrollment and projecting facility/amenity needs. School fees are set by the School District and assessed on all new development projects. A representative from the HCSD Board participated as a member of the HEAC, and the project team interviewed representatives from both the HCSD and private schools as a part of the development of the Draft Housing Element.

Thanks,
The Goldberg Family

From: [Monic Stuart](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Sunday, September 18, 2022 10:35:09 PM

To Whom It May Concern

I'm writing to state my opposition to the Town's proposal to meet the mandate for lower income housing.

Subdivision of parcels and reduced setbacks will only serve to create denser housing but is unlikely to be affordable to those in need. Furthermore, because Hillsborough has no businesses, allowing such buildings to occur throughout Hillsborough will not serve the intended purpose. Rather any low income housing should be located within a reasonable distance to provide easy access to shopping and public transportation.

Changing the zoning within Hillsborough will likely have unintended effects. Not only will it not accomplish the purported goal, it is likely cause an exodus of citizens, potentially causing loss in revenue for the Town and the award winning schools.

Best regards,
Monic Stuart

Sent from my iPhone

From: [REDACTED]
To: [General Plan](#)
Cc: [REDACTED]
Subject: FW: HCA #24: Only hours remain - 5 things you can do to impact the future of housing in our town
Date: Sunday, September 18, 2022 10:28:24 PM

My Robert Chow and my wife's name is Sylvia Chow. We reside in [REDACTED]
[REDACTED], Hillsborough, Ca. and we have been living here since 1998.

We are writing to you to let you know that we are against the proposed housing plan.
We do not support this plan.

Thank you

Robert Chow
[REDACTED]

From: Hillsborough Citizens Alliance <hillsboroughcitizensalliance@gmail.com>
Sent: Sunday, September 18, 2022 9:12 PM
To: robert chow [REDACTED]
Subject: HCA #24: Only hours remain - 5 things you can do to impact the future of housing in our town

[REDACTED]

HCA #24: Only hours remain - 5 things you can do to impact the future of housing in our town.

The Town's proposed Housing plan will impose the most reckless and unnecessary changes to our zoning laws in the past 50 years and will forever alter the Hillsborough residential experience. The impacts will be profound and far ranging, including neighborhoods, schools, roads, and more. This is not a drill and time is running out to voice your opinion.

Here are 5 action you should take now to make an impact:

#1: Send an email by tomorrow (Monday the 19th) voicing your opinion to City Council and Town staff around their initial draft plan to add 550+ units of new housing.

[Click here to send an email](#)

#2: Review the “Smart Housing for Hillsborough” citizen created, alternative plan to meet the state required housing goals in Hillsborough with as minimal an impact as feasible on the residential character of Hillsborough.

[Click here to view the plan](#)

#3: Attend the City Council meeting in which the Housing Element final draft will be discussed and finalized before being sent to the State of California. This meeting will be on Monday, September 26th @ 6PM, both in-person and on Zoom.

[Interested in attending? Click here for an email reminder!](#)

#4: Complete the Town-sponsored accessory dwelling unit (ADU) survey, as the town looks to gather more details from homeowners about the construction of additional ADUs.

[Click here to take the survey](#)

#5: Complete the citizen driven housing survey, a survey which focuses on collecting Hillsborough resident opinions and comments on the proposed changes to the residential element of town as well as other housing related topics.

[Click here to take the survey](#)

For more info on the Housing Element update, including recordings of past meetings, presentations and more, click the button below.

[Housing Element website](#)

[Forwarded This Email? Click Here to Subscribe!](#)

About HCA

Hillsborough Citizens Alliance is a good-government organization committed to fostering accountability, accessibility, transparency, candor, and respect for due process in our local government. It is a non-partisan organization, comprised of Hillsborough residents who are devoted to holding the local government accountable to safeguard the enfranchisement of all Hillsborough citizens.

We ask our fellow citizens to consider joining us in support of better cell coverage that complies with OUR design standards and OUR values.

**Let us speak in one voice, loudly and clearly so there is
no doubt about our resolve.**



From: [Elizabeth Jeffords](#)
To: [General Plan](#); [Elizabeth Jeffords](#)
Cc: [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [Al Royce](#); [Steven Jeffords](#)
Subject: Objections to the Town Hall Campus Plans as Part of the Housing Element for Hillsborough's 2023 RHNA
Date: Sunday, September 18, 2022 10:25:50 PM

Dear Housing Element Committee, Mayor Royce, Vice Mayor Krolik, Town Council;

We believe bringing more affordable housing to Hillsborough is a good idea; and, to do so, the town and the community need to come together to create an equitable and balanced plan. And yet I need to object strongly to all three Town Hall Campus plans presented at the Town Council Study Session on September 12th, and anything resembling them, for the Town Hall Campus.

I wrote once before to express my concerns with the Housing Element, but I find I must write again to directly express my concerns with the proposals for the Town Hall Campus (THC). The Town keeps repeating, "These are first pass proposals, don't worry, you'll have input to adapt them!" But as the Town Planners have both indirectly limited town participation by failing to provide full and candid information, and directly refused to answer direct questions about the proposals, I find I must object to the information I do have, even if not complete.

HERE IS WHY I OBJECT:

A. PROCESS: There are grave problems with the process under which the draft housing element was written, and specifically how the Town Hall Campus (THC) has been included:

1. Our property is directly touched by the THC plans, and yet I was not directly informed of any of them. Our story isn't unique- no one in town knew of this.
2. Only 3 (or 4, depending on draft) of 13 sites and 4 town-owned properties are currently addressed. 3 of the 4 are unlikely to be developed as they are privately owned
3. The town has not made the following available to the town, despite frequent requests, likely because they disagree with town plans: The Overall Town Site Analysis, All HEAC minutes, WRNS's full analysis and reports of the THC site (due September 1).
4. Preliminary "jelly" plans for the Town Hall Campus were provided only 8 days before community input closes- and NO ZONING YET WRITTEN
5. Nearby residents have been given so many contradicting answers over the last few weeks that it feels like misinformation. The planner swore the site would be <100 units, another told me it would never be >45 feet. Yet the plans are 85-130 units, 6+ floors.
6. The Town Manager, Town Planner and Consultant don't answer questions clearly or correctly at Open Houses or Town Councils (for example WRNS answer saying there was no deficit in the number of parking spots, that the buildings across the street were equally tall (despite being three stories shorter), or Town Hall Manager being evasive about whether town sites had to be developed.
7. The consultant report provided in the minutes packet states blatantly false facts:
 - a. They state the 2019 report lists \$30M to fix the site, \$45M to move - it was actually the reverse: moving to a new site would be cheaper and faster at \$25M)
 - b. THC is a link to multiple buses- Hillsborough has only one- the ECR
 - c. Proposal only includes heights of buildings over 55' (some incorrectly), not including shorter buildings (and misrepresenting many on the graphical element)
 - d. The proposal mentions the San Mateo County's "priority development area" but doesn't note that Hillsborough is not included
8. WRNS Studio was supposed to be finished with their full analysis (plans, costs, analysis of circumvention of environment, traffic, noise, and other impact analyses) by Sept 1. Where is that information?
9. Inappropriate behavior: One of my elderly neighbors with a disabled family member will need to exit her driveway through the site. She received a call from a town hall planner saying, "Don't worry, nothing will happen here- it's just a plan we have to submit. It won't

happen, and if it does – it will be years and years.” This is wildly inappropriate.

10. The Town Planner summarized community concerns with the Housing Element in one page (!), and didn't put it out for town review in advance. Her summary should not meet the test of review of town input. Even the summary put out by the HCA undercounted objections to the THC because these plans were kept until the very end of the process.

TAKEAWAY: This process does not feel like the community has had a chance to give input, and the town has not served as it should in representing us in our stead.

B. SITE: There are extreme issues with the 2.5-acre Town Hall Site- it is not suitable

1. In 2019 a site report was completed evaluating the Police Station for repairs -pointing out significant deficiencies including shallow groundwater, inadequate sewer/water pipes, flooding, an inadequate creek and culvert system. It also pointed out inadequate electricity, a major seismic zone, asbestos, lead, and possible ground contamination.
2. The town likely saw high-density housing under the new state laws as a way to pay for needed repairs and engaged a consultant to create plans and “deal” with the public.
3. This RFP and Project to build high-density housing plans at the THC asked for an evaluation of ways to bypass environmental impact studies. The HEAC was asked whether they supported > 20units per acre – coincidentally, a CEQA bypassing criteria
4. Any school analysis would need to be run separately by HCSD, with no plan in place
5. In the words of a city employee the THC “would heavily impact residents in a 500-1000 ft diameter of the project in terms of noise, traffic, light and more.”

TAKEAWAY: This site isn't suitable for any housing, let alone 390 people stuffed into <50% of a 2.5-acre site. The town paying a consultant to build plans before engaging the HEAC is inappropriate. Attempting to avoid CEQA on a fragile site is irresponsible.

C. IMPACT OF THE SITE ON THE NEIGHBORHOOD: Separate from the site and its inappropriate inclusion in the Housing Element, the current plans for development of a high-density housing site is flawed for the following impacts on the neighborhood and town:

1. In all plans, the POLICE STATION is moved to sit within a residential block, directly nestled within multiple private residences. This causes several direct hazards, safety issues, and nuisance problems, in a block that is only zoned for single-family housing. The town's ownership of that non-vacant home does not change these issues:
 - a. Noise- every time an officer gets in car, a siren goes off (starting from 6am)
 - b. Pollution- police cars are kept running at all times, generating exhaust into the backyards of a block full of residents
 - c. Danger- The evidence and armory room is on site- guns, ammo, drugs, and other evidence are on site- and will be less than 150 feet from children
 - d. Town safety- The Police station keeps keys and access info to many of town's homes on site
 - e. Police Business- Officers can bring criminals to residential block 24/7. Nearby Neighbors (elderly, children, disabled) shielded only by the regulation 5ft fence.
 - f. Environmental Toxins- The current Police Station has a refueling station on site that may be releasing toxic chemicals into groundwater- assume it will be moved
2. 3-4 yr construction project will create unbelievable noise/pollution/danger/distraction from early in the morning throughout the day for many who work at home, elderly, etc
3. The Impact on traffic will be immense
 - a. Floribunda: Construction traffic on floribunda, and then ~400 residents
 - b. Fairway/Highgate/Pepper/Others: Extreme congestion on parking/circling
 - c. El Camino: Increased congestion on unsafe 1-sided crosswalk El Camino x Florib
 - d. Walnut: Parking Impact. If Walnut is closed off- The population of Walnut Ave

would lose access to El Camino Real, and the nearest left turn on ECR at a light would be three blocks north, or a 5-minute detour to the south. Fire Code would also require that there be no parking on that street, which is <26' wide

- e. All Streets: This area is a Biking, Walking, Jogging hub- will be incredibly dangerous for all, especially children. And especially if parking rules are changed
4. Demolishes Hillsborough's two most Historic Buildings (built in 1912)
5. Demolishes Centennial Garden, Veterans Memorial to Fallen Soldiers, Time Capsule
6. Impact on schools: North & Crocker are already overcrowded w/ trailers for classes, impact on teacher retirements during the pandemic will be exacerbated
7. Light, Shadow & Privacy- at 5-6 stories plus roof gardens w/ towers, plus future growth for town hall, there would be a large impact on nearby residents. Residents on roof garden could peer down into the backyards of nearby residents. One plan favored as "provides the best light and view for new residents," without mention of old residents
8. Security: one plan mentions security for new residents in the parking- but did not mention why this was an issue?
9. Zoning setbacks: In one plan, town hall is added on to police station, with zoning setbacks so far reduced that the Town Hall is nearly touching an elderly resident's house
10. This area is in the SFO Airport Influence Area? Has this been studied?
11. Parking Impact: the consultant said there would be zero off-street parking, and no civic spaces would be reduced, but this simply isn't true- please see a simple analysis below:

Real Parking Analysis: Understanding Average Daily Overflow onto Nearby Streets/Parking Traffic

	Residents (Range) **	Civic Parking	Resident Parking	Total Parking	Needed Parking^	Street Overflow
Today	0 pp	~56* (82 incl lot)	0 sp	56 sp	56 sp	0 cars (or lot)
1. Streetfront	84-252pp	34 sp	51 sp	85 sp	182 sp	97 cars
2. Town Garden	88-264pp	40 sp	80 sp	120 sp	188 sp	68 cars
3. Gardens	123- 369pp	50sp	80 sp	130 sp	240	110 cars

*Today includes ~50 Civic spaces (sp) +an average of 6 municipal lot spaces (sp) used on a standard day

** 650sf unit allow up to 3 people, ^ assume 1.5space/unit, not including guests/deliveries

TAKEAWAY: The Town Hall Campus would have a profound negative impact not just on the Town Hall Site, but the neighborhood around it. Any analysis of the site needs to understand its Impact.

- D. WHAT WE NEED TO KNOW: In order to be comfortable building any housing at Town Hall, the following would be required, unlikely to be completed prior to the due date:
 - a. Town Planner & Manager must provide full, direct, honest answers to questions
 - b. Historical impact analysis
 - c. Environmental- Full EIR, (not just CEQA), including the culvert below, migratory birds that reside in the redwoods nearby, etc

- d. Light and Shadow Impact Analysis with Privacy Impact
- e. Utilities analysis: this area of Hillsborough already struggles: power, water, waste
- f. Cost of Infrastructure repairs- our utility plans assume zero population growth including removal of water tanks and replacement of water/sewer pipes @ faults
- g. Cell/Data inadequacies
- h. School needs and impact for 400-500 additional residents
- i. Parking and Traffic impact
- j. Impact on "Complete Streets" adopted in 2015
- k. San Mateo Emergency Vehicles guidelines for Walnut if blocked (96' cul de sac)
- l. The multi-year project for widening/repaving of El Camino Real next to City Hall
- m. Construction-related parking limitations
- n. Hillsborough residential parking laws, including no overnight street parking
- o. Compliance with current Hillsborough noise limitations/ordinances

TAKEAWAY: Before this site can be considered, so much more needs to be known

E. IDEOLOGIC CONCERNS: Spot Zoning and Improper Distribution of Impact affect THC

1. SPOT-ZONING: Town Planner Liz mentioned that re-zoning only a few 10-acre properties would be considered discriminatory spot-zoning- yet that is effectively what this RD-3 THC zoning is. The town has "spot-zoned" the few blocks around town hall to take the brunt of the impact of parking, noise, shadow, light, environmental, and toxin impact. And the town hasn't even set zoning limitation for RD-3, so we're not done yet.
2. CONFLICT OF INTEREST: If the consultant who made the THC plans gets the bid to run the construction project, they would profit on a larger plan. As such they are incented to push for a larger solution. One of their core responsibilities was to "effectively engage the town and seek input"- did they deliberately fail here to avoid feedback?
3. WHO BENEFITS: The developer of the THC stands to benefit the most from creating a maximum number of 9ft tall, 650sf studio residences for up to 3 residents, receiving up to \$1500 per unit in subsidies? They are incented to maximize units, while minimizing resident input and environmental review. Who is this plan designed to help?
4. LITIGATION: The town mentioned they are worried about private litigation and state enforcement. The town should think about the risk they are creating for the town and its taxpayers if they place an aggressive/unachievable plan in the housing element which cannot be realized. Will the town be able to pull back from a proposal once submitted? The Town Hall Attorney should be consulted to understand the ramifications.
5. EVICT TO HOUSE?: The current plan calls to evict residents to build a police station? This doesn't make sense when our goal is to build housing.

TAKEAWAY: There are many ideologic, legal, and ethical issues with this plan to be considered.

F. ALTERNATIVES: So what is the town to do? There must be a housing element.

1. There is a clear option to increase the number of ADU's in the plan by not counting pandemic years and adjusting for the ability to make the ADU process easier.
2. Hillsborough is not a town where housing is removed. Remove/reduce the buffer.
3. No single-family housing needs to be rezoned. Rezoning under SB-9- is possible.
4. Present #1-3 above as a first pass plan to the state- those should meet our needs.
5. IF the HDC rejects the first draft, and alternatives are needed: consider low-density targets for ALL alternative sites considered, avoiding spot-zoning. Evaluate Tobin Clark, Private School Sites, Town Hall, and all other potential sites ONLY after real evaluations of site suitability (environmental, traffic, noise/privacy, school impacts) and user needs studies (seniors, students, teachers, etc) are complete. If/when they pass the tests, evaluate them

for <20 units/acre at current height/setback/other zoning limitations to ensure a balanced plan by gathering REAL community feedback by impartial parties.

Thank you for listening. We understand that you have a big task ahead of you, but we ask that you conduct it with transparency and care for Hillsborough and its residents. We look forward to seeing you vote on a more reasonable, honest, transparent, and economically-conscious plan at the September 26th townhall meeting – one that represents the town's duties to its residents, both current and future.

Elizabeth Jeffords
Fairway Circle

From: [Brad Cook](#)
To: [General Plan](#)
Cc: [Linda Cook](#)
Subject: Housing element input from the Cook's
Date: Sunday, September 18, 2022 10:01:44 PM

Hi

Thank you for providing the opportunity for Hillsborough ("HB") residents to respond to the proposed Housing Element. Linda and I have read through the documents and listened to the Aug 2, 2022, HEAC #5 meeting. We know the council has spent many hours on this, and we are thankful for these efforts. Meeting state requirements is not going to be easy, and every resident knows that. At its root, we need to find ways to support the needs of people with lower income.

However, the proposal in its current form is IMMENSELY detrimental to our community. Building multi-unit residential complexes and subdividing large estates completely **changes the ethos of our community**. Further, adding the proposed 665 units of lower income housing in a town like ours with minimal infrastructure and support for the increased population density seems unfeasible. For example, we have no commercial businesses to offer jobs, no public transport, narrow roads, no sidewalks, minimal cellular coverage, and limited school capacity. The plan seems to treat HB as a standalone self-sufficient community which it is not. We rely on towns nearby for our needs.

Aside from the requisite spending needed to build this infrastructure, which is unfunded at this time, this plan will undoubtedly lower home values in our area. Even accounting for the increase in housing units, the tax base of our community in totality assuredly will decline. **This tax revenue funds our exceptional schools which in turn underpin the value of our homes. Quality of education will be strained making HB less desirable for new families. The knock-on effects are obvious.**

Some of the elements of the plan make sense. For instance, we need to build ADU's and the **town's efforts to streamline that process has been terrific**. These are valid low-income units that will be rented or, in our case if we can build an ADU, used by elderly parents with low income. But in the report, the projection of future ADU's and stratifying them across income levels seems arbitrary. There could and most certainly will be an increase in ADU's to meet these housing unit needs. **We think the potential for ADU's is underestimated**. While ADU's cannot make up the entire plan, they certainly could make up a higher portion than that reflected in the report. Also, has the town done a full census of the number of existing ADU's in Hillsborough? We may find we have more than we think including units that need minor modifications to be useable.

Other elements of the plan appear to be untenable. Building a 100-unit complex on city hall land will be extremely complex, strain our infrastructure and drive down house values in that area. How has this been factored in the analysis? And how can a complex like this be successfully developed knowing there is a significant volume of rental units in surrounding areas with high vacancy rates? Additionally, the effort of rezoning lots down to 1/3 of an acre to allow for more subdivision only seems to result in an additional 15 units if we read correctly. That is not impactful enough. The plan to rezone large estates to have low-income units would again impact surrounding home values, but this also seems impractical unless commitment from the existing owners was obtained already. I would hope these property owners were consulted prior to seeing

plans for their lots included. What was their response?

In conclusion, **we strongly object** to the current plan. From listening to the Aug 2nd meeting, our take-away is that the town was involved in the number of units allocated but were reluctant to appeal or negotiate because the state seemed firm and would only accept appeals base on limited circumstances. The safe harbor language for example seems to provide a lot of flexibility. I would hope the council anticipates doing everything in its power including legal challenges if necessary to arrive at more creative, equitable and realistic solutions that would satisfy housing authorities, provide for low-income earners and allow Hillsborough to retain that which makes it a special place to live.

Kind regards,

Bradford and Linda Cook



Hillsborough, CA 94010

From: [Mina Bozinovic](#)
To: [General Plan](#)
Subject: Proposed housing element
Date: Sunday, September 18, 2022 9:59:47 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element."

I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards,

Mina Bozinovic



Hillsborough, CA 94010

From: [REDACTED]
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Sunday, September 18, 2022 9:59:36 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element".
I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Thank you,
Eugene Lee

[REDACTED]
Hillsborough resident

From: [Sumati Patel-Pareek](#)
To: [General Plan](#)
Cc: [Sumati Patel-Pareek](#)
Subject: My feedback on the Housing Element
Date: Sunday, September 18, 2022 9:59:17 PM

Hello

I am a long time resident of Hillsboough (1976, moved here as a teenager)and I feel having dense housing in this area will take away what Hillsborough is meant to be and appreciated for. Aside from all the congestion it will create, we will need more services, better roads m, more police people,bigger schools etc.

We live in this town for what it is, quiet and calm.

I just read the letter Mr. Ulliyot's wrote to the Mayor/ Council members and I agree with all that he has so eloquently conveyed to they and city. Your office should read it if you have not. It states everything I agree with and want to convey to you.

Keep Our amazing community less dense please. ADU's is the best option, help home owners so it's cost effective to build them The beauty of our city is its open spaces and nature and why it is so attractive for people to move here with their families.

Please please no apartments and duplex's!!

Thank you for your time and consideration.

Sumati Patel-Pareek

[REDACTED]

Sent from my iPhone

From: [Michael MacAvoy](#)
To: [General Plan](#)
Subject: Hillsborough Housing remedy
Date: Sunday, September 18, 2022 9:52:40 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards,

Michael C MacAvoy MD


[REDACTED]

Hillsborough CA 94010

From: [Aimee Harris](#)
To: [General Plan](#)
Subject: Housing concern
Date: Sunday, September 18, 2022 9:51:24 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies. We already have an ADU on our property, and we think that would be the best plan for our community.

Best regards
Aimee Harris


Sent from my iPhone.....excuse the typos

From: [Sumy Augenstein](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Sunday, September 18, 2022 9:49:53 PM

We are really opposed to the new housing plan proposed by the town of Hillsborough. All the other similar areas are counting on ADUs, and maybe a few multi units on town owned land. Why does Hillsborough have to do something so drastic that:

- will overload our existing infrastructure (streets, schools, police, parking areas, power and water, emergency exits etc)
- will increase fire risk
- will dramatically reduce property values, thereby decreasing town revenues
- increase crime

Please come up with something a lot less drastic.

Thanks,

Greg and Sumy Augenstein



From: [Sam Ou](#)
To: [General Plan](#)
Cc: [Lingli Ma](#)
Subject: Concerns on "the current draft housing element"
Date: Sunday, September 18, 2022 9:48:48 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members:

We are writing with great concern on "the current draft housing element" for our town of Hillsborough. We want to thank you first for your hard work trying to create a plan to meet the state requirements on affordable housing. However, as currently proposed, we strongly oppose the draft and would like the town to adopt plans similar to the city of Atherton as possible remedies.

- The plan, as is, is a dangerous starting point of a slippery slope and will be detrimental to the community of Hillsborough, pressuring our public infrastructure, school resources, traffic, and risk changing forever the unique characteristic of what makes the unique community.

- There is a better and more acceptable alternative strategy - we should and can follow the lead of similar towns like Atherton to focus heavily on ADUs to satisfy state requirements. Atherton removed multi-family townhomes and overlay zones from their RHNA proposal with the help of their mayor and councilwoman. We ask that you adopt plans similar to what Atherton has proposed and remove all multi-family overlay zones from the proposal

- Increase communication and community awareness of such a dramatic change to the town. We find that many of our neighbours have just become aware of this project recently, and may not have fully appreciated the consequence of proposed changes. We ask that more thorough discussions be held, and solutions put forward by the community and be considered by the council.

We appreciate your consideration, and thank you again for your dedication to our town and residents.

Best,
Sam Ou



From: Steven Jeffords [REDACTED]
Sent: Sunday, September 18, 2022 9:46 PM
To: Christine Krolik; Sophie Cole; Larry May; Marie Chuang; Lisa Natusch; Christopher Diaz; General Plan; Al Royse
Cc: Elizabeth Jeffords; Steven Jeffords
Subject: Opposition to current Hillsborough Town Hall Campus proposal....

Dear Hillsborough Town Council and Team considering the Town Hall Campus proposal,

We believe bringing more affordable housing to Hillsborough is a good idea; and, creating an equitable and balanced plan to do so will be required. Further, we believe that the Town Hall Campus is and should continue to be the crown jewel of Hillsborough town life. It's a place to gather to celebrate veterans and holidays. We love the annual parades, food drives, earthquake preparedness days, paper shred and garden mulch events, and of course the tree lighting ceremonies. How about, instead of mowing down our historic buildings, we double-down...and build a new rec center for youth, a center for senior support, a park with barbeques and picnic tables where we can gather for birthday parties, a small amphitheater for speaker series, a pergola for summer music concerts...there is no dirth of ideas on how to make the Town Hall Campus even better for more residents of Hillsborough. Burying it under a huge apartment building isn't one of them.

In short, we believe the current Town Hall Campus proposal is terminally flawed and the 2023-2031 Housing Element requirements can be met by:

1. Revamping the ADU calculation to better match non-pandemic-constrained organic construction, and (if necessary)
2. Considering building student/teacher housing next to the College of San Mateo
3. And as a last resort, if housing must be included in the Town Hall Campus, consider assisted living and/or senior housing, perhaps with onsite staff units. (No matter what the Town Manager says, HCD states that SROs such as senior housing DO count toward RHNA requirements)

That leaves room to expand and beautify the Town Hall Campus for ALL Hillsborough residents, both current and future. The current Town Hall Campus proposal seems to have sprung from the minds of a few non-Hillsborough-residents with little regard for what the community actually values and desires. The calculations used to corral the Town Council into

choosing one of three limited options is hazy, at best...and downright Machiavellian, at worst. There are more-fitting and better options that remain unexplored, for reasons that are still unclear.

The Town so far seems to have missed an opportunity to engage with the community and co-develop a workable plan to meet the need for housing which satisfies the environmental, safety, and day to day needs for current and future residents. Although the Town created a HEAC committee, from what we've heard, their input has been largely ignored. Further, the public comment windows are incredibly short (such as a mere three business days to comment on a proposed town hall campus- five days before the end of public commentary).

Some questions that arose while discussing the current Town Hall Campus proposal with my wife:

- Is it appropriate to evict a renter to build housing?
- Is a 0.65 parking ratio acceptable when all other zoning requires at least 1:1?
- Is it appropriate to destroy our town's most historical buildings?
- Should the town place a police station into a residential block? Is that safe?
- What will the impact be on traffic/walking/bicycling?
- What will happen to Walnut- it looks like it is being widened? What is the impact of blocking off Walnut? Egress for elderly and disable citizens nearby? If it is blocked, that will become an emergency access dead end which may mean no parking at all.
- Why are there no options presented for residential buildings with fewer than 5-6 stories or 84-130 units?
- Why does RD-3 still have no zoning specifications despite community input closing?
- Why are there no plans or reports for CEQA or other analyses of environmental, contamination, traffic, noise, light and shadow, privacy, impact on schools etc?
- Will the Town be trying to get an exception on CEQA?
- There is a lot of focus on redwood/tree preservation- are there endangered species? Is this a riparian area because of the culvert below?
- Has the groundwater been tested around the above-ground tank? Is it safe for local residents today?

- Are the pipes and sewers under town hall and nearby Lower North adequate for water and sewage? Will what happened in Jackson, Mississippi happen here?

Here are our major concerns with the current Town Hall Campus proposal:

1. Residents are being directly affected in difficult and unintended ways:
 - a. Per the current proposal, renters in Town-Owned houses would need to be evicted.
 - b. Owners of estate sites were not even consulted about having housing built on their property.
 - c. Per the current proposal, disabled and elderly home owners near the Town Hall Campus could find their primary egress via Walnut Avenue blocked. When asked about the current proposal for Walnut Avenue, Town Planners have been evasive about Walnut Avenue being a "pass-through" or walkway. On the proposed map, it's even moved to a new location.
 - d. If Walnut is blocked per the new proposal, the population of Walnut Ave would lose their access to El Camino Real via Floribunda. Blocking off Walnut Ave was rejected once before due to lack of 96' turn-around access for Emergency Crews under San Mateo County Fire Safety Code.
 - e. If Walnut is blocked per the new proposal, Fire Code would also require that there be no parking on that street as it is narrower than 26', further impacting both Hillsborough and Burlingame residents who live there and shifting parking further into Hillsborough.
 - f. Those living on Walnut or in the Ryan Tract on the north side of Floribunda would have limited ability to access El Camino Real due to the Walnut Ave closure and significant parking and traffic issues. Also, the nearest left turn onto ECR North at a light, for bikers and pedestrians, would be blocks away.
 - g. At the recent North School Open House - Tim Anderson of City Planning said the newly proposed Town Hall Campus, at 45 feet tall would have a "significant impact" on homeowners in a 500-1000 ft radius in terms of light, noise, and parking and more. How is this being addressed?
 - h. At the September 12th Town Council meeting, the Town Hall Campus consultant said that none of the three proposals would add ANY cars to street parking. This is patently untrue and documented in their own proposals, which show between 60-100 additional cars will be forced onto the streets overnight...in a town where it is currently illegal to park on the street overnight (I know, I've gotten a warning ticket to that effect

already!) Here is a table of additional required parking for the current proposals USING THEIR OWN NUMBERS:

Parking Analysis: Understanding Average Daily Overflow onto Nearby Streets/Parking Traffic

	Civic Parking	Resident Parking	Total Pkg	Residents (Range) **	Needed Spaces^	Parking Overflow
0. Today	~56* (82 w/ lot)	0	56	0	56	0
1. Streetfront	34	51	85	84-252pp	182	97
2. Town Garden	40	80	120	88-264pp	188	68
3. Gardens	50	80	130	123-369pp	240	110

*Includes 50 Civic spots + avg 6 lot spaces

** 650sf unit can allow up to 3 people

^ assume 1.5space/unit (two adult occupants will need separate cars in some instances)

2. To date, the proposed Town Hall Campus would be a) a major site for 100-150 units – and critical to the achievement of a 554+unit plan, b) the only site fully Town-owned (as such likely to require development within 8yrs), and c) the only site not dependent on private initiative. Despite this, there are no formal plans published and no studies evaluated for site worthiness (environmental, traffic, water, sewage, school impacts, etc.). To date, the common response to those who ask about these impacts is “It will be years/may not happen/don’t worry”; rather than actually addressing legitimate concerns. Studies should be undertaken before the Town Hall Campus project commences:

- a. Historical analysis
- b. Environmental- Full EIR, not just a limited CEQA, including the culvert underneath the site, migratory birds that reside in the redwoods nearby, etc
- c. Light and Shadow Impact Analysis

- d. Utilities analysis of all the utilities in places that already struggle in this area of Hillsborough (power, water, waste)
- e. Cost of Infrastructure repairs- our utility costs are the highest on the peninsula and growing- 5-6% increases in water and waste rates that already assume zero population growth (contrary to HE plan), including removal of water tanks and replacement of inadequate water and sewer piping across fault lines
- f. This corner of Hillsborough is in the SFO Airport Influence Zone- what is the impact?
- g. Cell/Data inadequacies that currently exist
- h. School needs and impact for 400-500 additional residents
- i. Parking and Traffic impact

3. Any Town Hall Campus proposal should also directly outline the impact on existing Hillsborough/San Mateo requirements/laws/guidelines, such as:

- a. "Complete Streets" adopted in 2015 ensuring throughput and access in exchange for Hillsborough's ability to apply for transportation grants
- b. San Mateo Emergency Vehicles guidelines allowing for 35' wide streets with throughway or 96' cul de sacs.
- c. The ongoing multi-year project for widening/repaving of El Camino Real next to City Hall – and the impact of that ongoing project on setbacks
- d. Construction-related parking limitations including length, curb height, markings etc during what would likely be a multi-year construction process
- e. Hillsborough residential parking laws, including no overnight street parking, to ensure safety as a walking and biking hub for youth to seniors
- f. Compliance with current Hillsborough noise limitations/ordinances for various neighborhood types

4. It appears the current HEAC and Previous RHNA (2005, 2014) ideas & concerns were not addressed in the current Town Hall Campus proposal draft, making it seem that the community input and past planning cycles were not honored:

- a. ADU potential is under-represented significantly by using 3-year average taken during a pandemic. Despite many residents being excited to add

ADUs, the current permit process for two of us on our street who just went through it took 5-6 months and required significant non-Code-based rework. In the 2014 RHNA Housing Element, plans were put in place to incentivize the use and development of ADU's, but these incentives are not currently in place.

b. At HEAC meeting 4 and 4.5, only 40% of the committee (and only after significant pressure from the consultant) agreed that high density housing along ECR could move to ~20 units/acre (not the 50+/acre currently included in the Town Hall Campus proposal).

c. Senior and School Worker Housing were set as primary solutions, also not in plan

d. Minutes from the HEAC meetings were not collected or shared, and the next HEAC meeting is not until December, when the process will be virtually locked. Multiple HEAC members are vocally proposing alternative plans, but have so far been ignored.

e. The majority of residents had no idea what a Housing Element was, let alone it was being submitted to the state, regardless of the Town's assertion of dozens of communications to that affect. We will be directly impacted and the first we heard of the proposal for the Town Hall Campus proposals was three weeks ago.

f. Those directly affected by a proposed site STILL have not been contacted directly, unlike standard building site inputs and despite Town Hall promises to the contrary. For example, if my neighbor wants to remodel their home, they are REQUIRED to alert all nearby neighbors IN WRITING. We have seen only generic postcards.

SO- What can we do? The Town cannot stick their head in the sand – increased housing is a state law, we need to do something.

Here are some ideas:

1. The easiest solution is to up the number of ADU's in the Housing Element plan: This is happening anyways- and it helps everyone. ADU projections were woefully undercounted by using 3-yr averages during a pandemic and a time when ADU permits often ran into 5-6 month timelines. The town could vastly increase the number of ADU's, Junior ADU's and amnesty ADU's. Give the incentives that have been discussed since 2014, encourage residents like the HEAC encouraged. Encourage tax breaks to rent these out rather than keep them as home offices. Perhaps even consider zoning for small live/work offices for the many work-from-home and entrepreneurs among us?

2. The 11(!) acre parcel located at 50 Brook Court (aka part of the former Tobin Clark estate) abutts the College of San Mateo. Small apartments with limited parking available for low rent rates makes perfect sense for housing located DIRECTLY NEXT TO A COLLEGE. Students are generally low-income, could walk to class, and seek out smaller units (because they generally don't have large families (yet)). So, why wasn't this location given more consideration towards achieving the Town's RHNA needs?

3. Since 2005, the RHNA's have been discussing more senior housing. The silver tsunami is real. By 2050, more than 25% of the nation will be >65 yrs old. The housing crisis for seniors will be intense - and their housing and care does create jobs. Opportunities to create light to mid density senior housing is a more realistic way to make low/no parking sites work, and can create revenue and jobs without creating misaligned incentives. Using town-owned open sites to do so should be possible as a site for development. We urge the town to explore these HEAC-suggested options, as was outlined in the 2014 Hillsborough RHNA. Create these sites using the HEAC constrained limits of 20 units per acre, with current height restrictions, after extensive study and community input, with extensive setback, no street closure, and no impact on elderly and disabled residents.

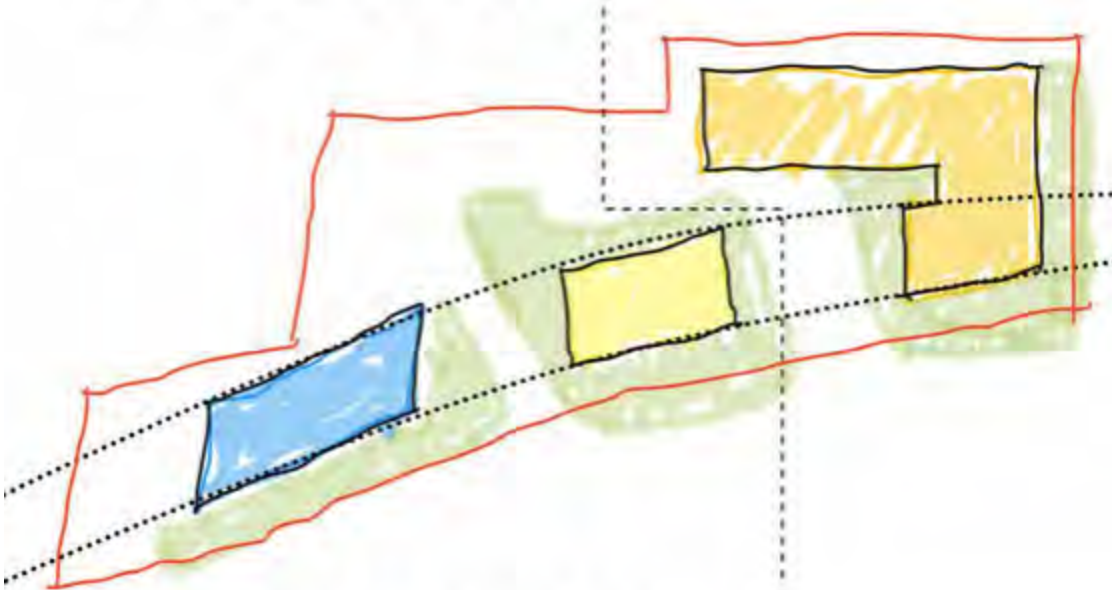
Thank you for listening. We understand that you have a big task ahead of you, but we ask that you conduct it with more transparency and care for Hillsborough and its residents. We moved here BECAUSE of the lovely atmosphere and great schools and that everyone here cares deeply about the future of California, Hillsborough, and our communities (now and in the future).

Thank you for this opportunity to comment,

Steve Jeffords

[REDACTED]

1 - Streetfront



PROS / CONS

FEASIBILITY

- (+) TH PHASING FLEXIBILITY, PHASE 1 KEEPS (E) TH
- (+) INDEPENDENT BUILDINGS, SMALLER RESI LOT
- (-) 30' SEP. (E) TH TO RESI LIMITS RESI SIZE
- (-) LIMITED PARKING, RATIO
- (-) TH PARKING LIMITED
- (-) RESI PARKING WALK DISTANCE, SECURITY

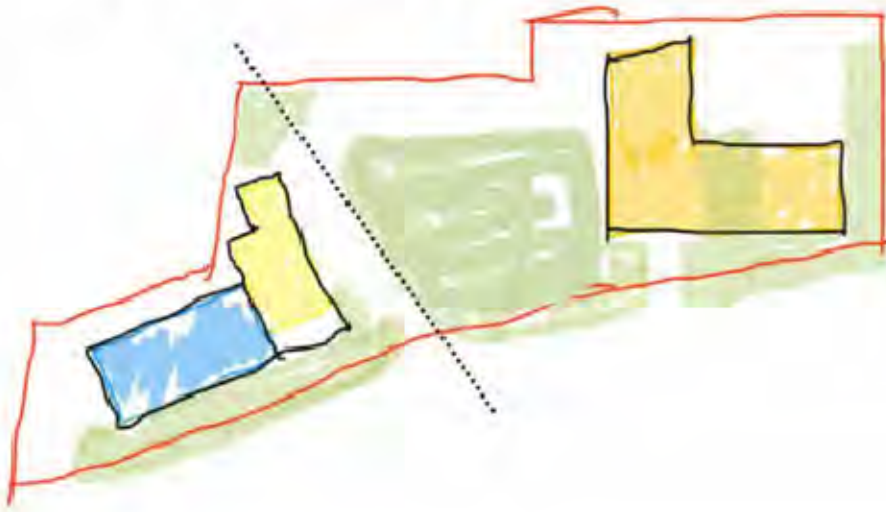
SITE

- (+) TREE PRESERVATION
- (+) UNIFIED BLDG CONCEPT ALONG FLORIBUNDA (FUTURE)
- (+) LARGE PD SECURE YARD, 2-WAY ACCESS

Additional Comments on Streetfront Not Listed in Proposal:

1. Demolishes Hillsborough's Most Historic Buildings, Centennial Garden and Memorial
2. Puts A Police Station, Evidence (could include guns, ammo, drugs, etc) and refueling stations?) in a residential block
3. Impact to Walnut Unclear
4. Mentions phased future growth of town hall – this could keep growing in size/height?
5. Parking limitations- would still spill to surrounds
6. Huge impact on traffic- ECR throughput- biking/walking/jogging/schools etc
7. Mentions resident security is an issue- why? No further explanation
8. Large impact on Burlingame Walnut Residents- have they had a chance to comment?

2 - Town Green



FEASIBILITY

- (+) TH PD SHARED BLDG. & INFRASTRUCTURE
- (+/-) LARGER RESI LOT DEVELOPMENT, SHARED GREEN
- (+) FEASIBLE PARKING, RATIO
- (-) RELIES ON REZONING OF SETBACKS FOR COMBO PD/TH BLDG

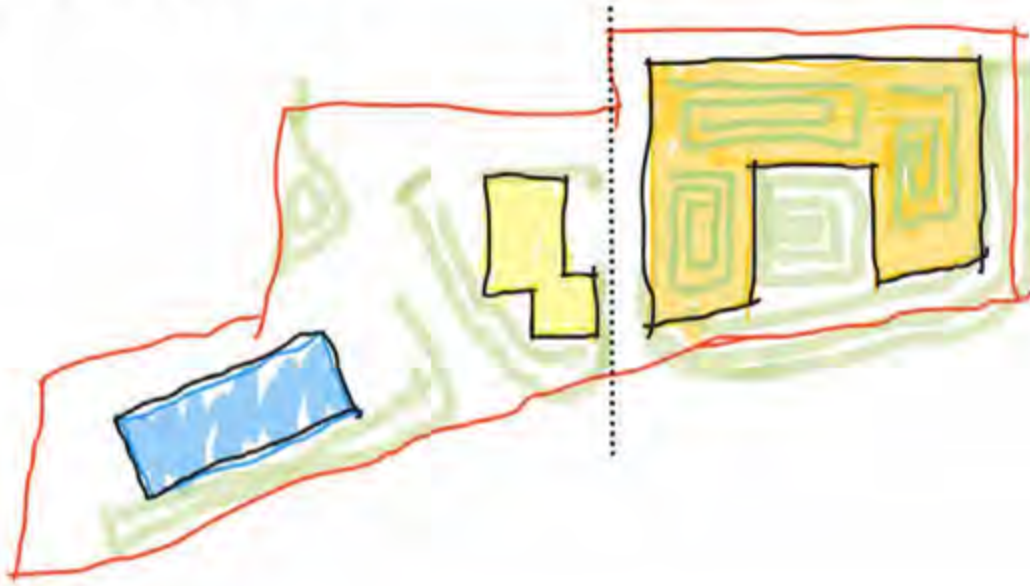
SITE

- (+) TREE PRESERVATION
- (+) CLEAR RESI PARKING SECURE LINE, INCL 6 VIS STALLS
- (+) LARGE PD SECURE YARD
- (+) TH COUNCIL DROP-OFF
- (+) MAJORITY RESI UNITS ORIENTED TO DAYLIGHT/VIEW

Additional Comments on Town Green:

1. Is a resident evicted to create the Police Station?
2. Demolishes Hillsborough's Most Historic Buildings (for a parking lot), Centennial Garden and Memorial
3. Town Hall is nearly touching an elderly resident's property and very close to another- set backs are destroyed
4. Mentions best light and view for new residents, but without mention of light/view/safety for existing residents
5. Puts A Police Station, Evidence (could include guns, ammo, drugs, etc) and refueling stations?) in a residential block
6. Blocks Walnut on pictures- large impact on emergency access to all of Walnut
7. Parking limitations- would still spill to surrounds
8. Huge impact on traffic- ECR throughput- biking/walking/jogging/schools etc

3 - Gardens



FEASIBILITY

- (+) TH PARKING SUFFICIENT
- (+) RESI PARKING WALK DISTANCE, SECURITY
- (-) TH (N) BLDG IN SIM LOCATION, NOT SIGNIFICANTLY EXPANDED SIZE
- (-) LIMITED PARKING, RATIO

SITE

- (+) CLEAR RESI PARKING SECURE LINE
- (+) RESI MASSING STEPS DOWN TO FLORIBUNDA
- (+) LARGE PD SECURE YARD
- (+/-) TREE PRESERVATION, BLDG LOC REQ ADDTL PROTECTIONS

Additional Comments on Gardens:

1. Demolishes Hillsborough's Most Historic Buildings, Centennial Garden and Memorial
2. Is a resident evicted to create the Police Station?

3. Puts A Police Station, Evidence (could include guns, ammo, drugs, etc) and refueling stations?) in a residential block
4. Impacts Walnut- emergency access, widens the street, may limit parking
5. Potential 2nd Phase as Town Hall is still likely inadequate
6. Tallest- 6 story building + even Taller with Roof Gardens (and cell phone towers???)
This would have large impact on all those around (light, shadow, privacy)
7. Impact on SFO Airport Influence Area?
8. Mentions possible future growth of town hall as well – but with no limitations
9. Parking impact would still spill to surrounds
10. VERY INTENSE impact on traffic- ECR throughput- biking/walking/jogging/schools etc
11. Up to 369 residents (123x 650sf units- up to 3 residents each- no schools analysis yet?)
12. Large impact on Burlingame Walnut Residents- have they had a chance to comment?

From: [Kristen Brent](#)
To: [General Plan](#)
Subject: Oppose Housing Plan
Date: Sunday, September 18, 2022 9:44:46 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members:

I would like to express my concern and opposition to the current draft housing element. I would like the town to adopt plans similar to Atherton as remedies. There is too much at stake to getting this wrong. Please heed those you are elected to represent.

—The Brents

From: [Amy Jasmer](#)
To: [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#); [Ann Ritzma](#); [Al Royse](#)
Cc: [Robert Jasmer](#)
Subject: Feedback and opposition to current "Housing Element Draft Proposal"
Date: Sunday, September 18, 2022 9:40:53 PM


Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, Council Members and Town Manager Ritzma,

We would like to thank you for your recent hard work to provide clearer information to the Residents of Hillsborough on the "Housing Element Draft Proposal." We also thank you for your continued openness to accept, and process feedback from residents on that proposal.

We would like to respectfully add our names to the list of many residents to express our *firm opposition* to the "Current Draft Housing Element."

In addition to the need for further due process in planning, we would like to see the Town take **full account of the current, and planned Accessory Dwelling Units** to meet the requests proposed by the State.

Respectfully yours,

Dr. Robert Jasmer and Mrs. Amy Jasmer


From: [Tina Dong](#)
To: [General Plan](#)
Subject: Draft housing plan
Date: Sunday, September 18, 2022 9:40:17 PM

Dear city planners,

I grew up in Hillsborough, attended North School and Crocker School. I moved back to Hillsborough to raise my family and send my kids to the superb schools in this town.

I strongly oppose the high density housing plans as it will change the character of the town and strain the resources of our wonderful schools. The schools are the biggest drawn for homebuyers in Hillsborough and the high density housing plans would certainly take that away.

Tina Hwang


From: [Amy Y. Reisenberg](#)
To: [General Plan](#)
Subject: Housing element commentary
Date: Sunday, September 18, 2022 9:40:03 PM

To whom it may concern,

I am writing this letter opposing the draft housing element that has this been put forth to the citizens of this town. It would be short sighted to implement a plan that adds residences but does not address the infrastructure needed to support additional residents. Furthermore, as an active parent volunteer for not just North school but the school district as a whole through HSF, I am concerned about the impact to the quality of education our schools will be able to offer this many new residents. The entire character of the town centers around commitment to a high quality public education for our children. I'm not sure we've considered the extent this draft housing element would change the community dynamics and strong parent involvement which makes our schools so successful. Once school quality erodes, property values will quickly follow with a downward trajectory.

Below, I have included language from a letter submitted by Chip and Netty Ramsay, which articulate further concerns.

The previous plans submitted by the outside planning group should NOT be the only plan considered by our Town Council. Even though the state is "only requesting a plan" at this time, there will be severe impacts on many neighborhoods once developers jump in and take advantage of zoning changes proposed that are presented to the Town members as "just a plan."

The Town should have surveyed the number of pool houses and guest houses that already exist ~ many of which can to be upgraded to meet the specifications of an ADU or JDU, and these structures should have entered into the equations for estimating projections for ADU/JDUs. It seems the most acceptable scenario for expanding housing is to encourage more of these structures that can house younger people trying to make a living in the area as well as older people in need of housing and family care. Teachers, police and others would greatly benefit from housing such as this as well.

Fire, sewage, transportation and other infrastructure issues have been mentioned, but the impact on the environment and destruction of green space and trees is another important issue to be considered in these drastic zoning alterations.

We are requesting that our Town Council consider alternate plans and study what our neighboring towns have accomplished in their plans.

Sincerely,
Amy Reisenberg

From: [Bob Yee](#)
To: [General Plan](#)
Subject: My feedback on the Housing Element
Date: Sunday, September 18, 2022 9:39:15 PM

Hello,

I am against the current Housing Element plan, which I believe will negatively impact the quality of life many of us have worked so hard for.

Regards,

Yee Family


From: [Ken](#)
To: [General Plan](#)
Subject: Opposition to the Draft Housing Plan
Date: Sunday, September 18, 2022 9:34:14 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and strongly oppose the current draft housing element. I think the proposals for rezoning and lot splitting will negatively impact the town residents. I think we are under-utilizing ADUs to meet our targets and would look at proposals by other towns similar to ours. I appreciate all the work the committee has done but this plan is not in the best interest of our community.

Best regards
Ken Lee
Hillsborough, CA

From: [Eric Hu](#)
To: [General Plan](#)
Subject: Concerns on current Hillsborough draft housing element
Date: Sunday, September 18, 2022 9:32:58 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards

Eric Hu
[REDACTED], Hillsborough, CA 94010

From: [Matteo Monteverdi](#)
To: [General Plan](#)
Cc: [Erika Vial Monteverdi](#)
Subject: Hillsborough housing plan
Date: Sunday, September 18, 2022 9:32:06 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards

Matteo and Erika Monteverdi
[REDACTED] - Hillsborough - 94010

From: [Ramsey Daya](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Hillsborough Housing Element- Concerned Resident
Date: Sunday, September 18, 2022 9:19:44 PM

Dear Hillsborough Council Members,

I am writing this letter to communicate our TREMENDOUS objection to the creation of multifamily overlay zones in Hillsborough. Multifamily development is prohibited in the Hillsborough General Plan and any changes in zoning and land-use rules should be considered ONLY after a community driven and thoughtful General Plan amendment process, that includes community outreach, participation and comment.

Please IMMEDIATELY remove all multi-family overlay zoning projects from the current Draft Housing Element. They will MATERIALLY decrease our home values, quality of life of us and our neighbors and will most certainly increase noise pollution and traffic. And most importantly, our schools are currently already impaired, 1 of 3 elementary schools in town are impacted, our facilities at South School are old and in disrepair with our children already missing 2 days of school due to heat concerns as we don't have A/C at school; adding multi-family housing will burden an already overwhelmed system and further strain our resources. Allowing for the current housing element will open the town to potentially immense litigation resulting from a degradation of home values and school quality.

There are far superior alternative plans to propose to the state for our RHNA6 submission. Our housing plan should focus on ADUs, which are consistent with the community and culture of Hillsborough. Please consider this email as you evaluate and finalize our submission to the California Department of Housing and Community Development.

Regard,
Ramsey Daya
Hillsborough Resident

From: [Christian Sepulveda](#)
To: [General Plan](#)
Subject: Re: comments on Housing plans
Date: Sunday, September 18, 2022 9:18:29 PM

I recently reviewed a plan that some citizens have compiled. It is from a group "Smart Housing for Hillsborough" and found at <https://app.box.com/s/caegj8llugehg61u73amgp6pgdavyqcg>

It is very compelling and I urge the town to review and incorporate these ideas, as it seems to have a smaller set of changes than the current town draft.

Thank you.

On Fri, Sep 16, 2022 at 5:46 PM Christian Sepulveda [REDACTED] wrote:

I'd like to share my thoughts on the town's proposal regarding the Draft Housing Element.

I understand that the town strives to devise a plan that satisfies state requirements, but also preserves the needs and interests of Hillsborough. It is a challenging process and I appreciate the effort.

In reviewing the plan, my primary concern is that it is hard to anticipate the consequences of changes, especially at this scale. So I advocate to enact the minimal changes.

With this in mind, I would prefer that the town focus on Accessory Dwelling Units (ADUs). There are many ADUs already in Hillsborough and I think increasing the number of ADUs would have the smallest impact on the town.

I urge the council to NOT

- change setback nor lot sizes
- create zones for apartment buildings, townhouses or similar housing types

I am glad to read about the ADU successes in the RHNA Cycle 5. I would expand on the town's support of ADUs. Besides the outreach and expediting processes being done, I would consider things like

- financial incentives and support for ADU development
- partnering with developers/contractors to enable less expensive and easier ADU construction
- explore other zone, policy, etc. changes to ease ADU applications
- first-come, first serve (with quotas) incentives to accelerate ADU applications and construction

As a practical matter, also like many residents, my home is my largest asset. I wish to preserve property values and avoid anything that could undermine them. But I also want to preserve the character of our town. Hillsborough is a unique community that my family loves.

Thank you.

Christian Sepulveda

From: [Jane Williams](#)
To: [General Plan](#)
Subject: Objections to Draft Housing Element Plan
Date: Sunday, September 18, 2022 9:13:13 PM
Attachments: [Ulliot Objections to Draft HE Plan.pdf](#)

We have been residents of Hillsborough for 60 years & are more than a little dismayed by the demands of the state to make drastic changes to our Town. I agree with the comments and objections in the letter (attached) that Ted Ulliot so well articulates.
Jane Williams

THEODORE W. ULLYOT

September 17, 2022

Dear Mayor Royse, Vice Mayor Krolík, and Councilmembers Chuang, Cole, and May:

I am providing these comments on, and objections to, the draft Housing Element Plan dated August 4, 2022 (“Draft Plan”) – as a Hillsborough resident since 2008. My family has been in Hillsborough since the late 1970s, when my father moved to the Town.

Although the California Department of Housing and Community Development (HCD), through the Association of Bay Area Governments (ABAG), has imposed on the Town a mandate of 554 additional housing units for the 2023-31 HE6 cycle, the Draft Plan is an unacceptable proposal for meeting that number. Among the most objectionable features of the Draft Plan are the introduction of a new three-zone scheme in place of Hillsborough’s current single-zone (RD) zoning framework; the introduction of multi-family housing to our Town; and the introduction of multi-story buildings to our residential community (including at our historic Town Hall, Centennial Park, and Veterans Memorial). If adopted, the Draft Plan would radically and irreparably change the character of our Town.

Hillsborough truly is a special place worthy of preservation. As Mayor Royse states in his Welcome Message on the Town website, we are a “unique residential community” with a “rich history,” and a “park-like setting and quiet atmosphere.” Mayor Royse’s message rightly states:

“Hillsborough strives to maintain the rustic character and rural charm that are the hallmarks of our town. We are dedicated to preserving our history, natural beauty, architectural heritage and small town atmosphere that contribute to the essential character of our community and make it a wonderful place in which to live and raise a family.”

In the 2014-22 HE5 cycle, the Council (which included current members Chuang, May, and Royse) was careful to protect Hillsborough’s unique character and heritage in meeting its RHNA/HE5 obligations. The Town’s HE5 Plan, by its own explicit terms, “represent[ed] a sincere and creative attempt to meet local and regional housing needs in a community that doesn’t meet the urban norms around which the State Housing Element law was created,” see Town of Hillsborough 2014 Housing Element (HE5 Plan) at p. 4 – and the Council’s heritage-protecting plan was duly approved by the State.

I have no doubt that Town Staff (and its consultant) worked diligently and earnestly to develop their Draft Plan. But the Staff's Draft Plan is only a draft, and it is up to the Council to make the final decision and craft the final plan to be submitted to the State. You Councilmembers – not the Staff, and certainly not the outside consultant – are the Hillsborough residents whom we elected and to whom we've entrusted the responsibility of representing, leading, and preserving our Town and its unique and historic character. With due respect, now is time for the Council to take ownership of the final decision and to show the leadership, responsiveness, and stewardship that we elected you to provide – in this case, not by deferring to Staff and consultants, but by directing the Staff to revise its Draft Plan in a manner that (1) addresses the widespread concerns and objections you've heard from the community¹, and (2) produces a good-faith, sincere, and creative proposal for satisfying our HE6 obligation while preserving "the rustic character and rural charm that are the hallmarks of our town" and what makes Hillsborough the "wonderful place in which to live and raise a family" that we all cherish.

* * * * *

As the Council considers how to craft a final plan that corrects the deficiencies and shortcomings of the Draft Plan, I submit the following key points for your consideration.

First, we should target the HCD-mandated 554 housing units, not a number higher than that (which is what the Draft Plan proposes). HCD's 554 number is already too high, representing a remarkable 12% increase over Hillsborough's existing 4000-unit housing stock – in an era when the population of California, and the population of San Mateo County, are decreasing.² The Draft Plan proposes that we should voluntarily exceed the 554-unit mandate, in the name of a creating a "buffer" that would take us to a goal of 665 new housing units for

¹ Although the HE6/RHNA process has been going on for many months, it was only with the issuance of the Staff Draft Plan in early August of this year (barely six weeks ago – at a time when many residents were enjoying the last days of summer, sending kids off to college, and so on) that the true threat to our community became clear (the prospect of zoning changes; 12-15% increase to our housing stock; multi-story buildings; dramatic transformation of Town Hall without accommodation for the Veterans Memorial; etc.). And in those short six weeks, Hillsborough residents have rallied and responded, engaging with remarkable speed and unanimity – and always respectfully – to make our voices and concerns heard, in person and in writing. The community has responded in plenty of time for the Council as our elected representatives – and community stewards – to receive and incorporate our feedback and develop a revised, creative final plan that is true to Hillsborough's essential character.

² I understand that some other jurisdictions in California have challenged their assigned HE6 numbers. To the extent it remains possible for Hillsborough to challenge our target number of 554 (and seek to reduce that number to one that more accurately reflects the current population trends), the Council should pursue such a challenge.

Hillsborough. There is no need for the Town to do this, nor is there any legal requirement that we do this. A 12% increase is more than enough. Our target number should remain (at most) 554 housing units, not 665.

Hillsborough has an exemplary track record of meeting and even exceeding its HCD-assigned HE number. In the 2014-22 HE5 cycle, the Town's State-mandated target was 91 and we hit 192 housing units actually created. Hillsborough was a model community in HE5 – not simply being one of only 38 jurisdictions in California to meet its HE5 target and plan, but more than doubling our target number. A “buffer” might represent an appropriate “best practice” for some jurisdictions – namely, those communities that fell short of their recent Housing Element plans. But not for Hillsborough, given our track record of not just meeting but indeed dramatically exceeding our HE targets.

Second, once the housing-unit target for HE6 is defined as 554 rather than something more than that, there are many paths to meeting that goal without imposing the sort of dramatic changes to our community that the Draft Plan proposes.

For starters, the Final Plan should make much greater use of ADUs, which have become increasingly popular in the Town. The Draft Plan provides for too few ADUs (only 280, based on a trailing 3-year average of 35 per year). We should take a more realistic, and current, estimate of 65 ADUs per year – which is the rate for 2021-22 (after Hillsborough in 2020 appointed an ombudsman to encourage and facilitate the construction of ADUs). There is every reason to believe that the current 65-per-year rate would continue, if not increase, with the assistance of the ombudsman and other measures to promote ADU construction. Over eight years, a 65-per year rate would, all by itself, account for 520 of the 554 housing units.

For the remaining 34 units, there are a number of paths to get there. One example: We should continue to lobby the State (see Housing Element FAQ 12) to accept some or all of our 101-unit overage from HE5. The FAQs say that the Town “is currently working with our lobbyists to petition the state” to get credit for the 101 extra units we created in HE5. Let's at least pursue that route to completion (including appeal), before fundamentally changing Hillsborough and putting our property values at risk.

Between ADUs and petitioning for retroactive credit on our HE5 overage, that gets us to 621 units, thereby substantially exceeding our HE6 allocation. Even if the State were to give us credit for only one-third of our HE5 excess (34 units of the 101 excess), that would get us to the required 554.

Because the Town can meet its HE6 target through a combination of ADUs and partial-credit for our HE5 overage, we do not need to – and should not – change Hillsborough’s zoning to add the new HD-2 and HD-3 zones, nor add multi-family housing, nor erect a multi-story building on Town property at El Camino and Floribunda – all of which are strategies proposed in the Draft Plan. Each of those steps would bring about fundamental negative change to the beauty and character of our Town, and I join many other Hillsborough residents in objecting to those proposals. Under the above strategy I have outlined, neither new zoning, nor multi-family housing, nor a Town Hall multi-story complex, would be necessary to meet the Town’s 554 target number for HE6.³

* * * * *

The ideas and methodology I have outlined above are one reasonable, low-impact pathway for the Council to devise a Final Plan that (1) addresses the widespread concerns and objections you’ve heard from the community, and (2) represents a good-faith, sincere, and creative proposal for satisfying our HE6 obligation of 554 housing units. There undoubtedly are other means of doing so – without the need for re-zoning, for multi-family housing, for multi-story apartment buildings, and the like. In addition to its natural beauty, unique history, and character, our Town is blessed with a thoughtful, engaged, civic-minded citizenry, many of whom have participated actively and respectfully in this process since the unveiling of the objectionable Draft Plan six weeks ago. Collectively, the residents of Hillsborough have stated well-founded concerns and objections to the Draft Plan and proposed a range of creative alternatives. It is now up to the Council to be responsive, listen and incorporate that feedback, and produce a Final Plan that is right for Hillsborough and protects our unique Town.

³ There are likely other means of meeting our HE6 target of 554 housing units that likewise would be respectful of, and preserve, Hillsborough’s essential character. For example, I understand that there is land near I-280 that is owned by the San Francisco PUC, which the Town might be able to annex, acquire and rezone for HE6 compliance purposes. This is the kind of option that should be fully explored before adopting radical changes to our Town.

Respectfully submitted,

Theodore W. Ulliot

From: [Roman Margolin](#)
To: [General Plan](#)
Subject: Draft Housing Plan concerns
Date: Sunday, September 18, 2022 9:01:30 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards,

Roman Margolin
[REDACTED], Hillsborough, CA 94010

From: [Ivan Selin](#)
To: [General Plan](#)
Cc: [Anne De Geest](#)
Subject: opposition to "the current draft housing element"
Date: Sunday, September 18, 2022 8:57:45 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards, Ivan and Anne Selin
[REDACTED], Hillsborough, CA 94010

From: [Mili Dutt Reddy](#)
To: [General Plan](#)
Subject: Opposed to the current Housing Draft Plan
Date: Sunday, September 18, 2022 8:52:26 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

Thank you very much for the time and effort you have put into the current housing plan draft. I realize any undertaking of this nature is not easy nor straightforward.

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans that current much more ADU conversations and designations, as well as certification of current ADU units.

Thank you
Mili Reddy


From: [kyle farh](#)
To: [General Plan](#)
Subject: Current draft housing element
Date: Sunday, September 18, 2022 8:51:51 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards

Kai-How Farh



From: [Eric Leland](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Ann Ritzma](#)
Subject: Burlingame Country Club Draft Housing Element Plan
Date: Sunday, September 18, 2022 8:49:02 PM
Attachments: [Burlingame Country Club Draft Housing Element .pdf](#)

Good evening,

I am writing in regards to the current Draft Housing Element. Please see the attached letter.

I look forward to continuing to work in partnership with the Council and the Town.

Sincerely,

Eric D. Leland

ERIC D. LELAND | GENERAL MANAGER/COO | BURLINGAME COUNTRY CLUB

DIRECT: 650 393-8039 | MAIN: 650 696-8100

80 NEW PLACE ROAD | HILLSBOROUGH, CA 94010

MEMBERS MAY LOGIN AT WWW.BURLINGAMECC.ORG



Dear Mayor Royse, Vice Mayor Krolak, and Councilmembers Chuang, Cole, and May:

I am the General Manager and Chief Operating Officer of Burlingame Country Club (“the Club”) and am writing to provide the Club’s comments on the Town of Hillsborough’s draft Housing Element Plan dated August 4, 2022 (“Staff Draft Plan” or “SDP”). We respectfully submit that the Club should not be moved to a new zone RD-2 (which is proposed in the SDP¹), because that change is not necessary to advance the goals of the RHNA/HE6 process, and would introduce unnecessary complexity to the RHNA/HE6 process and to the Hillsborough Municipal Code (“HMC”).

To begin, it is important to recall some background points:

1. The Club was founded in 1893 and has been an integral, and proud, part of the Hillsborough community for almost 130 years. The Town’s current General Plan notes that the Club “adds to the character of the community by preserving large areas in a more open setting.” See Town of Hillsborough General Plan, Open Space and Conservation Element, at OSC-5.

2. The current HMC has an express zoning provision that comprehensively addresses the Club. This is HMC Section 17.16.010(A)(2) (“Section A2”), which provides that among the “Permitted Uses” within the Town is: “Country club (which includes all social and commercial activities normally conducted within a country club). Multifamily rental housing on the country club site for use and occupancy by employees of the country club is permitted.”

3. Under Section A2, therefore, the Club is already zoned – and indeed has been zoned, since 2003 – to allow multifamily rental housing, for employees of the Club. Accordingly, there is no need to place the Club into a new zone in order to enable multifamily employee housing, to help the Town meet its RHNA/HE6 target. The HMC already provides for such housing and has done so for almost twenty years. And the Club regularly evaluates the possibility of on-premises employee housing, as a potential solution that could benefit employees and the Club.

¹ See, e.g., SDP pages 93, 143 (Goal 3.3), and 144 (Goal 4.1); see also Hillsborough Housing Element Update Public Review Draft HE Overview (slide deck) pages 22, 27-33. The SDP proposes that there be an “O-AH” overlay onto HD-2, and references in this letter to HD-2 include and incorporate the proposed O-AH overlay.

4. Representatives of the Club met with representatives of the Town in May of this year, as part of the Town's RHNA/HE6 planning process. At that meeting, no mention was made of potentially changing the zoning of the Club and the private schools. Rather, the meeting centered upon the possibilities for developing employee housing, under the existing HMC zoning regulations. This was consistent with past HE cycles. See, e.g., Town of Hillsborough Housing Element Plan for 2014-22 (Final), p. 37 (Program 1-A3) ("Work with local institutions under Chapter 17.16 of the Zoning Ordinance to consider developing employee housing on existing institutional lands in Hillsborough. ... Town staff will discuss with the three local institutions the possibilities for developing employee housing.")²

5. The SDP speaks of working "in partnership with" the Club and the private schools on any potential changes to the applicable provisions of the HMC, see SDP p. 143 (Goal 3.3), but the first time we learned of a potential zoning change was only last month (August 2022), upon publication of the SDP. In addition to providing these written comments at this time, we would appreciate – and hereby request – an opportunity to meet with the City Council in person and discuss any proposed re-zoning, to further explain our view that it is neither necessary nor prudent.

6. We understand that many members of the Hillsborough community have already expressed opposition to changing the zoning of the Town. That is, many have proposed that Hillsborough can meet its RHNA/HE6 targets while maintaining its single-zone character, see HMC 17.12.010 ("There is one zone within the town, namely, the residence district ("RD"), which consists of all of the land within the boundaries of the town."), without the need to create new districts HD-2 and/or HD-3 (as the SDP proposes).

In consideration of the foregoing background, and mindful of the Town's commitment to meeting its RHNA/HE6 targets, we respectfully provide the following recommendation and alternative.

² The full text of Program 1-A3 of the 2014-22 Plan states as follows: "The Burlingame Country Club (located in Hillsborough) and the town's two private schools provide a total of three housing units for employees. The zoning ordinance was amended in 2003 to permit 'multifamily rental housing on the school site for use and occupancy by faculty and other employees of the school' (§17.16.030(E)) and 'on the country club site for use and occupancy by employees of the country club' (See §17.16.010(A)(2)). Accordingly, such institutions can now build multifamily units which are not subject to the half-acre minimum lot size. The Town hopes thus to create new opportunities for employees of these institutions to live onsite, in Hillsborough. This program has the potential to provide affordable housing where none existed and to reduce commute traffic in a modest way. Town staff will discuss with the three local institutions the possibilities for developing employee housing."

Recommendation: We submit the simplest approach is to leave Hillsborough zoning as is, with a single district (RD). Once again, as pertains to the Club, the HMC already envisions, and permits, multifamily rental housing for employees, and thus (at least with respect to the Club and the private schools) already addresses the housing-capacity goals of the RHNA/HE6 process.

Alternative: If the Council is going to create a new zoning scheme with RD-1, RD-2, and RD-3, the Club should remain in RD-1 (the current RD), with the exact current language that addresses specifically and comprehensively the unique operations of the Club (including providing for employee housing). See HMC 17.16.010(A)(2).³

We appreciate this opportunity to provide our feedback on the SDP and look forward to continuing to work in partnership with the Council should you have any questions.

Respectfully submitted,

Eric D. Leland
General Manager and Chief Operating Officer
Burlingame Country Club

³ We understand that some have raised a concern about avoiding “spot zoning.” To the extent this is a consideration, our Recommendation (leaving Hillsborough zoning as-is), or our Alternative (keeping the Club in (new) RD-1 where the Club, including housing, is already addressed by Section A2) are the better ways of addressing this issue. In any scenario, it is necessary to have in the HMC the exact current language and provisions that address the unique operations and status of the Club (HMC (7.16.010(A)(2)) and of the private schools (HMC 17.16.010(B)(2) and 17.16.030), including the permitting of employee housing at all three institutions. Rather than importing those specific provisions into a new zone, far better from a “spot zoning” perspective to leave the three institutions, and their specific zoning provisions, “grandfathered” in their current status under the HMC. In that sense, it is the Draft Plan that creates a “spot zoning” concern – and our Recommendation (and Alternative) alleviate that concern.

From: [RON LYNCH](#)
To: [General Plan](#)
Subject: Draft Housing Element
Date: Sunday, September 18, 2022 8:47:46 PM

Dear Council members,

I write this email with the suggestion a more thorough redo of the current plan. It doesn't make sense. Hillsborough will lose its very unique charm and character that we all love. Who will pay for all of this newly required infostructure, Sacramento? Doubtful. Let's look at this alternative plan that focuses on ADU's and not re-zoning. There shouldn't be multi-family units in town. This quiet community can't handle commercialization. We have done an excellent job in the past answering to Sacramento. Why are we all of a sudden caving in, because a consultant from LA (that knows nothing about Hillsborough) suggests we do? This current plan makes no sense.
Sincerely,

Ron Lynch

[REDACTED]

[Ron Lynch](#)

[REDACTED]

Cell:

[REDACTED]

From: [Amanda Trimble](#)
To: [General Plan](#)
Subject: Draft Housing
Date: Sunday, September 18, 2022 8:43:12 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element." I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards

Amanda Trimble



Hillsborough, CA 94010

From: [Kayoko Wong](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Larry May](#); [Marie Chuang](#); [Sophie Cole](#)
Subject: Housing Element Plan Objection
Date: Sunday, September 18, 2022 8:40:41 PM

Dear Hillsborough Council members:

I am providing these comments on, and objections to, the draft Housing Element Plan dated August 4, 2022 (“Draft Plan”) – as a Hillsborough resident since 2013. My family has been in Hillsborough since the early 1990s, when my family moved to the Town.

I have read the full plan and various associated documents posted on the Town website and developed an understanding of the State’s RHNA6 mandate. To all of the Council members, thank you for your service on behalf of Hillsborough, both generally and especially as we navigate this challenging issue. I am supportive of the objective to develop more affordable housing throughout the State and in the Bay Area but we must ensure we do so in a thoughtful, carefully considered, and long-term manner. Unfortunately, the current Draft Plan is not that.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

I am strongly opposed to the current Draft Plan, which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.

I am supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

I want to voice my strong opposition to the current Draft Plan. There are superior alternative

plans to propose to the state for our RHNA6 submission. Please include this email in the public record and consider it as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service.

Kind regards,

Dennis and Kayoko Wong

[REDACTED]


From: [Jessica Meng](#)
To: [General Plan](#)
Subject: Request for more thoughtful approach to expanding affordable housing
Date: Sunday, September 18, 2022 8:38:36 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element".

Currently, areas around Ralston and Forest View, which are close to our public elementary and middle schools, are already seeing traffic congestion and a lot of construction that often interferes with our children trying to walk and bike to school on roads that have no continuous sidewalks. If we add many additional units in this area, we must concurrently add basic safety infrastructure such as sidewalks, stop signs and traffic lights and not allow construction vehicles to block roads right as our children and children of future residents are trying to walk/bike to school.

We would also like the town to consider plans similar to the city of Atherton as possible remedies. We can also loosen stringent ADU and JADU rules like 20Ft setbacks, neighbor permissions, land/building ratios, not allowing garages to face the street, etc..., that have historically prevented reasonable additional affordable units to be built by our own residents. Instead of letting outside developers who don't care about our community or our children maximize their economic interest first, please let our residents be part of the solution too!

Best regards
Jessica Meng & Justin Knowles

Hillsborough, CA 94010

Cheers,
Jessica

From: [Hannah Chang](#)
To: [General Plan](#)
Subject: Hillsborough draft housing element
Date: Sunday, September 18, 2022 8:37:58 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards,
Hannah Chang

--

From: [Louisa Shields](#)
To: [General Plan](#)
Date: Sunday, September 18, 2022 8:29:28 PM

Hello,

We have been reading about the Housing Element. While we support Hillsborough meeting the goals set out by the state, it does not seem that the initial plan created by the outside consulting firm presents a plan that aligns with Hillsborough.

We support ADUs, and believe that there are many more potential ADUs that would be built in Hillsborough if the process was explained. It also sounds like new ordinances to support more ADUs in Hillsborough are needed, and we strongly encourage Hillsborough Town Council to pass those ordinances.

We also do not support 'up-zoning' in Hillsborough or changing other provisions to guidelines at this time. It seems that the 554 units +buffer can be met through other means than jumping in with changes that can have wider impacts than intended. We strongly support passing ordinances, educating Hillsborough owners on the process and including incentives for ADUs (including multiple on larger lots).

Please consider other options than the plan suggested by the third party consultants.

Thank you,
Louisa and Tom Shields

From: [Elizabeth Jardina](#)
To: [General Plan](#)
Cc: [Brian Stoler](#)
Subject: In support of housing density in Hillsborough
Date: Sunday, September 18, 2022 8:24:25 PM

Dear Councilmembers,


We are writing in support of dense housing in Hillsborough.

We have lived here since 2013, and within a 2-mile radius of our Hillsborough house for 20 years. We are fully in support of as much dense housing as can be built in Hillsborough. We would like to see apartment and condo buildings for all income levels; we would approve of splitting lots; we would love even mixed-use development in Hillsborough.

We live very near South School, and our experience of Hillsborough as a place where we often see our neighbors, where school traffic happens outside our house, has been nothing but friendly and neighborly. We believe the insistence on keeping large lots, building huge houses, and reserving Hillsborough for only the wealthiest people in the United States is outdated and counterproductive.

Especially near El Camino Real and San Mateo and Burlingame downtowns, we believe there is real potential to provide more needed housing. Other exclusive California communities are not zoned for single-family only; even Beverly Hills has more multifamily households than single-family.

The Peninsula desperately needs more housing. We applaud Town Council's efforts to comply with the law and allow Hillsborough to help the housing shortage.

Elizabeth Jardina and Brian Stoler


From: [Cinthia Simon](#)
To: [General Plan](#); [Al Royse](#); [Christine Krolik](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#); [Lisa Natusch](#); [Christopher Diaz](#); [Ann Ritzma](#)
Subject: Opposition to Draft Housing Element Plan Dated August 4, 2022
Date: Sunday, September 18, 2022 8:22:51 PM

CINTHIA J. SIMON

September 18, 2022

Dear Mayor Royse, Vice Mayor Krolik, and Councilmembers Chuang, Cole, and May:

I am against proceeding with the draft Housing Element Plan dated August 4, 2022 ("Draft Plan") for the following reasons:

1.
The Town can meet its HE6 target through a combination of ADUs and partial-credit for our HE5 overage, we do not need to - and should not - change Hillsborough's zoning to add the new HD-2 and HD-3 zones, nor add multi family housing, nor erect a multi story building on Town property at El Camino and Floribunda - all of which are strategies proposed in the Draft Plan. Each of those steps would bring about fundamental negative change to the beauty and character of our Town of Hillsborough and I join many other Hillsborough residents in objecting to those proposals.
2.
The Town of Hillsborough lacks the type of infrastructure the Draft Plan requires and calls for. It is very surprising we would think our Town has the rudimentary essentials needed to carry out the Draft Plan. I live on Skyfarm and as it is I find it nearly impossible to safely back out of my driveway in the current morning traffic let alone incorporate a sleuth of new pathways, lanes, and traffic into an already congested and dangerous route. The lack of lights, sidewalks, public transportation lanes, and lack of basic cellular service makes the Draft Plan appear not well thought out or well-considered.
3.
The Town has more ADUs within it than what is currently reflected in the Town's records that should be added to the current and future count. It has been brought to my attention that a considerable number of ADUs have not been accounted for in the latest count (partly because there has not been a formal inquiry or process carried out) and that the Draft Plan does not take into account that the number of ADUs over the past 3 Covid Years is not reflective of those that are to come. It is my understanding that we will meet the required 554 additional housing units by doing a proper accounting of the current/in construction ADUs in our Town and by putting due weight on the number of future ADUs that will be constructed in the years to come.
- 4.

The Draft Plan has not been properly thought out and I believe that not many in our Town have been alerted to what is currently being proposed and adopted on our behalf. Full disclosure is needed and an informed consent is required by the residents of this Town for something of this magnitude to be adopted. Even if delaying our submission would result in penalties, it is far better to be penalized for a late submission than it is to make a colossal mistake in this undertaking. I believe it is in your interest to make the entire Town privy to your proposed Draft Plan and truly listen to your constituents as to what it is they want done in this regard. You have been tasked with representing "our" voice and I do not feel "our" voice is represented in the Draft Plan.

Respectfully submitted, **Cinthia J. Simon.**

From: [Kimberly Dalal](#)
To: [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Cc: [Kimberly Dalal](#)
Subject: Housing in Hillsborough
Date: Sunday, September 18, 2022 8:21:14 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

As Hillsborough residents for 12 years and homeowners for 7 years, we are very concerned about the current draft plan for increased housing.

This is the most important issue that affects our town's safety, schools, property values, traffic, and natural features.

Hillsborough has been a destination for new families searching for a safe place to raise children and for their children to be educated in the first-class public schools in Hillsborough. The Hillsborough Schools Foundation has greatly benefited from the generosity of parents because of the value placed on the quality of our public elementary and middle schools.

For older families and couples, Hillsborough offers a serenity and beauty that is unparalleled. This is why many people decide to reside here and make sacrifices to do so. And this is why we have chosen to live here and to remain here; in fact, we are remodeling our home presently.

Homeowners are alarmed and would like to respectfully ask that the hard-working people who are in charge of representing us to please *consider some of the proposed alternative plans* that can still help us achieve the state goals without relinquishing what we value.

One of the plans is called *Smart Housing for Hillsborough* and seems to offer excellent alternative ideas.

Please do *not* vote for or pass the current plan that was led by an outside consultant with no personal ties to this special place that is home to us. Perhaps we can look carefully at other towns (e.g., Atherton, Woodside) with similar profiles and consider what they have done.

Thank you for your efforts to ensure that the Town of Hillsborough will carefully and thoughtfully consider the feedback of its homeowners in order to move forward with a plan that most accept and support versus the current draft plan.

Please let us know if there's anything we can do to help the town to reach an alternative plan that protects our education and safety.

With gratitude,

Kimberly and Anupam Dalal

[REDACTED]

Hillsborough, CA 94010

Cell: [REDACTED]

From: [Lisa Natusch](#)
To: [General Plan](#)
Cc: [Ann Ritzma](#)
Subject: Fwd: Release of Site Suitability Factor Scores; Public Safety Issues
Date: Sunday, September 18, 2022 8:19:54 PM

From: Daniel Capon [REDACTED]
Sent: Sunday, September 18, 2022, 8:00 PM
To: Al Royse <ARoyse@HILLSBOROUGH.NET>; Christine Krolik <ckrolik@HILLSBOROUGH.NET>; Sophie Cole <scole@HILLSBOROUGH.NET>; Larry May <LMay@HILLSBOROUGH.NET>; Marie Chuang <MChuang@HILLSBOROUGH.NET>; Lisa Natusch <lnatusch@HILLSBOROUGH.NET>; Christopher Diaz <Christopher.Diaz@bbklaw.com>
Cc: Staci Adams [REDACTED]
Subject: Release of Site Suitability Factor Scores; Public Safety Issues

Honorable Mayor Royse, Vice-Mayor Krolik, Council Members Cole, May and Chuang, City Clerk Natusch, and City Attorney Diaz

We chose to live in Hillsborough 30 years ago because our values were in harmony with the values of the community: a love of its countryside and its remaining wilderness, its remoteness, quiet and privacy, and its safe setting free of the dangers, distractions, density and congestion of the urban environment.

We have questions on two major points on the proposed re-zoning that now threatens those values:

1. The lack of transparency depriving Hillsborough citizens of the information allegedly used to select the de Guigne estate for RD-2 re-zoning and high-density urban housing development, and
2. The prescription for a public safety disaster represented by the selection of the de Guigne estate by blocking a major escape route in event of earthquake, fire, flood, or liquefaction danger.

1. Lack of transparency

At the Aug 8, 2022 City Council meeting, one of us addressed the lack of transparency resulting from the Town's failure to disclose the Site Suitability Factor Scores for the thirteen candidate parcels of greater than 10 acres under consideration for RD-2 re-zoning. In fact, the written documentation provided by the Town makes no mention of the existence of thirteen candidate parcels, instead presenting the selection of the de Guigne estate, Strawberry Hill, and 50 Brooke Court for re-zoning under RD-2 as a *fait accompli* (Aug 4, 2022 Housing Element Draft for Public Review; Aug 8, 2022 City Council Agenda Staff Report entitled "Draft Town of Hillsborough RHNA 6 Housing Element Update").

Our request was repeated at the Aug 18, 2022 Housing Element Open House to the appropriate focus group. No information has yet been forthcoming. Does the Town understand that without these scores, and a full description of the methods used to determine the scores and their statistical significance, that there is no objective basis for the selection of any parcel for RD-2 re-zoning and development?

In addition, the Site Suitability Factor Scoring as presented on p.98 of Aug 4, 2022 Housing Element Draft appears to be deeply flawed. We provide some specific examples and questions here:

- How can a parcel with a "Year Built" of 1899 have an extremely low score of 2 while a parcel with a "Year Built" of 1900, just one year later, can have an extremely high score of 7?
- What weighting factors were used? Is the score for "Year Built" or "Proximity to Amenities" weighted the same as public safety dangers such as "Fire Hazard" or

“Landslide/Liquefaction”?

- How can parcels be scored for RD-2 re-zoning when 4 of 11 categories, “Residual Lot Coverage”, “Proposed” Zoning”, “Existing Land Use” and “Lot Acreage” lie outside of the definition of RD-2?
- Does the Town realize how easily these and other such flaws in the scoring are exploited to manipulate the outcome of any particular parcel for re-zoning and development?
- Does the Town realize that the optics of not providing the scores we requested are not good? How can the Town close the commenting period a mere 6 weeks (Aug 8, 2022 - Sept 19, 2022) after it has not provided information absolutely essential to legitimizing the process?
- Does the Town understand that the touchy-feely Housing Element public relations campaign over the last year does not mitigate the damage of not providing the scores the Town claims to be using to enact this historical change in the way it treats the property-holdings of its citizens?
- Does the Town comprehend the enormous public safety ramifications of the proposed re-zoning without conducting specific hearings on safety considerations including those not in the scoring?

2. Public safety ramifications of re-zoning the de Guigne estate as RD-2

At the Aug 8, 2022 City Council meeting and Aug 18, 2022 Housing Element Open House, we also addressed specific public safety dangers presented by the proposed re-zoning and high-density urban housing development of de Guigne. We calculate two hundred eleven (211) new residents (based on 2.93 persons per Hillsborough household according to bayareacensus.ca.gov). We ask:

- Is the Town aware that 211 residents at the proposed density of twenty-five (25) units per acre increases the population density to 46,880/square mile? This is 25 times greater than Hillsborough (1,847/square mile), 2.5 times greater than San Francisco (18,635/square mile) and 1.6 times greater than New York City (29,302/square mile).
- Does the Town understand that this proposed high-density at de Guigne lies at one of the most heavily travelled sections of road in Hillsborough both in terms of vehicles and bicyclists?
- Is the Town aware that this section of road and its extremely narrow bridge is a choke point that already threatens the safe evacuation of hundreds of residents in the event of a public disaster?
- Is the Town cognizant that this very type of choke point was a major factor in the deaths of many of the 85 people fleeing the Camp Fire in Paradise, CA?
- Has the Town taken into account the instability of Crystal Springs Rd revealed by the Loma Prieta earthquake, and the heightened danger thus posed by further increasing the traffic density?
- Is the Town aware the proposed de Guigne housing lies directly in the inundation zone in the event of a breach of the Crystal Springs Dam and the residents will be underwater?
- Has the Town conducted the land surveys necessary to establish that the steep slope of de Guigne would in fact support development of the 24 of 72 units impacted by the steep slope?
- How will the Town address the sewage problem on Crystal Springs Rd in the vicinity of de Guigne, evidenced by the ongoing sewage stench, as well as address the incremental traffic, financial, and environmental impact of adding enough sewage capacity for an additional 211 residents?
- Why would the Town not conduct hearings to factor in such consideration of public safety before proceeding with the proposed re-zoning? What will the State of California think of this deficiency?

Until these questions can be answered it does not seem reasonable to press forward so urgently unless the Town is hiding something.

3. Proposed items for immediate follow-up

- Most critical is the immediate release of the Site Suitability Factor Scores and full description of methods used to determine the scores and their statistical significance as requested Aug 8, 2022.
- In light of the delay in releasing the Site Suitability Factor Scores and their critical importance to transparency and objectivity in the proposed RD-2 re-zoning, we recommend in the strongest possible terms extending the public review and comment period allowing for their consideration.
- Notwithstanding the housing mandate under Article 10.6 of the California Government Code, we are at a loss to understand the legal basis for addressing the mandate while ignoring the other legal requirements for holding hearings on the re-zoning of specific parcels, particularly with respect to the public safety matters we raise. We recommend in the strongest possible terms that such hearings are scheduled immediately for the de Guigne estate.
- We would appreciate prompt written response to the other questions we raise in this letter.

Sincerely,

Dan Capon and Staci Adams

From: [J Cheston](#)
To: [General Plan](#); [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Cc: [Mo Cheston](#)
Subject: Opposition to Housing Element Draft Plan
Date: Sunday, September 18, 2022 8:16:39 PM

Dear Hillsborough Councilmembers:

Thank you for your service on behalf of Hillsborough generally, and specifically as we navigate Hillsborough's Housing Element process.

While we are supportive of the objective to develop more affordable housing throughout the State and in the Bay Area, we feel strongly that Hillsborough must do so in a thoughtful manner that considers the unique characteristics and limitations of our town:

- Our lack of retail, industry and commerce.
- Hillsborough's fire risk; 70% of our town is designated as a High Fire Risk Zone.
- The town is currently zoned entirely RD-1 and, unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land.
- Furthermore, Hillsborough strongly outperformed our allocation by 111% in the last cycle (one of very few towns to do so), and yet the Draft Plan goes so far as to incorporate a 20% buffer.

We feel the current Draft Plan fails to consider these unique characteristics and, therefore, we are strongly opposed to the current Draft Plan.

We would also like to express our opposition to the plans for the proposed redevelopment of the Town Hall complex. We feel the current plan does not fully consider the impact of 100 housing units:

- The traffic in the area, which is already very busy, will become overwhelming.
- Accidents frequently occur at the Floribunda intersection. While some steps have been taken to reduce accidents, we fear the construction process as well as an additional 100 housing units will create ongoing safety issues.
- Surrounding Burlingame streets, including Walnut Avenue and Willow Avenue, are extremely narrow streets and are already difficult for emergency vehicles to navigate. The increased traffic will create significant safety issues.
- The Town Hall parking plans are inadequate. Overflow parking from 100+ units will further congest the surrounding narrow streets, creating significant safety issues.

With respect to the proposed plans for the Town Hall complex, too many questions remain regarding Centennial Park, historic structures, parking, impact to surrounding narrow streets, and height for these buildings compared to neighboring structures. More thought needs to be given to alternative uses for the space. We feel the Town Hall complex plan should be removed from the Housing Element Draft Plan as there is no way we can answer these questions under the current process timeline.

Our plan **should** focus on ADUs, where we have consistently exceeded expectations. Hillsborough's plan **should NOT** include:

- Smaller minimum lot sizes
- Reduced setbacks (outside of the reduced setbacks for ADUs/JADUs)
- Increases to height allowances
- Increased floor area ratio (outside of the allowances for ADUs/JADUs)
- Reduced landscaping coverage

Thank you for your work on behalf of Hillsborough and for your consideration of this feedback during this process.

Regards,
Mo & Janet Cheston

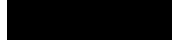
From: [Jaret Butler](#)
To: [General Plan](#)
Subject: opposition to current draft housing
Date: Sunday, September 18, 2022 7:59:32 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards

Jaret Butler, MD



Hillsborough.

Sent from my iPad

From: [Veronica Avalos](#)
To: [General Plan](#)
Cc: [Anthony Novosel](#)
Subject: Current draft housing element
Date: Sunday, September 18, 2022 7:59:05 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards,

Veronica Novosel



Hillsborough, CA 94010

From: [Carolyn Tsao](#)
To: [General Plan](#)
Subject: Housing plan
Date: Sunday, September 18, 2022 7:55:35 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards,

Carolyn Tsao



Hillsborough, CA 94010

Lisa Natusch

From: General Plan
Subject: FW: Objection to the Housing Element draft

> On Sep 18, 2022, at 1:48 PM, Ruth Wisnom [REDACTED] wrote:

>

> I have read the draft in its entirety, attended by zoom the HEAC and Town Council meetings. I respect the hard work that created this document but I think if enacted it would destroy our town as we know it. Dennis Moore and Ted Ulliot have presented alternative plans which are much less invasive and I think many of their ideas could replace those in the draft. There is widespread concern among the residents of the town and they feel helpless to prevent the implementation of this plan. The Wisnom Family has lived in Hillsborough since 1935 and treasures the beauty and special character of Hillsborough.

>

> I urge you to consider modifications that would eliminate rezoning and multiple family dwellings on lots that are now single family lots.

> Other crucial issues are parking if a new Town Hall campus is constructed, water shortage, overcrowded schools, public service demands for police and fire response. Taxes will inevitably have to be raised to provide these services. I understand that we must meet the state mandate but there are other options. Please consider alternative plans so we can preserve the historic character of our rural, non-commercial, unique community.

> Thank you,

> Ruth Wisnom

>

> Sent from my iPhone

From: [Morvarid Ciccolella](#)
To: [General Plan](#)
Subject: Opposition to "the current draft housing element"
Date: Sunday, September 18, 2022 7:54:08 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing element". I would like the town to adopt plans similar to the city of Atherton as possible remedies.

Best regards,
Morvarid Ciccolella



From: General Plan
Subject: FW: Comments on Housing Element

On Sep 18, 2022, at 3:12 PM, Kathleen Egan [REDACTED] wrote:

E-mail Memorandum

9/18/22

To: Ann Ritzma
From: Kathleen Egan

Please see my comments on Housing Elements Plan:

1. Information in Chapter 1-7 (89 pages) is excessive and should be edited. The average reader will not concentrate on the important information.
2. The buffer of 20% is too high. Cut to 10%
3. RD-2 -Cut height to 42' Final building height often exceed height limits. Developers do not always depict existing grade correctly. Ground Floor of wood frame buildings are often built 18" above existing grade, for low-income housing this is the most economical. This is often not correctly noted on elevations submitted to ADRB.
4. Town site -Cut height to 55', see above.
5. RD-2 and town site Increase side set back to existing properties to 15'. Require buildings to step back in height from neighboring properties to preserve light and allow enough room for vegetation to grow.
6. What happens if owners of Strawberry Hill do not want to develop their site?
7. Circulation and access will have to be considered for developments. More than one entry egress point may be necessary. A map showing neighboring properties and access to development would be helpful. Zoom out a bit from what was shown.

Kathleen Egan
Architect
[REDACTED] Cell

From: [REDACTED]
To: [General Plan](#)
Subject: Hillsborough Draft Housing Element
Date: Sunday, September 18, 2022 7:54:05 PM

I am submitting this email in response to the draft housing element that is being proposed by Hillsborough. We find the existing plan unacceptable on a number of points, and would urge the town to rethink its approach so that we can meet our requirements while still preserving the character and property values of the town and respecting the rights of homeowners.

First, it appears that none of the owners of the properties the town proposes to rezone were consulted or appear to have agreed to the change. If Hillsborough is considering going down this path, it is entirely inappropriate not to engage the landowners in their decision making.

Second, it makes sense to add housing at the town hall site, but a 5-10 story building is far higher than makes sense for the location.

Finally, it appears that other peninsula suburbs such as Atherton and Los Altos Hills have negotiated much less onerous requirements (including no 20% excess). Why is that? It does not make sense for us to agree to a more stringent plan. I strongly urge the town to reconsider the proposed plan.

Thank you,
Nancy and Mike Heafey

From: [Amy B. McHugh](#)
To: [General Plan](#)
Subject: Plan feedback
Date: Sunday, September 18, 2022 7:41:36 PM

Thank you for working so hard on the housing plan for our community.

I urge you to reconsider development of some of the properties you have outlined in your plan. While I think the conversion of town hall to lower income housing units makes sense due to the proximity to needed services, the other areas identified are in areas which are not close enough to necessary services. In addition, the lack of more than one egress is a concern - particularly with the wildfire risk we currently face.

With more ADU development we may be able to preserve more of our town's character. Please consider incentivizing people to invest in ADU's.

Amy McHugh


From: [Sally Farr](#)
To: [General Plan](#)
Subject: Draft Housing Element
Date: Sunday, September 18, 2022 6:51:07 PM

Dear Mr. Mayor and esteemed Council Members,

I am writing to express my fervent agreement and support of each and every one of the recommendations submitted to you by my fellow citizen, Ted Ulyot, in his letter dated September 17th.

I apologize for my tardiness in weighing in on this very important issue, but I am currently traveling outside of the country. I will return on the 26th and plan to be in attendance at your meeting that evening.

Thank you for your consideration.

Respectfully,

Sally Farr



Hillsborough CA

Sent from my iPhone

From: [Keith Diggs](#)
To: [General Plan](#)
Cc: HousingElements@hcd.ca.gov
Subject: YIMBY Law comment on Hillsborough housing element
Date: Sunday, September 18, 2022 6:30:25 PM
Attachments: [220918 CFHE_YL Letter to Hillsborough.pdf](#)

Hello,

Please find attached YIMBY Law's comments on Hillsborough's draft housing element. Please contact me with questions.

Keith Diggs *\$B/i (J*
Housing Elements Advocacy Manager
703-409-5198





The Town of Hillsborough

Via email: generalplan@hillsborough.net

Cc: HousingElements@hcd.ca.gov

September 18, 2022

Re: Hillsborough's Draft Housing Element

To the Town of Hillsborough:

YIMBY Law commends the Town on its well-written [housing element](#). We appreciate the Town's candor as to how it constrains housing (Draft, pp.78-83), as well as the clarity of its proposed zoning reforms (*id.* pp.91-94).

That said, the draft has glaring problems. Chiefly, the Town expects 172 homes from the nonvacant Strawberry Hill site (Draft pp.101, 104), whose trustee [told the Town](#) he does not intend to redevelop. The draft likewise fails to show that 48 homes would be built on the nonvacant De Guigne Estate (*id.* Pp.100, 104).

The draft also makes unrealistic assumptions about ADU affordability. Bay Area watchdogs for YIMBY Law report that Hillsborough ADUs are in fact rarely rented to lower-income households, rather than kept vacant for guests or pool maintenance. Without a registry to track ADU use or a concrete and current program to monitor ADU production (*id.* p.147), it is impossible to tell whether the City's projection of 168 lower-income ADUs (*id.* p.90) will in fact be built *and* affordably rented.

It is also impossible to evaluate the relative severity of Hillsborough's development fees (see *id.* p.81) without the kind of dollar-denominated comparison Hillsborough included in its [fifth cycle draft](#) (pp.27-28). Why omit the comparison in the sixth cycle?

Finally, Hillsborough commits to no timelines for implementing its various policies, goals, and actions (Draft pp.141-48). Many of the proposed programs are also weak commitments to “review,” “conduct,” “establish,” “assess” or “complete” various things the Town can table for later (*ibid.*). Please specify what the Town will actually do.

We look forward to the City's next draft. Please contact me with questions.

Sincerely,



Keith Diggs

Housing Elements Advocacy Manager, YIMBY Law

keith@yimbylaw.org



From: [John Hampton](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Draft Housing Element Plan
Date: Sunday, September 18, 2022 5:45:48 PM
Attachments: [Ulliyot Objections to Draft HE Plan.pdf](#)

Dear Mayor Royse, Vice Mayor Krolik, and Councilmembers Chuang, Cole, and May:

My family has lived in Hillsborough since 1962. I attended North School from Pre-School through 5th grade and was a member of the first class after the school's re-opening.

I am concerned about the future of our town and my sentiments are perfectly captured in the attached letter from my friend and fellow resident, Ted Ulliyot.

Sincerely, John M.B. Hampton

THEODORE W. ULLYOT

September 17, 2022

Dear Mayor Royse, Vice Mayor Krolík, and Councilmembers Chuang, Cole, and May:

I am providing these comments on, and objections to, the draft Housing Element Plan dated August 4, 2022 (“Draft Plan”) – as a Hillsborough resident since 2008. My family has been in Hillsborough since the late 1970s, when my father moved to the Town.

Although the California Department of Housing and Community Development (HCD), through the Association of Bay Area Governments (ABAG), has imposed on the Town a mandate of 554 additional housing units for the 2023-31 HE6 cycle, the Draft Plan is an unacceptable proposal for meeting that number. Among the most objectionable features of the Draft Plan are the introduction of a new three-zone scheme in place of Hillsborough’s current single-zone (RD) zoning framework; the introduction of multi-family housing to our Town; and the introduction of multi-story buildings to our residential community (including at our historic Town Hall, Centennial Park, and Veterans Memorial). If adopted, the Draft Plan would radically and irreparably change the character of our Town.

Hillsborough truly is a special place worthy of preservation. As Mayor Royse states in his Welcome Message on the Town website, we are a “unique residential community” with a “rich history,” and a “park-like setting and quiet atmosphere.” Mayor Royse’s message rightly states:

“Hillsborough strives to maintain the rustic character and rural charm that are the hallmarks of our town. We are dedicated to preserving our history, natural beauty, architectural heritage and small town atmosphere that contribute to the essential character of our community and make it a wonderful place in which to live and raise a family.”

In the 2014-22 HE5 cycle, the Council (which included current members Chuang, May, and Royse) was careful to protect Hillsborough’s unique character and heritage in meeting its RHNA/HE5 obligations. The Town’s HE5 Plan, by its own explicit terms, “represent[ed] a sincere and creative attempt to meet local and regional housing needs in a community that doesn’t meet the urban norms around which the State Housing Element law was created,” see Town of Hillsborough 2014 Housing Element (HE5 Plan) at p. 4 – and the Council’s heritage-protecting plan was duly approved by the State.

I have no doubt that Town Staff (and its consultant) worked diligently and earnestly to develop their Draft Plan. But the Staff's Draft Plan is only a draft, and it is up to the Council to make the final decision and craft the final plan to be submitted to the State. You Councilmembers – not the Staff, and certainly not the outside consultant – are the Hillsborough residents whom we elected and to whom we've entrusted the responsibility of representing, leading, and preserving our Town and its unique and historic character. With due respect, now is time for the Council to take ownership of the final decision and to show the leadership, responsiveness, and stewardship that we elected you to provide – in this case, not by deferring to Staff and consultants, but by directing the Staff to revise its Draft Plan in a manner that (1) addresses the widespread concerns and objections you've heard from the community¹, and (2) produces a good-faith, sincere, and creative proposal for satisfying our HE6 obligation while preserving “the rustic character and rural charm that are the hallmarks of our town” and what makes Hillsborough the “wonderful place in which to live and raise a family” that we all cherish.

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As the Council considers how to craft a final plan that corrects the deficiencies and shortcomings of the Draft Plan, I submit the following key points for your consideration.

First, we should target the HCD-mandated 554 housing units, not a number higher than that (which is what the Draft Plan proposes). HCD's 554 number is already too high, representing a remarkable 12% increase over Hillsborough's existing 4000-unit housing stock – in an era when the population of California, and the population of San Mateo County, are decreasing.² The Draft Plan proposes that we should voluntarily exceed the 554-unit mandate, in the name of a creating a “buffer” that would take us to a goal of 665 new housing units for

¹ Although the HE6/RHNA process has been going on for many months, it was only with the issuance of the Staff Draft Plan in early August of this year (barely six weeks ago – at a time when many residents were enjoying the last days of summer, sending kids off to college, and so on) that the true threat to our community became clear (the prospect of zoning changes; 12-15% increase to our housing stock; multi-story buildings; dramatic transformation of Town Hall without accommodation for the Veterans Memorial; etc.). And in those short six weeks, Hillsborough residents have rallied and responded, engaging with remarkable speed and unanimity – and always respectfully – to make our voices and concerns heard, in person and in writing. The community has responded in plenty of time for the Council as our elected representatives – and community stewards – to receive and incorporate our feedback and develop a revised, creative final plan that is true to Hillsborough's essential character.

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Hillsborough. There is no need for the Town to do this, nor is there any legal requirement that we do this. A 12% increase is more than enough. Our target number should remain (at most) 554 housing units, not 665.

Hillsborough has an exemplary track record of meeting and even exceeding its HCD-assigned HE number. In the 2014-22 HE5 cycle, the Town's State-mandated target was 91 and we hit 192 housing units actually created. Hillsborough was a model community in HE5 – not simply being one of only 38 jurisdictions in California to meet its HE5 target and plan, but more than doubling our target number. A “buffer” might represent an appropriate “best practice” for some jurisdictions – namely, those communities that fell short of their recent Housing Element plans. But not for Hillsborough, given our track record of not just meeting but indeed dramatically exceeding our HE targets.

Second, once the housing-unit target for HE6 is defined as 554 rather than something more than that, there are many paths to meeting that goal without imposing the sort of dramatic changes to our community that the Draft Plan proposes.

For starters, the Final Plan should make much greater use of ADUs, which have become increasingly popular in the Town. The Draft Plan provides for too few ADUs (only 280, based on a trailing 3-year average of 35 per year). We should take a more realistic, and current, estimate of 65 ADUs per year – which is the rate for 2021-22 (after Hillsborough in 2020 appointed an ombudsman to encourage and facilitate the construction of ADUs). There is every reason to believe that the current 65-per-year rate would continue, if not increase, with the assistance of the ombudsman and other measures to promote ADU construction. Over eight years, a 65-per year rate would, all by itself, account for 520 of the 554 housing units.

For the remaining 34 units, there are a number of paths to get there. One example: We should continue to lobby the State (see Housing Element FAQ 12) to accept some or all of our 101-unit overage from HE5. The FAQs say that the Town “is currently working with our lobbyists to petition the state” to get credit for the 101 extra units we created in HE5. Let's at least pursue that route to completion (including appeal), before fundamentally changing Hillsborough and putting our property values at risk.

Between ADUs and petitioning for retroactive credit on our HE5 overage, that gets us to 621 units, thereby substantially exceeding our HE6 allocation. Even if the State were to give us credit for only one-third of our HE5 excess (34 units of the 101 excess), that would get us to the required 554.

Because the Town can meet its HE6 target through a combination of ADUs and partial-credit for our HE5 overage, we do not need to – and should not – change Hillsborough’s zoning to add the new HD-2 and HD-3 zones, nor add multi-family housing, nor erect a multi-story building on Town property at El Camino and Floribunda – all of which are strategies proposed in the Draft Plan. Each of those steps would bring about fundamental negative change to the beauty and character of our Town, and I join many other Hillsborough residents in objecting to those proposals. Under the above strategy I have outlined, neither new zoning, nor multi-family housing, nor a Town Hall multi-story complex, would be necessary to meet the Town’s 554 target number for HE6.³

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The ideas and methodology I have outlined above are one reasonable, low-impact pathway for the Council to devise a Final Plan that (1) addresses the widespread concerns and objections you’ve heard from the community, and (2) represents a good-faith, sincere, and creative proposal for satisfying our HE6 obligation of 554 housing units. There undoubtedly are other means of doing so – without the need for re-zoning, for multi-family housing, for multi-story apartment buildings, and the like. In addition to its natural beauty, unique history, and character, our Town is blessed with a thoughtful, engaged, civic-minded citizenry, many of whom have participated actively and respectfully in this process since the unveiling of the objectionable Draft Plan six weeks ago. Collectively, the residents of Hillsborough have stated well-founded concerns and objections to the Draft Plan and proposed a range of creative alternatives. It is now up to the Council to be responsive, listen and incorporate that feedback, and produce a Final Plan that is right for Hillsborough and protects our unique Town.

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Respectfully submitted,

Theodore W. Ulliot

From: [Gregory J. Hampton](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [General Plan](#)
Subject: Objections to Draft Housing Element Plan
Date: Sunday, September 18, 2022 4:34:59 PM
Attachments: [Ulliot Objections to Draft HE Plan.pdf](#)

Dear Mayor Royse, Vice Mayor Krolik, and Councilmembers Chuang, Cole, and May:

My grandmother built her Hillsborough house in 1962 and lived in it until her death in 1997. My wife and I bought our Hillsborough house in 1989 and last March a Hillsborough house was acquired for the enjoyment of our son, his wife and our granddaughter.

Attached is the letter to you written by my friend and neighbor, Ted Ulliot.

I am writing to you to state for the record that I and my family agree with its contents in every particular and with absolute conviction.

Sincerely, Gregory J. Hampton

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Theodore W. Ulliot

From: [Brad Freitag](#)
To: [General Plan](#); [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); imay@hillsborough.net; mchaung@hillsborough.net
Cc: [Sarah Freitag](#)
Subject: concerns with the Draft HE Plan
Date: Sunday, September 18, 2022 3:32:36 PM
Attachments: [Ulliot Objections to Draft HE Plan.pdf](#)

Hi,

We live on [REDACTED], and we oppose the Draft HE Plan.

Our concerns include changing the character of our town, decreasing the value of Hillsborough real estate, and overshooting our HE targets. We believe that better solutions will emerge only by considering a range of options.

Please see the attached objections to the draft plan along with an alternative approach - we support the position of Mr. Ulliot's letter.

In addition, we have completed the survey <https://survey123.arcgis.com/share/467e65233a544c21893f1321c3a72c32> to express our willingness to build an ADU/JADU.

We urge the Council to amend the Draft based on the will of our residents.

Best regards,
Brad and Sarah Freitag
[REDACTED]

THEODORE W. ULLYOT

September 17, 2022

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Respectfully submitted,

Theodore W. Ulliot

From: [Kerry Mahrer](#)
To: [General Plan](#)
Cc: council@burlingame.org; Inatusch@hillsborough.net
Subject: Proposed Hillsborough Town Hall Project
Date: Sunday, September 18, 2022 2:50:09 PM

Dear Council Members,

We are long time residents of the 700 block of Walnut Avenue in Burlingame.

On September 12, 2022, we attended the Hillsborough town council meeting to hear a proposal for the redevelopment and rezoning of the existing Hillsborough Town Hall and police station, with a proposed rezoning to add a new multi-story low income residential building to the campus.

Our concern is the multi story residential building that is being proposed. There is not adequate parking for the present buildings on the site. The proposal does not include enough parking to serve the building's occupants. Where are they and the employees of the town and police department going to park. Where are people coming to special events going to park? Clearly there is a lack of foresight as to how those cars will be accommodated. There is no parking on Hillsborough streets.

Which brings me to our block on Walnut Avenue. Walnut is one of the most narrow streets in Burlingame. When cars are parked on both sides of the street, it becomes one way. It is a cut through street for those going to El Camino. If there is inadequate parking for the residents and employees of the town hall campus, they will park on Walnut. This will become dangerous and untenable not only for the residents but also for emergency vehicles trying to get through.

The intersection of El Camino and Floribunda has been notoriously dangerous with accidents on a regular basis. Many families and children from both Hillsborough and Burlingame use this intersection to cross to school at McKinley or to walk into downtown Burlingame. During construction of this project, where will these people cross the street? How will El Camino traffic handle this construction? After completion, how will the increase in the number of cars using this intersection affect traffic flow and the safety of these pedestrians?

As residents who will be directly affected by this project, why were we only given a weeks notice before the city council meeting to discuss it? At the meeting, Hillsborough residents expressed that same frustration. Clearly there is an agenda by a specific group of people to privatize this piece of city owned land. Only a small select group seemed to know about the project.

Please do the right thing. Rethink this project after it has been open to discussion for ALL residents of both Hillsborough and Burlingame, and not just a select few. Let's come up with a plan that makes sense for everyone.

Sincerely,
Kerry and Ken Mahrer

From: [ROBERT WOODS](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Housing element plan
Date: Sunday, September 18, 2022 2:32:40 PM

Dear Council Members,

We have read and re-read the draft plan as posted on the Town's website, and some thoughts occur to us.

Not only would implementation of this plan destroy our town as we know it, but we have no infrastructure to support an influx of people, particularly if they have no transportation of their own. We have no retail stores, no medical facilities, and no places of worship within walking distance of nearly anyplace in town. Neither have we nearby sources of employment. For additional population with transportation, our roads are not designed to handle a substantial increase in traffic, not to mention places to park.

Supposedly the purposes of SB9 and SB10 were to relieve the shortage of housing in California, rather than just burnish Gov. Newsom's resume for a presidential run. How does one square that with the large number of "For Rent" and "For Sale" signs (and houses simply left vacant) on the Peninsula?

ADUs listed as "dwelling units" are, as a number of others have suggested, are potentially an excellent solution to this problem.

Others have made the case against our Town's destruction more eloquently (and with more factual information) than we can, but we thought we needed to add our voices to theirs.

Thank you all for your service, and please accept our sincere best regards.

Bob & Leone Woods



Hillsborough

From: [Roger Trinkner](#)
To: [General Plan](#)
Subject: Plan
Date: Sunday, September 18, 2022 1:46:37 PM

Dear council: I strongly support Mr Ulliot's suggestions of meeting Hillsborough's housing requirements by:
Eliminating the buffer
Take credit for exceeding previous requirements
No housing construction on City Hall Site
Sincerely, Dr Roger Trinkner
Sent from my iPad

From: [Beth Grossman](#)
To: [General Plan](#)
Subject: Proposed Housing Plan
Date: Sunday, September 18, 2022 1:24:21 PM

To whom it may concern:

My husband and I are writing to express our deep concern about the draft Housing Element plan that is currently being considered by Hillsborough - and to voice our opposition to the plan. We do not support it.

We believe the plan should be adjusted to put a far greater emphasis on ADU's as a solution to meet California's requirements.

We prefer the Smart Housing For Hillsborough Plan and would urge the town of Hillsborough to adjust the current draft proposal to incorporate many elements of this alternative plan.

We respectfully ask that council members consider alternatives to preserve Hillsborough. We also wanted to thank you for representing our community! We realize it's a volunteer position. Thank you for your time.

Warm regards,

Beth and Brian Grossman

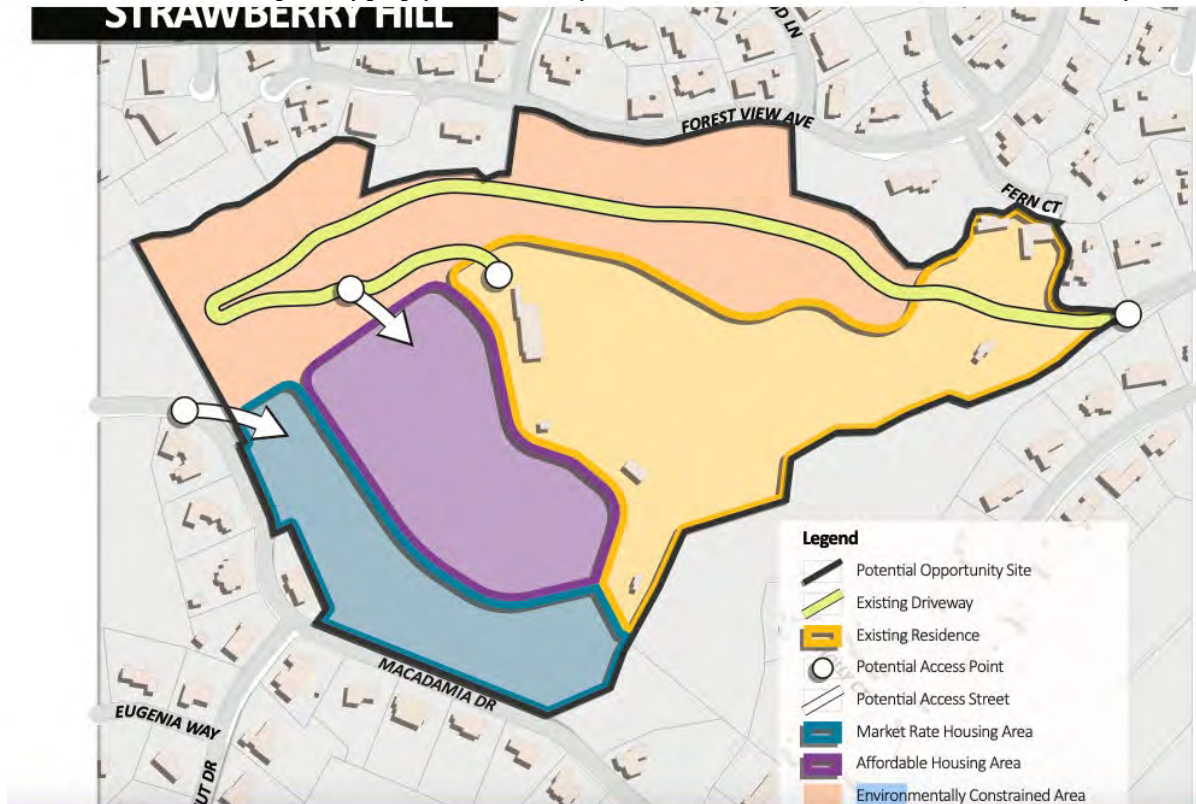
Beth Grossman
C. 

From: Michele Dee
To: General Plan
Cc: CA14ima-113@mail.house.gov; jackie.speier@mail.house.gov
Subject: Hillsborough Housing Element Plan - Redington Road
Date: Sunday, September 18, 2022 1:14:48 PM
Attachments: Screen Shot 2022-09-18 at 1.07.39 PM.png

To whom it may concern:

I know we are all in a tough situation. I do have some comments regarding the housing element plan that was provided by our LA consultants.

I will speak to the issues that I'm very familiar with, and that is the plan development above Strawberry Hill Estate. The plan shows Redington Road as a potential access point for the 172 units under the housing element plan. The current portion of Redington Road is very narrow and doesn't seem to be a likely candidate for an access point for the potential of hundredths of cars that will be traveling this corridor daily. The state is mandating housing, it's not mandating easy access to lower Hillsborough. Additionally, the elevation in the proposed access point off of Redington that's going up to the new development doesn't seem conducive to building a two way road. The driveway for Strawberry Hill Estate, is scary and seems unsafe! It has drop off points and the side of the narrow and long driveway going up the hill is an example of the terrain in this area, and doesn't seem desirable for an access point for



new development. Are we building a bridge to gap the dangerous terrain? In fact, the plan shows this area as having environmental constraints. That being said, why is it on the plan as an access point? The Architects of this plan seem to have failed in many ways.

I've lived at [REDACTED] for 30 years. A few years after I purchased my home, I think it was in 1994-1995, the ground near Spencer Lake gave way (right above Strawberry Hill Estate), the water from the lake rushed down the hill, and damaged my property and 1 Fern Ct (lowest elevation) suffered the worst of the water damage. I'm aware of 1 landslide in that area. It's my understanding that Ada Regan reported the landslide to the Town, and the Town has replaced the soil that was washed away.

In California when you have a substantial project, an environmental report is required. I searched the Housing Element Plan, I don't see an environmental report. Was an environmental report completed for this area? If we don't have an environmental report, how do we know this area is suitable for this type of development?

Best,
Michele Dee
[REDACTED]

From: [Jennifer Budge](#)
To: [General Plan](#)
Subject: Plan comments
Date: Sunday, September 18, 2022 11:39:51 AM

Mayor Royse, Vice Mayor Krolik, Council Members Chuang, Cole and May, and City Manager Ritzma,

Thank you for the efforts made to comply with the state housing mandate. I appreciate the thought and time that has gone into the process.

It seems that if the draft plan was actually put into motion, the character of Hillsborough would fundamentally change.

As someone who grew up here when the town's population was 3,500, I would hate to see it happen.

I generally concur with the points made by Ted Ulyot in his September 17th letter to the Council opposing the draft plan.

Additionally, I have overriding concerns about the state mandate as a whole.

We already have issues with adequate water and electric supplies. Adding more people will intensify these problems.

Increasing the number of people in Hillsborough and the surrounding communities will increase the amount of support services required, amplifying the housing needs in the area.

Landscaping is important to the quality of life in Hillsborough and the character of the town as well as to minimizing climate change. The current draft plan continues "hardening" our town to the detriment of these.

San Mateo County saw a drop in population from 2020-2021. Will we be changing the town's standards based on pre-Covid population trends?

The state mandate appears to have been made with tunnel vision on one issue without taking into account these other realities.

When meeting state requirements, the town should minimize the amount of new building allowed without adding a buffer for even more units. Hillsborough should receive as much credit as possible for exceeding requirements in the past. The town should avoid adding other types of zoning if at all possible, and use ADUs as extensively as permitted to achieve the requirements.

I very much hope that high-rises and townhouses are not in our town's future. If they cannot be avoided, the placement in a few specified areas makes sense.

Thank you for your consideration,

Jenny Budge

From: [Eric Tilenius](#)
To: [General Plan](#)
Subject: Please provide below-market-rate TEACHER HOUSING as part of the Housing Element!
Date: Sunday, September 18, 2022 9:37:48 AM

Dear Town Council:

Building housing for our TEACHERS (and perhaps also police and other city workers) would be a fantastic thing to include in the Housing Element. Daly City is doing this, pretty awesome. Here's an article – read some of the quotes from the grateful teachers (and teachers who switched into the district for this benefit): <https://www.sfchronicle.com/sf/bayarea/heatherknight/article/S-F-and-Daly-City-embarked-on-teacher-housing-17250359.php>

We should offer subsidized housing while someone is a teacher to them and their families and have some nice units (apartments/condos) for them!

This will help recruit and retain great teachers plus it would not add burden to the school district since we already give teachers' kids a spot in the district as part of their package anyway!

It will also help create a tighter knit community when those who work here have an option to live here.

After teachers, I would make the reduced-rate housing available to other Town workers (police, maintenance, Town Hall workers) and their families. We could then rent the remaining stock (if any) at market rates, but a year at a time so that new teachers, police, or other Town workers can take advantage of it.

I think this will be super important to recruiting and retaining great teachers (which improves quality of life and property values in the Town!) and can be compatible with adding housing on, say, the Town Hall site or another multi-family appropriate site!

Thanks for listening!

Eric W. Tilenius

Homeowner

[REDACTED]

Hillsborough, CA 94010-7233

eric@tilenius.com

[REDACTED]

From: [Peter Chartz](#)
To: [Christine Krolik](#); [Sophie Cole](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Input on the Housing Solution from the Chartz Family
Date: Sunday, September 18, 2022 8:59:59 AM
Attachments: [Hillsborough Housing Letter from Chartz Family 9.18.22](#)

Dear Hillsborough Housing Committee Members, Vice Mayor Krolik, Mayor Royse and Town Council Members,

My wife and I are sending you our attached letter because we wish to share our input on the housing solution under consideration. We are long term residents who are now recently retired. My wife taught for 30 years in Burlingame and Hillsborough schools.

Thank you for your work on behalf of our community and for taking the time to consider our input. Sincerely,
Peter and Theresa Chartz



Theresa & Peter Chartz
[REDACTED]
Hillsborough, CA 94010

September 18, 2022

Town of Hillsborough

RE: Housing

We believe any housing plan which trades the beautiful Town Hall Campus for dense house is a terrible idea. We moved into Hillsborough and purchased our home 30 years ago and don't recall any community decision opportunity of the magnitude of this housing plan which will change the character of the Town forever.

Communities throughout the Bay Area, California and our country believed they solved their housing problems by shoving segments of the population into dense corners of their cities with mixed results and in some cases quite abysmal outcomes leading to their short-sighted solutions being razed 40-50 years down the road.

Why on earth would the good people of Hillsborough do the same? The objective of concentrating 554 additional housing units within proximity to El Camino Real is not exactly new age thinking; it is more like following the heard. Over the last ten years, tens of thousands of housing units were constructed along the Peninsula transit corridors; the majority of those new residents still are 100% car dependent.

Instead of looking to concentrate the 554 housing units within a mile or so of El Camino, we would suggest a more interesting solution is to sprinkle the 554 units through the Town. Let private enterprise and our fine architects drive the solution. The Town could provide a helping hand by making exceptions to ½ acre lot minimums; maybe some homes when sold could be consider by developers for high-density town home style designs.

Our point is that, in our opinion, the Town's charm would be enhanced by doing whatever it takes over the next eight years to gently intersperse 554 new housing units throughout the community. This could be accomplished through both (1) construction of ADU's, and (2) promoting higher density town house/patio style homes on individual lots as developers bring forth proposals and with the Town's ARB having design approval rights.

Sacrificing the Town Hall Campus and concentrating the housing solution into a corner of the Town does not seem a prudent or democratic way to go.

Sincerely,
s/ Theresa and Peter Chartz

From: [Brian Hetherington](#)
To: [General Plan](#)
Subject: Objection for Plan
Date: Sunday, September 18, 2022 8:23:13 AM
Attachments: [page1image4679632.png](#)
[page2image4523440.png](#)
[page2image4523648.png](#)
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[page2image4524480.png](#)
[page3image4525936.png](#)
[page3image4525312.png](#)
[page3image4526352.png](#)
[page3image4526560.png](#)
[page4image4590016.png](#)
[page4image4587936.png](#)

September 18, 2022

Dear Mayor Royse, Vice Mayor Krolik, and Councilmembers Chuang, Cole, and May:

My family has been in Hillsborough for the last 8 years. We initially moved to the city renting a home on Eucalyptus for 3 years, and ended up purchasing our home on Seabury Road 5 years ago. We have loved our time in Hillsborough and appreciate many qualities that make The Town charming, elegant and relevant. We are also very good friends with the Ulliot, and would like to reinforce Ted's letter by opposing the draft Housing Element Plan.

As I am sure, you have seen Ted's letter. I have attached it to this note as a strong supporter of his efforts to quell the HEP. We are not opposed to additional housing in Hillsborough, but believe it should have a plan that helps maintain the "unique residential community" we moved from San Francisco to receive. Our family appreciates the efforts to manage these issues, and again reiterate our "no" on the HEP.

Respectfully,

Brian & Jill Hetherington



Hillsborough CA 94010

Although the California Department of Housing and Community Development (HCD), through the Association of Bay Area Governments (ABAG), has imposed on the Town a mandate of 554 additional housing units for the 2023-31 HE6 cycle, the Draft Plan is an unacceptable proposal for meeting that number. Among the most objectionable features of the Draft Plan are the introduction of a new three-zone scheme in place of Hillsborough's current single-zone (RD) zoning framework; the introduction of multi-family housing to our Town; and the introduction of multi-story buildings to our residential community (including at our historic Town Hall, Centennial Park, and Veterans Memorial). If adopted, the Draft Plan would radically and irreparably change the character of our Town.

Hillsborough truly is a special place worthy of preservation. As Mayor Royse states in his Welcome Message on the Town website, we are a "unique residential community" with a "rich history," and a "park-like setting and quiet atmosphere." Mayor Royse's message rightly states:

"Hillsborough strives to maintain the rustic character and rural charm that are the hallmarks of our town. We are dedicated to preserving our history, natural beauty, architectural heritage and small town atmosphere that contribute to the essential character of our community and make it a wonderful place in which to live and raise a family."

In the 2014-22 HE5 cycle, the Council (which included current members Chuang, May, and Royse) was careful to protect Hillsborough's unique character and heritage in meeting its RHNA/HE5 obligations. The Town's HE5 Plan, by its own explicit terms, "represent[ed] a sincere and creative attempt to meet local and regional housing needs in a community that doesn't meet the urban norms around which the State Housing Element law was created," see Town of Hillsborough 2014 Housing Element (HE5 Plan) at p. 4 – and the Council's heritage-protecting plan was duly approved by the State.

1

I have no doubt that Town Staff (and its consultant) worked diligently and earnestly to develop their Draft Plan. But the Staff's Draft Plan is only a draft, and it is up to the Council to make the final decision and craft the final plan to be submitted to the State. You Councilmembers – not the Staff, and certainly not the outside consultant – are the Hillsborough residents whom we elected and to whom we've entrusted the responsibility of representing, leading, and preserving our Town and its unique and historic character. With due respect, now is time for the Council to take ownership of the final decision and to show the leadership, responsiveness, and stewardship that we elected you to provide – in this case, not by deferring to Staff and consultants, but by directing the Staff to revise its Draft Plan in a manner that (1) addresses the widespread concerns and objections you've heard from the community¹, and (2) produces a good-faith, sincere, and creative proposal for satisfying our

HE6 obligation while preserving “the rustic character and rural charm that are the hallmarks of our town” and what makes Hillsborough the “wonderful place in which to live and raise a family” that we all cherish.

As the Council considers how to craft a final plan that corrects the deficiencies and shortcomings of the Draft Plan, I submit the following key points for your consideration. First, we should target the HCD-mandated 554 housing units, not a number higher than

that (which is what the Draft Plan proposes). HCD’s 554 number is already too high, representing a remarkable 12% increase over Hillsborough’s existing 4000-unit housing stock – in an era when the population of California, and the population of San Mateo County, are decreasing.² The Draft Plan proposes that we should voluntarily exceed the 554-unit mandate, in the name of a creating a “buffer” that would take us to a goal of 665 new housing units for

¹ Although the HE6/RHNA process has been going on for many months, it was only with the issuance of the Staff Draft Plan in early August of this year (barely six weeks ago – at a time when many residents were enjoying the last days of summer, sending kids off to college, and so on) that the true threat to our community became clear (the prospect of zoning changes; 12-15% increase to our housing stock; multi-story buildings; dramatic transformation of Town Hall without accommodation for the Veterans Memorial; etc.). And in those short six weeks, Hillsborough residents have rallied and responded, engaging with remarkable speed and unanimity – and always respectfully – to make our voices and concerns heard, in person and in writing. The community has responded in plenty of time for the Council as our elected representatives – and community stewards – to receive and incorporate our feedback and develop a revised, creative final plan that is true to Hillsborough’s essential character.

² I understand that some other jurisdictions in California have challenged their assigned HE6 numbers. To the extent it remains possible for Hillsborough to challenge our target number of 554 (and seek to reduce that number to one that more accurately reflects the current population trends), the Council should pursue such a challenge.

2

Hillsborough. There is no need for the Town to do this, nor is there any legal requirement that we do this. A 12% increase is more than enough. Our target number should remain (at most) 554 housing units, not 665.

Hillsborough has an exemplary track record of meeting and even exceeding its HCD- assigned HE number. In the 2014-22 HE5 cycle, the Town’s State-mandated target was 91 and we hit 192 housing units actually created. Hillsborough was a model community in HE5 – not simply being one of only 38 jurisdictions in California to meet its HE5 target and plan, but more than doubling our target number. A “buffer” might represent an appropriate “best practice” for some jurisdictions – namely, those communities that fell short of their recent Housing Element plans. But not for Hillsborough, given our track record of not just meeting but indeed

dramatically exceeding our HE targets.

Second, once the housing-unit target for HE6 is defined as 554 rather than something more than that, there are many paths to meeting that goal without imposing the sort of dramatic changes to our community that the Draft Plan proposes.

For starters, the Final Plan should make much greater use of ADUs, which have become increasingly popular in the Town. The Draft Plan provides for too few ADUs (only 280, based on a trailing 3-year average of 35 per year). We should take a more realistic, and current, estimate of 65 ADUs per year – which is the rate for 2021-22 (after Hillsborough in 2020 appointed an ombudsman to encourage and facilitate the construction of ADUs). There is every reason to believe that the current 65-per-year rate would continue, if not increase, with the assistance of the ombudsman and other measures to promote ADU construction. Over eight years, a 65-per year rate would, all by itself, account for 520 of the 554 housing units.

For the remaining 34 units, there are a number of paths to get there. One example: We should continue to lobby the State (see Housing Element FAQ 12) to accept some or all of our 101-unit overage from HE5. The FAQs say that the Town “is currently working with our lobbyists to petition the state” to get credit for the 101 extra units we created in HE5. Let's at least pursue that route to completion (including appeal), before fundamentally changing Hillsborough and putting our property values at risk.

3

Between ADUs and petitioning for retroactive credit on our HE5 overage, that gets us to 621 units, thereby substantially exceeding our HE6 allocation. Even if the State were to give us credit for only one-third of our HE5 excess (34 units of the 101 excess), that would get us to the required 554.

Because the Town can meet its HE6 target through a combination of ADUs and partial- credit for our HE5 overage, we do not need to – and should not – change Hillsborough’s zoning to add the new HD-2 and HD-3 zones, nor add multi-family housing, nor erect a multi-story building on Town property at El Camino and Floribunda – all of which are strategies proposed in the Draft Plan. Each of those steps would bring about fundamental negative change to the beauty and character of our Town, and I join many other Hillsborough residents in objecting to those proposals. Under the above strategy I have outlined, neither new zoning, nor multi-family housing, nor a Town Hall multi-story complex, would be necessary to meet the Town’s 554 target number for HE6.³

The ideas and methodology I have outlined above are one reasonable, low-impact

pathway for the Council to devise a Final Plan that (1) addresses the widespread concerns and objections you've heard from the community, and (2) represents a good-faith, sincere, and creative proposal for satisfying our HE6 obligation of 554 housing units. There undoubtedly are other means of doing so – without the need for re-zoning, for multi-family housing, for multi-story apartment buildings, and the like. In addition to its natural beauty, unique history, and character, our Town is blessed with a thoughtful, engaged, civic-minded citizenry, many of whom have participated actively and respectfully in this process since the unveiling of the objectionable Draft Plan six weeks ago. Collectively, the residents of Hillsborough have stated well-founded concerns and objections to the Draft Plan and proposed a range of creative alternatives. It is now up to the Council to be responsive, listen and incorporate that feedback, and produce a Final Plan that is right for Hillsborough and protects our unique Town.

³ There are likely other means of meeting our HE6 target of 554 housing units that likewise would be respectful of, and preserve, Hillsborough's essential character. For example, I understand that there is land near I-280 that is owned by the San Francisco PUC, which the Town might be able to annex, acquire and rezone for HE6 compliance purposes. This is the kind of option that should be fully explored before adopting radical changes to our Town.

4

Respectfully submitted, Theodore W. Ulliot

From: [JULIUS YOUNG](#)
To: [General Plan](#); [Christine Krolik](#); [Sophie Cole](#)
Subject: Housing Element draft and AB-2097
Date: Sunday, September 18, 2022 1:20:37 AM

This comment on the draft Housing Element supplements other comments I have filed.

As a HEAC member, I don't recall Houseal Lavigne or the town consultants discussing the progress of AB-2097 through the 2022 legislature. If they did so it was only in passing at an early HEAC meeting very early in the legislative process. As of the date I am filing this comment Governor Newsom has not signed AB-2097, but I think most observers expect him to do so within the next couple of weeks.

If members of the town council are not familiar with AB-2097, I have provided a link to the California Legislative Website at the bottom of this comment (that includes the text of the bill and the California Senate and California Assembly Analysis).

I am out of California at the moment and I wasn't able to attend the recent town council meeting but watched on Youtube. Obviously one of the major concerns about the town owned Floribunda site is parking. The WRNSStudio consultant presented slides about conceptual alternatives including the number of ground level parking spaces that could be provided (even if the town did not require underground parking).

As the California Senate analysis notes, AB-2097 prohibits public agencies from imposing or enforcing parking minimums on developments within 1/2 mile of a major transit stop.

It seems appalling that the looming passage of AB-2097 was not mentioned by the WRNSStudio, town staff or the town attorney as the commenters and town council struggled to understand the basic concepts of how the Floribunda site might affect the neighborhood.

Early in the HEAC process I had favored the development of housing on the Floribunda site but I am no expert in planning and was not tracking all the bills pending in the legislature this year.

I personally feel sandbagged by Houseal Lavigne, town staff and WRNSStudio insofar as AB-2097 will remove ability to enforce parking minimums. This is something the consultants and staff must have known about but yet were not discussing. Even if they think that AB-2097 would not apply for some reason, I think they were derelict in not mentioning their thought process about how AB-2097 would affect the site and would/would not apply.

How the WRNSStudio consultant could give a presentation to a roomful of people and Zoom attendees and not mention this and the effect it could have on his slides is beyond me.

I think a lot of attendees are going to feel sandbagged by the process here and the lack of quality information.

Going forward, if AB-2097 is signed and the Floribunda campus is built, we could have a situation where to make numbers work a developer uses AB-2097 with reduced parking there and a lot of daytime parking in neighborhoods results. Ultimately the town might be forced to have difficult decisions about whether to aggressively enforce nighttime street parking

restrictions if the residents (and their nighttime visitors) have no other place to park.

Here is a link to the official legislative website on AB-2097:

https://leginfo.legislature.ca.gov/faces/billAnalysisClient.xhtml?bill_id=202120220AB2097

Thank you

Julius Young



From: [Ted Ulyot](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Objections to Draft Housing Element Plan
Date: Saturday, September 17, 2022 7:15:51 PM
Attachments: [Ulyot Objections to Draft HE Plan.pdf](#)

Pursuant to the instructions on the Town's website, I am submitting the attached letter setting forth my objections to the Draft Housing Element Plan (dated Aug. 4, 2022).

Respectfully,

Theodore W. Ulyot
Hillsborough Resident

THEODORE W. ULLYOT

September 17, 2022

Dear Mayor Royse, Vice Mayor Krolík, and Councilmembers Chuang, Cole, and May:

I am providing these comments on, and objections to, the draft Housing Element Plan dated August 4, 2022 (“Draft Plan”) – as a Hillsborough resident since 2008. My family has been in Hillsborough since the late 1970s, when my father moved to the Town.

Although the California Department of Housing and Community Development (HCD), through the Association of Bay Area Governments (ABAG), has imposed on the Town a mandate of 554 additional housing units for the 2023-31 HE6 cycle, the Draft Plan is an unacceptable proposal for meeting that number. Among the most objectionable features of the Draft Plan are the introduction of a new three-zone scheme in place of Hillsborough’s current single-zone (RD) zoning framework; the introduction of multi-family housing to our Town; and the introduction of multi-story buildings to our residential community (including at our historic Town Hall, Centennial Park, and Veterans Memorial). If adopted, the Draft Plan would radically and irreparably change the character of our Town.

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In the 2014-22 HE5 cycle, the Council (which included current members Chuang, May, and Royse) was careful to protect Hillsborough’s unique character and heritage in meeting its RHNA/HE5 obligations. The Town’s HE5 Plan, by its own explicit terms, “represent[ed] a sincere and creative attempt to meet local and regional housing needs in a community that doesn’t meet the urban norms around which the State Housing Element law was created,” see Town of Hillsborough 2014 Housing Element (HE5 Plan) at p. 4 – and the Council’s heritage-protecting plan was duly approved by the State.

I have no doubt that Town Staff (and its consultant) worked diligently and earnestly to develop their Draft Plan. But the Staff's Draft Plan is only a draft, and it is up to the Council to make the final decision and craft the final plan to be submitted to the State. You Councilmembers – not the Staff, and certainly not the outside consultant – are the Hillsborough residents whom we elected and to whom we've entrusted the responsibility of representing, leading, and preserving our Town and its unique and historic character. With due respect, now is time for the Council to take ownership of the final decision and to show the leadership, responsiveness, and stewardship that we elected you to provide – in this case, not by deferring to Staff and consultants, but by directing the Staff to revise its Draft Plan in a manner that (1) addresses the widespread concerns and objections you've heard from the community¹, and (2) produces a good-faith, sincere, and creative proposal for satisfying our HE6 obligation while preserving "the rustic character and rural charm that are the hallmarks of our town" and what makes Hillsborough the "wonderful place in which to live and raise a family" that we all cherish.

* * * * *

As the Council considers how to craft a final plan that corrects the deficiencies and shortcomings of the Draft Plan, I submit the following key points for your consideration.

First, we should target the HCD-mandated 554 housing units, not a number higher than that (which is what the Draft Plan proposes). HCD's 554 number is already too high, representing a remarkable 12% increase over Hillsborough's existing 4000-unit housing stock – in an era when the population of California, and the population of San Mateo County, are decreasing.² The Draft Plan proposes that we should voluntarily exceed the 554-unit mandate, in the name of a creating a "buffer" that would take us to a goal of 665 new housing units for

¹ Although the HE6/RHNA process has been going on for many months, it was only with the issuance of the Staff Draft Plan in early August of this year (barely six weeks ago – at a time when many residents were enjoying the last days of summer, sending kids off to college, and so on) that the true threat to our community became clear (the prospect of zoning changes; 12-15% increase to our housing stock; multi-story buildings; dramatic transformation of Town Hall without accommodation for the Veterans Memorial; etc.). And in those short six weeks, Hillsborough residents have rallied and responded, engaging with remarkable speed and unanimity – and always respectfully – to make our voices and concerns heard, in person and in writing. The community has responded in plenty of time for the Council as our elected representatives – and community stewards – to receive and incorporate our feedback and develop a revised, creative final plan that is true to Hillsborough's essential character.

² I understand that some other jurisdictions in California have challenged their assigned HE6 numbers. To the extent it remains possible for Hillsborough to challenge our target number of 554 (and seek to reduce that number to one that more accurately reflects the current population trends), the Council should pursue such a challenge.

Hillsborough. There is no need for the Town to do this, nor is there any legal requirement that we do this. A 12% increase is more than enough. Our target number should remain (at most) 554 housing units, not 665.

Hillsborough has an exemplary track record of meeting and even exceeding its HCD-assigned HE number. In the 2014-22 HE5 cycle, the Town's State-mandated target was 91 and we hit 192 housing units actually created. Hillsborough was a model community in HE5 – not simply being one of only 38 jurisdictions in California to meet its HE5 target and plan, but more than doubling our target number. A “buffer” might represent an appropriate “best practice” for some jurisdictions – namely, those communities that fell short of their recent Housing Element plans. But not for Hillsborough, given our track record of not just meeting but indeed dramatically exceeding our HE targets.

Second, once the housing-unit target for HE6 is defined as 554 rather than something more than that, there are many paths to meeting that goal without imposing the sort of dramatic changes to our community that the Draft Plan proposes.

For starters, the Final Plan should make much greater use of ADUs, which have become increasingly popular in the Town. The Draft Plan provides for too few ADUs (only 280, based on a trailing 3-year average of 35 per year). We should take a more realistic, and current, estimate of 65 ADUs per year – which is the rate for 2021-22 (after Hillsborough in 2020 appointed an ombudsman to encourage and facilitate the construction of ADUs). There is every reason to believe that the current 65-per-year rate would continue, if not increase, with the assistance of the ombudsman and other measures to promote ADU construction. Over eight years, a 65-per year rate would, all by itself, account for 520 of the 554 housing units.

For the remaining 34 units, there are a number of paths to get there. One example: We should continue to lobby the State (see Housing Element FAQ 12) to accept some or all of our 101-unit overage from HE5. The FAQs say that the Town “is currently working with our lobbyists to petition the state” to get credit for the 101 extra units we created in HE5. Let's at least pursue that route to completion (including appeal), before fundamentally changing Hillsborough and putting our property values at risk.

Between ADUs and petitioning for retroactive credit on our HE5 overage, that gets us to 621 units, thereby substantially exceeding our HE6 allocation. Even if the State were to give us credit for only one-third of our HE5 excess (34 units of the 101 excess), that would get us to the required 554.

Because the Town can meet its HE6 target through a combination of ADUs and partial-credit for our HE5 overage, we do not need to – and should not – change Hillsborough’s zoning to add the new HD-2 and HD-3 zones, nor add multi-family housing, nor erect a multi-story building on Town property at El Camino and Floribunda – all of which are strategies proposed in the Draft Plan. Each of those steps would bring about fundamental negative change to the beauty and character of our Town, and I join many other Hillsborough residents in objecting to those proposals. Under the above strategy I have outlined, neither new zoning, nor multi-family housing, nor a Town Hall multi-story complex, would be necessary to meet the Town’s 554 target number for HE6.³

* * * * *

The ideas and methodology I have outlined above are one reasonable, low-impact pathway for the Council to devise a Final Plan that (1) addresses the widespread concerns and objections you’ve heard from the community, and (2) represents a good-faith, sincere, and creative proposal for satisfying our HE6 obligation of 554 housing units. There undoubtedly are other means of doing so – without the need for re-zoning, for multi-family housing, for multi-story apartment buildings, and the like. In addition to its natural beauty, unique history, and character, our Town is blessed with a thoughtful, engaged, civic-minded citizenry, many of whom have participated actively and respectfully in this process since the unveiling of the objectionable Draft Plan six weeks ago. Collectively, the residents of Hillsborough have stated well-founded concerns and objections to the Draft Plan and proposed a range of creative alternatives. It is now up to the Council to be responsive, listen and incorporate that feedback, and produce a Final Plan that is right for Hillsborough and protects our unique Town.

³ There are likely other means of meeting our HE6 target of 554 housing units that likewise would be respectful of, and preserve, Hillsborough’s essential character. For example, I understand that there is land near I-280 that is owned by the San Francisco PUC, which the Town might be able to annex, acquire and rezone for HE6 compliance purposes. This is the kind of option that should be fully explored before adopting radical changes to our Town.

Respectfully submitted,

Theodore W. Ulliot

From: [Christopher Polizzi](#)
To: [General Plan](#)
Subject: OPPOSE proposed new zoning
Date: Saturday, September 17, 2022 6:37:08 PM

>

> To Whom It May Concern:

>

> We are without qualification opposed to the proposed new zoning for Hillsborough. We have been residents in this lovely community for almost 30 years. We chose Hillsborough for its significant special qualities including its privacy and lower density. These two very attributes would be severely compromised by the loosening of zoning rules currently being proposed. The very fabric and setting for Hillsborough are being placed at risk, and deliberately so, as though what the residents care about and would want to preserve does not matter.

>

> Hillsborough set itself as a special community since its beginning, for many years, and the zoning rules in place have reflected that vision as they should. It is wrong and more than unfair to change that and compromise some of the core and key qualities, especially privacy and lower density, not to mention the potential impact on schools and public services.

>

> We strongly encourage the decision-makers to reconsider this proposal.

>

> With our thanks,

>

> Catherine Polizzi, Ph.D., J.D.

> Christopher Polizzi

> 

>

>

>

>

> Sent from my iPad

From: [D Payne](#)
To: [General Plan](#)
Cc: [D Payne](#)
Subject: Comments regarding the Housing Use Element due by September 19
Date: Saturday, September 17, 2022 3:12:47 PM

Emailed September 17, 2022

To the Town of Hillsborough Housing Element Group

The enclosed comments are in response to the public review comment period, due by September 19, 2022 in regard to the Hillsborough Housing Element. Kindly confirm receipt.
Thank you.

Sincerely,
Deborah Payne



1. Feasibility of the Town of Hillsborough using a portion of its schools and/or replacing one of the schools with a housing element.

Some cities are building teacher/staff housing on school grounds. Great idea and this concept needs to be considered by the Town of Hillsborough. Include housing for school maintenance staff, teaching assistants... Plus housing for emergency workers (fire, police, paramedics), Town employees. All provide service to the schools in some way.

With four big schools (three elementary and one middle school) accommodating under 2,000 (1)(2) students, what is actually needed now and into the future based on the size of the Town and the potential for student growth.

Is it possible to consolidate a portion of school grounds – soccer fields, tennis courts, etc. Can some current space activities be shared rather than duplicated from school to school. What is currently being used (i.e., how much is used for how many children). Hillsborough can maintain beautiful award winning schools while pitching in to meet a portion of the housing requirements.

2. Any housing development needs to be located in an appropriate area that benefits both those who currently live in Hillsborough as well as those for which the housing is developed.

The Housing diagram, found on the open house link of the Hillsborough website, shows identified properties for subdivision development. Subdividing large properties in the hills is not a good idea. In the long run it will cost more to handle safety issues, water issues, traffic congestion, wildlife concerns, potential litigation from owners.... exacerbating costs and neighborhood angst.

2.1 **Safety** is a big issue. How many people will new housing bring in and what impact will it have on roadways. Added cars on narrow windy streets, with no sidewalks and no street lighting, creates safety and quality of life problems. The cost of trying to expand roadways in steep, windy areas to get to and from housing to the freeway will be extremely challenging and also creates added problems with land slippage, imminent domain issues, etc. On Summit Drive, for example, neighbors won a suit against the Burlingame School District over added school traffic and congestion from Hoover School on Summit Drive. The Summit Drive neighbors won. It is clear that subdividing in this area will not solve the very issue that the neighbors won over the Burlingame School District. As is well known, Hillsborough was not designed for traffic especially on narrow winding roads with no sidewalks. Our Town is described as a country setting and housing was designed with that in mind.

2.2 Further, cutting into the hillside around the Hoover School located along the edge of Hillsborough, created major water drainage problems for the Town of Hillsborough and the City of Burlingame. **Water drainage issues in the Hills** are well known. Neighbors have water challenges on their own properties. Some have installed sump pumps in basements to use during the

winter season. It was evident when the school construction work was in process with large metal catch basins collecting water behind covered fencing along Summit Drive in an effort to try to hide the extent of the problem. Later with drainage problems continuing above the school, a rainstorm caused water to flow down the school driveway and flood houses at the bottom of the hill. The water drainage in place could not accommodate the deluge. Currently work continues behind the school with teacher parking having to be moved temporarily to accommodate the work needed. In a storm earlier in the year water poured from the hillside above the school covering the parking lot and the street. Simply for this reason subdividing property in the Summit area is not recommended.

2.3 Properties identified for subdividing, while appearing large in size on a map to accommodate more building, often have **buildability** challenges (artesian springs, streams and gulches, or located on inclines with the potential for slides) especially in “earthquake” country where we live and also these issues may not be easily visible. Water goes where it wants to go. In the dry season, there is little evidence of water. When it is wet, water percolates up. Plus hillsides have the potential to slide. What initially appears straightforward may instead present enormous challenges to overcome.

2.4 We need to consider **wildlife** as well. Large properties in the Hills provide vital open space for wildlife who rely on these areas for survival. There are also old growth sections that need to be preserved rather than bulldozed. Identifying what is best for the community and for our local wildlife is vital.

2.5 **Property devaluation** is a hot button and especially for properties that lie alongside developments as well as neighbors in the vicinity. How will the development be designed to benefit current Hillsborough residents. How will the housing fit into the Hillsborough community and the immediate neighborhood. Does it make sense (beyond fulfilling the need to meet housing requirements). The same goes for ADU housing and other housing options.

2.6 **Design considerations.** Important to consider sufficient green space, appropriate building designs that blend into the community (no protruding structures, limit density of buildings, limit building heights, no high rises, sufficient green zone spaces between neighbors and the new construction) -- keep the charm of the community. It is vital that these types of concerns are carefully addressed and fully vetted. Important to avoid **litigation** with potential to go on for years that could cost the Town and its citizens hundreds of thousands of dollars.

2.7 For current residents and for those with limited resources who would be the targeted new residents, it is also critical to consider the **proximity of housing** services and transportation, to work and school, and getting to critical services, such as to the doctor. Low-income housing, senior housing, housing for families with children are examples. Also important to include **maintenance** into whatever is designed and approved. This needs to be part of the agreement with a contingency to include in the approval process and costs -- clarify who is responsible for keeping the ongoing buildings and grounds well maintained and neat, free from graffiti and garbage. Also need to have a way to handle **noise**; who comes and goes and when. Is what laws/rules we have in place sufficient or is more needed. Let us develop ways to maintain the character and charm of the community for all who live here. Let us be open to what is possible while addressing carefully what needs to be done to protect the beauty and serenity of where we live.

Notes:

(1) <https://www.census.gov/quickfacts/fact/table/hillsboroughtowncalifornia/AGE135221> (US Census quick facts)

(2) The Hillsborough City School District is a public school district in Hillsborough, California, United States. Currently, the district serves **over 1530** students who live in the town of Hillsborough.

Students: 1,268 (2020–2021)

NCES District ID: 0617190

Student–teacher ratio: 13.49:1

Grades: K–8

https://en.wikipedia.org/wiki/Hillsborough_City_School_District#:~:text=The%20Hillsborough%20City%20School%20District,in%20the%20town%20of%20Hillsborough,Hillsborough%20City%20School%20District - Wikipedia

From: [Marilyn M](#)
To: [General Plan](#)
Subject: Comment
Date: Saturday, September 17, 2022 9:33:37 AM

At the meeting I attended on 9/13, I thought that I heard someone mention a possible zoning change to a 4 ft side allowance. I think that is too small. If we want to allow a 100 ft frontage for a lot (which I think would be ok) , those homes should be much smaller in square footage than the current Hillsborough home and the side lot allowance should not be less than 10 ft. I think small and less expensive homes would add diversity to our community but we do not want to lose our greenery. We need to leave space for plantings and privacy.

Thanks for your efforts
Marilyn Meier

From: [Jessica Tang](#)
To: [General Plan](#)
Subject: Hillsborough State Mandated Draft Housing Plan
Date: Saturday, September 17, 2022 8:39:29 AM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to the “current draft housing plan.”

Respectfully,
Jessica Tang

, Hillsborough, CA 94010

From: [Maggie Tang Hom](#)
To: [General Plan](#)
Subject: Hillsborough State Mandated Draft Housing Plan
Date: Saturday, September 17, 2022 8:08:45 AM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to the “current draft housing plan.”

Respectfully yours,

Maggie Hom

[REDACTED], Hillsborough, CA 94010

--

Maggie Tang Hom

From: [KaiYen Mai](#)
To: [General Plan](#)
Cc: [Kenneth Heath](#)
Subject: I oppose the draft Housing Element
Date: Friday, September 16, 2022 10:51:13 PM

Councilmembers, City Clerk Natusch, and City Attorney Diaz, I appreciate all the efforts you make to serve the public in Hillsborough, keeping this town such a special place for us all. I want to register my opposition to the draft Housing Element recently shared with the public. This plan is not good for the town, in my opinion. Specifically, I oppose: * Reduction in lot sizes, and other changes to our current "RD" zoning. This denser housing throughout our neighborhoods will create danger in fire and other emergency situations, destroy property values, and eliminate what makes Hillsborough special. Do not change our zoning. * Having a goal (Policy 4, Goal 4.5) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate home owners' property rights and penalize those home owners with no compensation. Remove this goal from our plan, and do not implement it in the future. * Using such a small number of Accessory Dwelling Units (ADU's and JADU's) in the plan. Other towns are using much higher numbers of ADU/JADU's in their plans, and so should we. Add more ADU/JADU's to our plan. Many people in our town agree on these three points - I'm sure you've heard the feedback as you've been considering this plan. Please include this email in the public record and consider it on September 16 and beyond as you finalize our submission to the California Department of Housing and Community Development. Sincerely, KaiYen Mai & Ken Heath

[REDACTED], Hillsborough

From: [Jenny Tsang](#)
To: [General Plan](#)
Subject: Housing element
Date: Friday, September 16, 2022 10:01:20 PM

I am writing because I **STRONGLY OPPOSE** the draft housing element.

In particular, I do not approve of recommendations to build high density/townhomes in Hillsborough. I am a second generation resident of Hillsborough. My 2 sisters and I all went through the Hillsborough school system and all moved back when we were able to. There are many obvious reasons to move back, more important ones being the schools, the quiet neighborhoods, and sense of tradition.

By allowing townhomes and other high density dwellings completely changes the essence of Hillsborough! In addition, there will be a large increase of students. This may increase the teacher to student ratio - which is a hallmark of HSD - that is so critical for the success of our children. I'm not sure our current buildings and teachers are sufficient for the increase either. As is, we rely so much on our tax (based on our land and house values) and donations to support our schools. I don't foresee low income townhouse owners being able to contribute much financially - which will spread the existing dollars so thinly among the schools.

I also have concerns about increased traffic, need for more police patrol, and just general stress on our basic infrastructure.

Hillsborough has always been a single family residential

community - that is our history, our character, and essence.

We need to preserve what is so unique to Hillsborough. Please try to find a solution that does not take away what is truly the core of Hillsborough.

Regards,

Jenny Tsang



Sent from my iPad

From: [Susie Campbell](#)
To: [General Plan](#)
Subject: NO to Draft Housing Element
Date: Friday, September 16, 2022 8:23:05 PM

Absolutely no in its current form.

Hillsborough is a town, not a city, and needs to retain its town features. I will not go into my questions as to how Hillsborough ended up with its current allocation vs similar size town of Atherton (and with more population). However, there are a lot of lessons to learn and follow from their response. In general, the draft plan presented by the town council seems to be negotiating against itself - don't give away the farm, so to speak, up front - the final plan needs to be realistic and then negotiate against the housing authorities if not accepted.

- 1) **reduce current 20% buffer** - it's way too high: reduce to 10%. We are a small town. Do not think like a big city - Hillsborough does not have the ability to absorb high density housing the same way cities such as Burlingame or Millbrae and all the development along 101 in those towns are doing.
- 2) **absolutely no zoning changes (possible exception - see 4) below)**, to either lot size or minimum home size. Hillsborough is 60-70% high-fire severity zone. We do not need dense housing in the high-fire zone.
- 3) **increase ADU component** - thank you for sending out a survey on this topic specifically. A plan backed by data is a realistic plan.
- 4) **reduce height of Town Hall complex** - Five stories? Really? Reduce to height of buildings along ECR in Burlingame. This site makes the most sense to develop as it is close to public transportation (SAMTRANS, CalTrain) and not within WUI.

In summary, please do not present a plan that changes the character of the town. The current draft does that and is completely unrealistic.

Regards,

Susie Campbell and John Sheputis, Homeowners

[REDACTED]
cell [REDACTED]

From: [Stephanie Flynn](#)
To: [General Plan](#)
Date: Friday, September 16, 2022 6:49:17 PM

Dear Hillsborough Housing Committee,

I would like to express my concern and opposition to the current draft housing plan.

Thank you,

Stephanie



From: [Stacy Mezzetta de Cossio](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Cc: [Stacy M. de Cossio](#)
Subject: Resident Opposition to Hillsborough Housing Element Draft
Date: Friday, September 16, 2022 6:08:54 PM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz,

We appreciate all the efforts you make to serve the public in Hillsborough, keeping this town such a special place for the entire community.

We would also like to register our opposition to the draft Housing Element recently shared with the public, and propose an alternate approach.

IN OUR OPINION, THE CURRENT PLAN AS PRESENTED LAST WEEK WILL NEEDLESSLY:

1. Change the character of the town for the worse and negatively affect our life savings
2. Compromise further our infrastructure problems including water supply, wildfire evacuation plans, and more
3. Increase our wildfire risk from dire to unwise and catastrophic
4. Create even more danger for (increased number of) pedestrians and wildlife among our dark and winding roads, many with no sidewalks, and
5. Create hazards and nuisances due to increased traffic and projected construction

AMONG THE SUGGESTIONS TO IMPROVE THE DRAFT PLAN, WE URGE OUR TOWN TO:

1. Learn what other towns like Hillsborough are doing and engage with them to fight for our common interests
2. Eliminate the RD-1, RD-2, and RD-3 zones and the overlay zone in favor of expanding the ADU/JADU allocation
3. Get creative and practical in increasing number of units on the large parcels by adding more than one ingress/egress to meet fire evacuation requirements
4. Forswear unduly burdening so-called "transit corridor" ¼ mile within US-280 from being targeted for highest density housing

Sincerely,

Stacy and Dan de Cossio


Hillsborough

From: [Christian Sepulveda](#)
To: [General Plan](#)
Subject: comments on Housing plans
Date: Friday, September 16, 2022 5:47:10 PM

I'd like to share my thoughts on the town's proposal regarding the Draft Housing Element.

I understand that the town strives to devise a plan that satisfies state requirements, but also preserves the needs and interests of Hillsborough. It is a challenging process and I appreciate the effort.

In reviewing the plan, my primary concern is that it is hard to anticipate the consequences of changes, especially at this scale. So I advocate to enact the minimal changes.

With this in mind, I would prefer that the town focus on Accessory Dwelling Units (ADUs). There are many ADUs already in Hillsborough and I think increasing the number of ADUs would have the smallest impact on the town.

I urge the council to NOT

- change setback nor lot sizes
- create zones for apartment buildings, townhouses or similar housing types

I am glad to read about the ADU successes in the RHNA Cycle 5. I would expand on the town's support of ADUs. Besides the outreach and expediting processes being done, I would consider things like

- financial incentives and support for ADU development
- partnering with developers/contractors to enable less expensive and easier ADU construction
- explore other zone, policy, etc. changes to ease ADU applications
- first-come, first serve (with quotas) incentives to accelerate ADU applications and construction

As a practical matter, also like many residents, my home is my largest asset. I wish to preserve property values and avoid anything that could undermine them. But I also want to preserve the character of our town. Hillsborough is a unique community that my family loves.

Thank you.

Christian Sepulveda

From: [Paul Longhenry](#)
To: [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#); [Al Royse](#)
Cc: [Rhoda Longhenry](#)
Subject: Housing Element Concerns
Date: Friday, September 16, 2022 4:16:32 PM

All - my better half and I have serious concerns about the housing plan that has been assembled by what appears to be either biased or misguided consultants that have been used to date. Everything that I've read to date suggests that these recommendations are overly conservative, putting Hillsborough in a position where we are starting from a position of weakness in negotiations with the state.

We all love the Hillsborough community and want to protect its unique character. I strongly suggest that we take the most aggressive positions that can be justified when making our proposal to the state.

Sincerely,

Paul, Rhoda, Storm and Breeze Longhenry

From: [Brent Regan](#)
To: [General Plan](#)
Cc: [Ada Regan](#); [Ann Ritzma](#)
Subject: Comments regarding the Draft Housing Element
Date: Friday, September 16, 2022 4:04:31 PM

Greetings,

My name is Brent Regan and I am the son of Ada and Barrie Regan and trustee for the various Regan Family trusts.

I am representing [REDACTED] AKA Strawberry Hill.

I grew up in Hillsborough and lived here from 1962 to 1987. I attended North Hillsborough and Crocker schools and am well familiar with the nature and unique charm of our municipality.

I was shocked to learn of the planned high density housing options and was further shocked that the consultants had targeted Strawberry Hill to bear the majority of the planned low cost / high density housing. It seems that 50 acres of mostly undeveloped land was too tempting a feature and that the plan was not to treat all properties equally but to single out some (>10 acres) for special zoning. While I appreciate the the proposed plans are "optional" it is not unreasonable to assume that which may now be optional will, in the fullness of time, become strongly recommended or even required. While we can reasonably trust our local elected officials, who are also our friends and neighbors, to keep our interests first and foremost, we cannot reasonably expect the same from the legislators in Sacramento. Legislators who seem to see Hillsborough residents as more a resource to be exploited than constituents to be represented.

Zoning is, in effect, a contract between the municipality and the residents. It is an agreement about the future expectations for property use. Real property is often a families most monetarily valuable asset and may represent a bulk of a person's stored wealth. As such, it is imperative that the landowner's expectations for future development are known so that reasonable planning can take place. For the municipalities' part, the restrictions that are implemented as a consequence of zoning are taken in trade for certainty about future conditions. The landowner trades specific freedoms for future certainty. Changing the zoning violates this covenant unless it is with the consent of all parties. Elected officials who fail to attain consensus before changing zoning are typically rewarded by being relieved of their authority.

One solution to ensure that Strawberry Hill is treated no differently than any other parcel would be to divide the 50 acres into a number of smaller (<5 acre) parcels, thus removing the potential of spot zoning. Dividing the parcel does not cause development to be done but it does ensure and any future development is in line with the existing character of the community and cannot be the out of character high density option proposed.

One may wonder why we would take steps to limit the type of future

development that may take place on Strawberry Hill as those options may in fact be more lucrative than the traditional Hillsborough property. The reason is simple. My mother, myself, and the Regan family does want the legacy of our family name being associated with some future high density monstrosity that would be universally despised by our current neighbors.

I have taken steps to begin the division process and intend to proceed at a reasonable pace. I have instructed our engineering company to begin evaluating the various elements of the property and propose divisions that meet the existing requirements. I expect to begin the formal process with the city in the coming weeks and certainly before the end of the year. Please plan accordingly.

Thank you for your kind consideration in this matter.

Regards
Brent Regan

From: [Stanley Lo](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolk](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#); [Liz Ruess](#)
Subject: WE OPPOSE THE HILLSBOROUGH HOUSING DRAFT ELEMENT (Resident Responses)
Date: Friday, September 16, 2022 3:26:47 PM
Attachments: [Outlook-8A4EE613.png](#)
[Outlook-B2061C99.png](#)
[Outlook-B8E1430F.png](#)
[Outlook-5300EF5.png](#)
[Email - \[REDACTED\] Joe Cohn.pdf](#)
[Email - \[REDACTED\] - Cindy Xide Lin.docx](#)
[Email - \[REDACTED\] - Hsiao Lieu.docx](#)
[Email - \[REDACTED\] - Martin Keyser.docx](#)
[Email - \[REDACTED\] - Jiequn Pan .docx](#)
[Email - \[REDACTED\] - Alice and TK Chang.docx](#)
[Email - \[REDACTED\] - Richard and Barbara Kuersteiner.pdf](#)
[Email - \[REDACTED\] - Richard Finn.docx](#)

Attached are just some of the responses I've received so far from Hillsborough residents opposing the Hillsborough housing draft element. Please see the attachments. These officially inform you of the strong opposition to the Hillsborough draft housing element. The responses have included their names and addresses.

Regards,
Stanley Lo

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From: Cindy Xide Lin [REDACTED]
Sent: Friday, September 16, 2022 10:44 AM
To: Stanley Lo <stanleylo@greenbanker.com>; 猪哼哼 [REDACTED]
Subject: Stop the high density housing element in Hillsborough

Hi, Stanley:

This is Cindy Lin and Yingyi Liang. We live at [REDACTED], Hillsborough.

--

Sincerely,
Cindy Xide Lin

From: alice chang [REDACTED]
Sent: Thursday, September 15, 2022 6:46 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: STOP high density housing element in Hillsboroug

Hi Stanley,

Just received your letter today (9/15) & the letter stated we must submit the form no later than September 14?

I hope it's not too late to express that we **strongly oppose the Hillsborough draft housing plan.**

Following is our contact information:

Alice Chang & TK Chang

[REDACTED]

Hillsborough, CA 94010

Thank you,

Alice & TK

09/15/22

From: Martin Keyser [REDACTED]
Sent: Thursday, September 15, 2022 5:38 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: High Density Housing

Hello Stanley,

I received your mailer **today** and it says to mail this back to you no later than September 14th. Sorry, but I received it later than the 14th so here is my response in email format.

I, Martin Keyser, resident of [REDACTED], Hillsborough CA 94010 do oppose the High Density Housing Element in Hillsborough.

Thank you,
Martin Keyser

From: Richard Finn [REDACTED]
Sent: Friday, September 16, 2022 3:13 AM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: high density housing

i wish to oppose the plan for high density housing . richardd finn [REDACTED] , hillsborough 94010-6838

Subject: FW: High Density Housing

Date: Friday, September 16, 2022 at 12:50:26 PM Pacific Daylight Time

From: Stanley Lo

To: Tim Larson

-----Original Message-----

From: Joe Cohn [REDACTED]

Sent: Friday, September 16, 2022 12:43 PM

To: Stanley Lo <stanleylo@greenbanker.com>

Subject: High Density Housing

I Oppose The Hillsborough Draft Housing Plan

I Joe Cohn resident of [REDACTED] Hillsborough Ca 94010 strongly oppose the High Density Housing Element in Hillsborough.

Joe Cohn

[REDACTED] (cell)

From: hsiao d lieu [REDACTED]
Sent: Thursday, September 15, 2022 5:31 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: Stop the high density housing in Hillsborough

I oppose the Hillsborough draft housing plan for the high density housing element in Hillsborough CA.

I live on [REDACTED], Hillsborough, CA. 94010

Best,
Hsiao D. Lieu, MD

From: wendy Pan [REDACTED]
Sent: Thursday, September 15, 2022 6:45 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: OPPOSE the Hillsborough Draft Housing Plan

Hi Stanley,

I just got your letter in the mail regarding the high density housing. Many thanks for speaking up for us Hillsborough residents.

I, Jiequn Pan, resident of [REDACTED] Hillsborough, CA 94010 strongly oppose the High Density Housing Element in Hillsborough.

I have also attached a written version below. Please let me know if there's anything else I can provide.
Thank you!

Regards,
Jiequn Pan

Subject: FW: We strongly oppose the Hillsborough Draft Housing Plan
Date: Friday, September 16, 2022 at 8:26:44 AM Pacific Daylight Time
From: Stanley Lo
To: Tim Larson

Regards,
Stanley Lo

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-----Original Message-----

From: Comcast [REDACTED]
Sent: Thursday, September 15, 2022 11:26 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: We strongly oppose the Hillsborough Draft Housing Plan

We, Richard and Barbara Kuersteiner, long-standing residents of [REDACTED], Hillsborough, CA 94010 strongly oppose the High Density Housing Element in Hillsborough. The enabling legislation enacted by the State of CA is clearly unconstitutional and should be opposed in court as an unlawful deprivation of the property rights of the residents of Hillsborough.

Signed:

Richard Kuersteiner and Barbara Kuersteiner on September 15, 2022

Sent from my iPad

From: [Stanley Lo](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolk](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#); [Liz Ruess](#)
Subject: WE OPPOSE THE HILLSBOROUGH HOUSING DRAFT ELEMENT (Resident Responses)
Date: Friday, September 16, 2022 3:26:08 PM
Attachments: [Outlook-8A4EE613.png](#)
[Outlook-B2061C99.png](#)
[Outlook-B8E1430F.png](#)
[Outlook-5300EF5.png](#)
[Shu Lin Pang.pdf](#)
[Tom Nico.pdf](#)
[John Wesenank.pdf](#)
[Fred & Sharon Diercks.pdf](#)
[Merrill Feldman.pdf](#)
[Marisa Tam.pdf](#)
[Robert Couper.pdf](#)
[Norman Harris.pdf](#)
[Orna Resnekov.pdf](#)

Attached are just some of the responses I've received so far from Hillsborough residents opposing the Hillsborough housing draft element. Please see the attachments. These officially inform you of the strong opposition to the Hillsborough draft housing element. The responses have included their names and addresses.

Regards,
Stanley Lo

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I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I FRED + SHARON DIERCKS resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address

strongly oppose the High Density Housing Element in Hillsborough.

Fred C. Diercks

Sharon L. Diercks

Signature

09 / 1989 / 22
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

John Wesenank

Printed Name

resident of



Street Address

Hillsborough, CA 94010

strongly oppose the High Density Housing Element in Hillsborough.

John Wesenank

Signature

9/14/2022
Date -940-

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I MARISA TAM resident of [REDACTED] Hillsborough, CA 94010

Printed Name

Street Address

strongly oppose the High Density Housing Element in Hillsborough.

Marisa Tam

Signature

09 / 14 / 2022
Date -941-

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I Merrill Feldman resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address

strongly oppose the High Density Housing Element in Hillsborough.

Merrill Feldman

Signature

09 / 14 / 22
~~942~~

Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

Poor fit for our community. Will affect our property values. Increase needed
for police and safety. Bad plan

I Norman Harris

Printed Name

resident of

[REDACTED]

Street Address

Hillsborough, CA 94010

strongly oppose the High Density Housing Element in Hillsborough.

[Signature]

Signature

9 / 17 / 2022
Date -943-

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

Please see my Comments: DRAFT 2023-2031 Housing Element
& Plan, submitted to the T o H on 9/9/22

Irena Resnekar, Trustee
Printed Name

resident of

Street Address

Hillsborough, CA 94010

strongly oppose the High Density Housing Element in Hillsborough.

[Signature]

Signature

09/15/22
Date -944-

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

It is NOT a viable plan —

Robert Couper
Printed Name

resident of

[REDACTED ADDRESS]

Street Address

Hillsborough, CA 94010

strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

9 1 19 22
Date -945-

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

There are no retail and businesses in Hillsborough, that means most of us need to drive outside of town to work. If we can do that, people can also drive to Hillsborough to work from their house.

I Shu Lin Pang resident of [REDACTED] Hillsborough, CA 94010,
strongly oppose the High Density Housing Element in Hillsborough.



Signature

09 / 15 / 2022

Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I TOM NICO resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address

strongly oppose the High Density Housing Element in Hillsborough.

TOM NICO
Signature

9 / 14 / 2022
Date -947-

From: [REDACTED]
To: [General Plan](#)
Subject: AGAINST APARTMENT BUILDINGS!
Date: Friday, September 16, 2022 2:39:25 PM

Dear Elected Officials,

I am VERY opposed to any multi-unit housing being built in our quaint town. One of the reasons I moved here and bought my home here is that I love the charm and quietude of an entirely residential town, with only single family homes on larger lots. Having apartments would not fit into the character of our town that we all love so dearly. I hope that you will find another way to address whatever issue this is seeking to fix.

Many thanks for your consideration,
Jenna

Jenna Fisher

[REDACTED]

Hillsborough, CA 94010

[REDACTED]

From: [Connie Tsao](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Cc: [Li Jiang](#); [Carolyn Tsao](#)
Subject: Opposed to the Proposed Housing Element Plan
Date: Friday, September 16, 2022 12:07:26 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

We wanted to send this email to express the extreme concern that we have for the proposed housing element. My sister and I grew up in Hillsborough, attended schools here and began our own families here because we loved Hillsborough so much. The housing element affects our town's aesthetics and natural features, safety, schools, property values, traffic - basically everything that we know is affected by this plan. The reason we wanted to start our own families in Hillsborough is because it is such a special place to us and we want nothing but to preserve what prompted us to stay here. Everyone who I have had conversations with are also extremely concerned and would like to respectfully ask that the hard-working people who are in charge of representing us to please consider some of the proposed alternative plans that can still help us achieve the state goals.

One of the plans is called *Smart Housing for Hillsborough* and seems to have some excellent alternative ideas. Please do not vote for or pass the current plan that was led by an outside consultant with NO PERSONAL TIES to this special place that is home to us. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

Thank you for your efforts to ensure that the town of Hillsborough will not suffer from any detrimental decisions without carefully considering the feedback of its homeowners. This way we can move forward with a plan that most accept and support versus the current proposed plan.

Please let us know if there's anything we can do towards helping the town to reach an alternative plan that suits our community better.

Best regards,
Connie and Li Jiang




From: [Stukov, Lina](#)
To: [General Plan](#)
Subject: Hillsborough, State Mandated Draft Housing Plan
Date: Friday, September 16, 2022 11:44:23 AM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing plan".

Best regards

Lina Pozin Stukov


Hillsborough, CA 94010

From: [Duncan Beardsley](#)
To: [General Plan](#)
Subject: comments on housing element
Date: Friday, September 16, 2022 11:06:41 AM

Thank you for all the work that you are doing to comply with the mandate from the state. I cannot support the 1/3 acre zoning suggestion as I feel it could drastically change the character of Hillsborough. Changing the zoning along El Camino to allow for more dense housing is acceptable as is limited to the “commercial” edge of town that does not influence to total character of the greater community.

I also agree with the program to allow more ADUs as those units in the main do not impact the appearance of community.

Duncan Beardsley



From: [Cindy Xide Lin](#)
To: [General Plan](#); 猪哼哼
Subject: Stop the high density housing in Hillsborough
Date: Friday, September 16, 2022 10:31:50 AM

Dear Major, Council Members and City Attorney,

Yingyi and I are husband and wife living in Hillsborough with our other family members. We are writing with great concern about the Housing Element Plan for our town of Hillsborough. We want to thank you first for your hard work trying to create a plan to meet the state requirements on affordable housing. However, as currently proposed, we strongly oppose to the Housing Element draft.

- the plan, as is, is a dangerous starting point of a slippery slope and will be detrimental to the community of Hillsborough, pressuring our public infrastructure, school resources, traffic, and risk changing forever the unique characteristic of what makes the unique community.

- There is a better and more acceptable alternative strategy - we should and can follow the lead of similar towns like Atherton to focus heavily on ADUs to satisfy state requirements. Atherton removed multi-family townhomes and overlay zones from their RHNA proposal with the help of their mayor and councilwoman. We ask that you follow the plan Atherton has proposed and remove all multi-family overlay zones from the proposal

- Increase communication and community awareness of such a dramatic change to the town. We find that many of our neighbours have just become aware of this project recently, and may not have fully appreciated the consequence of proposed changes. We ask that more thorough discussions be held, and solutions put forward by the community and be considered by the council.

We appreciate your consideration, and thank you again for your dedication to our town and residents.

Sincerely,
Cindy and Yingyi

--

Sincerely,
Cindy Xide Lin

From: [kaye slavet](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: IMPORTANT - Concerns re: Current Draft Plan for Housing
Date: Friday, September 16, 2022 9:53:54 AM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I wanted to send an email since all of the many homeowners I've spoken to in Hillsborough along with my family are extremely concerned about the current draft plan for housing. In the 10 years that we've lived here, this is probably the most important issue that affects our town's aesthetics and natural features, safety, schools, property values, traffic. Basically everything is at stake and could be affected adversely by the current plan. There is a reason our town is such a special, beautiful and safe place to live and we hope that we can best preserve what attracted us all to move here as much as possible. As such, most homeowners are alarmed and would like to respectfully ask that the hard-working people who are in charge of representing us to please consider some of the proposed alternative plans that can still help us achieve the state goals without giving up so much.

One of the plans is called *Smart Housing for Hillsborough* and seems to have some excellent alternative ideas. Please do not vote for or pass the current plan that was led by an outside consultant with no personal ties to this special place that is home to us. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

Thanks for your efforts to ensure that the town of Hillsborough will not suffer from any detrimental decisions without carefully considering the feedback of its homeowners in order to move forward with a plan that most accept and support versus the current draft plan.

Please let us know if there's anything we can do towards helping the town to reach an alternative plan that protects us better.

I am reachable at [REDACTED] and [REDACTED] and am happy to help out with this effort to come up with a better solution.

Thank you for your consideration,
Kaye and James Slavet

From: [T.K. Chang](#)
To: [General Plan](#)
Subject: Zoning Changes
Date: Friday, September 16, 2022 9:07:17 AM

Just to let you know that we are strongly against any proposed zoning changes in Hillsborough.

Alice & T.K. Chang [REDACTED]. Hillsborough, CA

From: [Kristie Felton](#)
To: [General Plan](#)
Subject: zoning change
Date: Friday, September 16, 2022 8:56:54 AM

Hi Hillsborough Council members,

I would like to provide comments on the proposed zoning changes:

- The conceptual plans presented at the most recent meeting by the consultant seemed very strange to me. I would have expected that if the community were contemplating an entirely new town center that we would look at ALL of the needs of the community (such as park space, a recreation hall, etc), but instead was solely focused on housing. I would expect much more discussion on the community's needs before spending money with a consultant on drawings and certainly before making any decisions.
- I recognize that there is a housing crisis in CA and in order to play a role in the solution, the town should consider all options available, however I agree with many of my neighbors who spoke at the meeting that this initiative has not been well advertised or given adequate time for public input. It feels like the zoning changes are being rushed through to minimize public visibility. Regardless of how many notifications the counsel rattled off to justify their communication plan, there are clearly many people who were caught off guard by this proposal and that should be evidence enough of a lack of awareness.

Because of these reasons I am opposed to the city making any changes to zoning. There needs to be a more comprehensive view of the town's needs and a global solution that addresses them - not a narrowly focused proposal that shoe-horns high density housing into a community of single family homes. It is obvious this is going to be a controversial topic for the community (just look at the cell phone tower saga) so let's give this issue the discussion it deserves.

Thank you for your service and consideration.
Kristie Felton



From: [Pauline and John Beare](#)
To: [General Plan](#)
Subject: housing
Date: Friday, September 16, 2022 7:43:14 AM

We are against the draft plan from the so called "consultant"!!! We can do this with ADU and JADU's. Let's get a real plan that does NOT destroy our town, Pauline and John Beare, 40 year residents,

From: [Frank Mak](#)
To: [General Plan](#)
Subject: Hillsborough Housing element
Date: Friday, September 16, 2022 7:40:51 AM

Hillsborough City Council members,

Thank you for your leadership and thank you for the opportunity to provide feedback.

Atherton is facing similar challenges and below is an article that summarizes it's draft housing element.

Can Hillsborough learn from Atherton 's housing element? Can we emulate what Atherton is proposing for the housing element?

Following Atherton's vision and lead would be my first suggestion.

In addition, I recently heard of an alternative summary proposal dealing with housing element. Would you please explore the merits of this alternative plan as well? Let 's carefully consider all ideas before adopting the housing element.

I enjoy living in Hillsborough and love to preserve it's uniqueness among neighboring cities.

Thank you again for the opportunity to provide feedback.

<https://www.almanacnews.com/news/2022/07/29/athertons-draft-housing-element-banks-on-adus-to-meet-future-housing-needs>

Frank Mak
[REDACTED], Hillsborough, CA 94010

PHILIP E. FLEMING
[REDACTED]
HILLSBOROUGH, CALIFORNIA 94010

RECEIVED

SEP 15 2022

TOWN OF HILLSBOROUGH

Town of Hillsborough
1600 Floribunda
Housing
Hillsborough, CA 94010

We are aware the state of California has dictated that our town must provide more housing units. How many homes we have, the density, and all other matters regarding how our land is used is not for the state of California to determine. PERIOD.

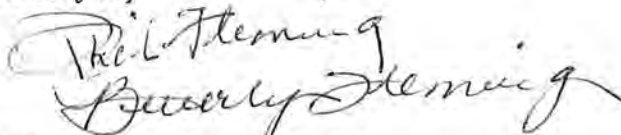
Do not change the zoning. Do not change the lot size requirements. Do not act on the dictates of other government entities.

By the way;

It is about time all existing building codes be enforced. I am especially concerned about set back violations. In particular a "fire pit" in the side set-back of my neighbors yard, a few feet from our property line UNDERNEATH OUR REDWOOD TREE.

Indications are this was done with full knowledge of our town officials and was in the original plans. It should not have been allowed, and should be removed.

Thank you,



Phil and Beverly Fleming

From: [Lisa Oliver](#)
To: [General Plan](#)
Subject: Strongly Opposed to the current draft Housing Element
Date: Thursday, September 15, 2022 10:52:21 PM

Thank you for your time and efforts regarding such an important issue. Please reconsider the current draft Housing Element and develop a revised plan that will first and foremost focus on retaining the unique character of our town.

We are **strongly opposed to the current draft Housing Element** and are requesting a revised plan that meets RHNA allocations by including more ADUs, does not "up-zone" the entire town nor take away owners' property rights, and most importantly preserves what makes the town of Hillsborough so very special.

Specifically, please: * do not reduce lot sizes or make other changes to the current "RD" zoning. Denser housing throughout neighborhoods will create fire danger and other potential emergency situations, destroy property values, and eliminate what makes Hillsborough an exceptional place to live. Please, do not change the zoning. * do not have a goal (Policy 4, Goal 4.5) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate the property rights of homeowners and penalize these homeowners. Please remove this goal from the plan, and do not implement it in the future. * utilize a much higher number of Accessory Dwelling Units (ADUs and JADUs) in a final plan. Other towns are using a much higher number of ADUs/JADUs in their plans, and so should Hillsborough. Please consider adding more ADUs/JADUs to the final plan.

Overall, please add housing in a safer manner by seriously considering the Smart Housing For Hillsborough (SHFH) plan details. Do not go forward with the current draft since it will introduce hazards, create issues with resources (e.g., water, sewer, schools, etc.), and make a detrimental impact on Hillsborough's ambience forever.

Thank you for your consideration.

Sincerely,
Lisa Oliver & Erik Vee



From: [herbert gershen](#)
To: [General Plan](#)
Subject: zoning
Date: Thursday, September 15, 2022 7:57:08 PM

I think this plan is horrible. It will change the town forever and not for the better but for the worse. If I were younger, I would move to Florida and get out of this state with no water, no electric power but high taxes and earthquakes and lousy state government and governor. I have lived here 40 years and had hoped to spend my remaining days here and tend my roses.

From: [Shannon Coyne](#)
To: [General Plan](#)
Cc: [Jeffrey Wang](#)
Subject: Draft housing element review comments from town residents
Date: Thursday, September 15, 2022 7:52:04 PM

Hello,

I am a Hillsborough resident along with my husband Jeff (cc'd) and I am concerned about a number of issues that are not addressed by the draft housing element. First is the fact that the town is in a high fire hazard zone. Adding more housing and the need for more parking will mean more cars will be parked on the streets, on our already narrow and windy roads. This will make it difficult for fire trucks to navigate should there be a fire.

I am also concerned about increasing traffic in our town, which was *truly not* designed with high density housing nor high density street parking in mind. I commute to South SF every day using 280, and the Hayne / Black Mountain Road intersection is already very busy, backed up, and dangerous. Increasing the amount of housing, especially near 280, El Camino, and 101, will make these intersections and traffic jams worse, meaning more noise, more accidents, and more pollution. Just the other week there was an RV that spilled diesel fuel onto the road near the Hayne / Black Mtn intersection during rush hour and adding more cars will only increase the likelihood of these kinds of accidents happening in the future.

We also have young children who will attend West School and Crocker Elementary, and this housing element will negatively impact our school communities by drastically increasing enrollment. Has consideration been paid or an analysis done on what we need to do to mitigate any negative impacts from greater resource strain due to the higher enrollment?

I appreciate the analysis that was done and the admirable goal of increasing the amount of housing our county can provide, especially to our low and fixed income residents. However, there will be unintended negative consequences and externalities that town residents will have to absorb from implementing the plan as is. Rather than just accepting it, I propose we take additional time to analyze these considerations and how we may mitigate negative consequences that the current plan will introduce - in spite of its good intentions.

Sincerely,
Shannon Coyne

 Hillsborough, CA 94010

From: [Kevin Laws](#)
To: [General Plan](#)
Subject: Housing Element Feedback
Date: Thursday, September 15, 2022 4:14:46 PM

I live in Hillsborough, and have been following the Housing Element with great interest.

First, I appreciate the work the town is doing in trying to balance the state mandates with our wishes as Hillsborough residents. I can understand people's frustration with the state law and I can see the town's genuine efforts to adjust our local response to the state mandates. Thank you to the planners working on this process.

Second, I have a suggestion for your consideration. I see we've been focusing so far on general use housing. Have we considered independent living facilities for the elderly and housing focused on city employees and their families?

I know assisted living facilities wouldn't count towards RHNA allocations, since those aren't full housing units. But independent living units for the elderly would count, and I think would address many of the residents' stated concerns about density, traffic, and schools.

While finding a place for my own aging mother, I learned how hard it is to find exactly that sort of housing: independent living, but with surrounding support services (nurses, aides, etc.) so the elderly can age in place rather than constantly moving as their needs increase. Given the waitlists I've experienced with my mother, it's clear much more housing of that sort is needed in the Bay Area.

Housing for the elderly and town employees seems to be a viable option for balancing residents' concerns with a genuine contribution we can make to solving some of the housing needs in the area.

Thanks for your work on this issue,

Kevin Laws

From: [Les Keyak](#)
To: [General Plan](#)
Cc: [Kim Keyak](#) [REDACTED]
Subject: Planned Housing Element for Hillsborough Comments
Date: Thursday, September 15, 2022 4:01:49 PM

Hi

I am against proceeding with the current plan.

1. We need more time to plan and get feedback of the residents even if it means penalties.
2. The plan for the current town site on El Camino has not been thought out well. I provide Section 8 housing currently for about 60 units and will be expanding to about 100 so I am familiar with what can be expected. There is not nearly enough parking. You need more than 1 to 1 parking for this type use. There will be many visitors and many occupants per unit. Someone mentioned 3 occupants per unit Monday night. Under current law its basically unlimited occupants. We have no fault eviction currently in CA. There will be more than 3 occupants in units.
3. We should attempt to go all ADU for the required units based upon past performance in the town. We can hit the number required.
4. If possible all housing should be for sale housing not rentals if we end up having to use the Town property on Floribunda.
5. Smaller lots 1/3 acre are okay, but not some of the other proposals that came with that like reduced frontage and setbacks.

Sincerely,

Les Keyak

[REDACTED]
Hillsborough
[REDACTED]

From: [michelle torres](#)
To: [General Plan](#)
Cc: [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [Al Royse](#)
Subject: Re: Important feedback re: current draft housing plan
Date: Thursday, September 15, 2022 3:43:19 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

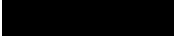
I wanted to send an email since all of the many homeowners I've spoken to in Hillsborough along with my family are extremely concerned about the current draft plan for housing. In the 4 years that we've lived here, this is probably the most important issue that affects our town's aesthetics and natural features, safety, schools, property values, traffic - basically everything is at stake and could be affected adversely by the current plan. There is a reason our town is such a special, beautiful and safe place to live and we hope that we can best preserve what attracted us all to move here as much as possible. As such, most homeowners are alarmed and would like to respectfully ask that the hard-working people who are in charge of representing us to please consider some of the proposed alternative plans that can still help us achieve the state goals without giving up so much.

One of the plans is called *Smart Housing for Hillsborough* and seems to have some excellent alternative ideas. Please do not vote for or pass the current plan that was led by an outside consultant with no personal ties to this special place that is home to us. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

We strongly oppose the current draft Housing Element plan and would like to see an alternative plan that focuses more on ADUs and NO Up Zoning to preserve our town's unique profile.

Thanks for your efforts to ensure that the town of Hillsborough will not suffer from any detrimental decisions without carefully considering the feedback of its homeowners in order to move forward with a plan that most accept and support versus the current draft plan.

Please let us know if there's anything we can do towards helping the town to reach an alternative plan that protects us better.

Best regards,
Michelle Torres

Hillsborough, CA 94010

From: [Meeta Pandya](#)
To: [General Plan](#)
Date: Thursday, September 15, 2022 3:21:03 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I would like to express my concern and opposition to "the current draft housing plan".

Best regards

Meeta Pandya Mehta



Hillsborough, ca 94010

From: [Ken Housley](#)
To: [General Plan](#)
Subject: Comments to this "General plan changes"
Date: Thursday, September 15, 2022 3:19:27 PM

Dear city leadership team:

Do not submit the plan that has been developed by the consultants.

The reasons are many and serious as this is the greatest crisis to descend upon our town ever; and it is caused by our state government who somehow thinks that one size fits all communities. Of course, any rational/thinking person will understand that communities are far more complex. We are communities by choice-We are Not socks that stretch to all foot sizes!

Other critical reasons not to submit this plan:

- * We have no public transportation to assist the wave of lower income residents and will never have the funding it takes.

- * Property values will suffer greatly as the very nature of the town will change. Therefore, assessed values will drop and greatly affect tax revenue available for the town, county and the state. Negatively affected will be our schools, public safety, streets, and the ability of the town and county to maintain the high quality we all have worked for.

- * We cannot afford to submit the zoning change plan under the assumption that it will never happen because the city is not a developer and doesn't have the capital. The very real danger is that other deep capital parties such as the state, federal gov or wealthy parties with an agenda, will seize the opportunity knowing that the domino effect will soon allow them to buy property at ever lower cost.

- * Do not destroy our current city entry complex on Florabunda at the ECR as the construction of low income apartment blocks will accomplish little except to degrade values and lead to further decay.

Please take a strong look at utilizing ADU's as the solution. The growth numbers are there when viewed prior to the pandemic. We all agree that you must soon submit a plan to the state and ADU's are an option that we can all buy into. We understand that failure to submit a plan on time can lead to the state seizing control of our city planning. At that point we are finished as remote technocrats cannot do the great job that you have proven you can do over and over again.

Thank you,

Ken & Mary Housley and family

A. Kenneth Housley
Commercial Real Estate Broker
Burlingame, CA 94010
Residence: 705 Hillsborough Blvd.
Hillsborough, CA 94010
Cell- [REDACTED]
[REDACTED]

From: [Armida](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Lisa Natusch](#); [Christophet.Diaz@bbklaw.com](#); [General Plan](#)
Subject: Fwd: please read!
Date: Thursday, September 15, 2022 3:03:17 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I wanted to send an email since all of the many homeowners I've spoken to in Hillsborough along with my family are extremely concerned about the current draft plan for housing. In the 16 years that we've lived here, this is probably the most important issue that affects our town's aesthetics and natural features, safety, schools, property values, traffic - basically everything is at stake and could be affected adversely by the current plan. There is a reason our town is such a special, beautiful and safe place to live and we hope that we can best preserve what attracted us all to move here as much as possible. As such, most homeowners are alarmed and would like to respectfully ask that the hard-working people who are in charge of representing us to please consider some of the proposed alternative plans that can still help us achieve the state goals without giving up so much.

One of the plans is called *Smart Housing for Hillsborough* and seems to have some excellent alternative ideas. Please do not vote for or pass the current plan that was led by an outside consultant with no personal ties to this special place that is home to us. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

Thanks for your efforts to ensure that the town of Hillsborough will not suffer from any detrimental decisions without carefully considering the feedback of its homeowners in order to move forward with a plan that most accept and support versus the current draft plan.

Please let us know if there's anything we can do towards helping the town to reach an alternative plan that protects us

Armida Giglio
Salvatore Giglio

From: [Bing Cheng](#)
To: [General Plan](#)
Subject: Zoning change
Date: Thursday, September 15, 2022 2:31:49 PM

Hi,
I oppose to the zoning change in Hillsborough.
Regards,
Bing Cheng
[REDACTED]

Bing Cheng
[REDACTED]

From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Fw: I oppose the Draft Housing Plan
Date: Thursday, September 15, 2022 2:26:32 PM

From: Phil Lerner <plerner@floorcrafthome.com>
Sent: Thursday, September 15, 2022 2:04 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: Housing plan

I oppose the Draft Housing Plan

Philip Lerner

[REDACTED]

Hillsborough, Ca. 94010

Get [Outlook for iOS](#)

From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Draft Housing Element
Date: Thursday, September 15, 2022 2:23:30 PM

From: XueCheng Zheng [REDACTED]
Sent: Thursday, September 15, 2022 1:56 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: 回复: Time is running Out

Hi, Stanley,

Thank you for letting us know the issue. My wife (owner of 1800 Forest View Ave) and her cousin's estate (1215 La Cumbre Rd) both strongly oppose to the Hillsborough Draft Housing Plan. Every community and neighborhood has and should have its own characters, and to implement universal plan such as high density housing in a single family community like Hillsborough is simply against the original wish and will of its residents who have lived, are living and consider to move here.

Regards,

Ping Dai
[REDACTED]

Shan Li Trust
[REDACTED]

Visit www.smarthousingforhillsborough.org

STOP

THE HIGH DENSITY HOUSING ELEMENT IN HILLSBOROUGH!

Call this number and say NO to the Housing Element
Resident Since 1975

- ✓ **WE ARE NOT SHORT ON HOUSING!**
In fact, San Mateo County is losing population with many residents moving out of state.
- ✓ **THERE IS AN ABUNDANCE OF APARTMENTS FOR RENT!**
In fact, many apartment rental prices are dropping in San Mateo County due to the lack of demand. This draft plan opens up a slippery slope for our town of Hillsborough.
- ✓ **PROPERTY VALUES WILL GO DOWN!**
This means less tax money collected by San Mateo County. Hillsborough is highly valued due to the fact that it consists of only single family homes, no multi unit condominiums, apartments, or townhouses.
- ✓ **WE JUST DO NOT HAVE THE RESOURCES!**
The increase in people and traffic means we would need more police presence. Public utilities like water and power are already strained with drought and power outages. Our highly rated schools will get crowded with an increase of roughly 10-25% enrollment.

WHAT YOU CAN DO!

LET OUR HILLSBOROUGH CITY COUNCIL KNOW YOU OPPOSE THEIR PLAN BY FILLING OUT THIS FORM
Or email stanleylo@greenbanker.com as soon as possible and include your address
Please mail this form no later than **Wednesday, September 14th 2022**

(Separate at the dotted line. Before you mail, be sure to add a stamp)

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I, PING DAI, resident of [REDACTED], CA 94010
strongly oppose the High Density Housing Element in Hillsborough.


Ping Dai
Signature

9.14.22
Date

Visit www.smarthousingforhillsborough.org

STOP

THE HIGH DENSITY HOUSING ELEMENT IN HILLSBOROUGH!



Resident Since 1975

- ✓ **WE ARE NOT SHORT ON HOUSING!**
In fact, San Mateo County is losing population with many residents moving out of state.
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WHAT YOU CAN DO!

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Or email stanleylo@greenbanker.com as soon as possible and include your address
Please mail this form no later than **Wednesday, September 14th 2022**

(Separate at the dotted line. Before you mail, be sure to add a stamp)

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments: _____

I, SHAN LI TRUST [REDACTED] resident of [REDACTED] Hillsborough, CA 94010

Please Print Name Street Address

strongly oppose the High Density Housing Element in Hillsborough.

Shan Li 09/14/2022

Signature Date

发件人: Stanley Lo <stanley@greenbanker.ccsend.com> 代表 Stanley Lo
 发送时间: 2022年9月15日 13:35
 收件人: [REDACTED]
 主题: Time is running Out

Tell City Council **NO** to the
 Hillsborough Draft Housing Plan

Voice Your Opposition

TODAY!

Time is running out! Your Opinion Matters
email generalplan@hillsborough.net and fill in the forms below
by September 19, 2022. Spread the word to our neighbors

Fill in the Opposition Form

Print, fill in, and email it back to me at stanleylo@greenbanker.com and I will personally hand it to the city council. Data shows only 7% of our neighbors are getting involved. We need your voice.

Click here: "[Why Say NO" Opposition Form](#)

Draft Housing Element - Public Comment Survey

Hillsborough's draft Housing Element is available for public review from August 4, 2022 to September 19, 2022. Input from the community is essential in properly guiding housing development over the next 8 years. Thank you for taking the time to provide your feedback on the draft Housing Element and plan for the future of our Town.

[Click here to view the Public Review Draft Housing Element.](#)

[Click here to fill out the Public Comment Survey](#)

[Click here for more information.](#)

Town of Hillsborough Housing Element Questionnaire

Hillsborough is in the process of updating the Town's Housing Element. In an effort to adequately prepare the policies and objectives, the Town is requesting public feedback from the community. The intent of the survey is to help Town staff better understand the community's housing needs and priorities as well as identify preferred approaches to meeting state requirements.

[Click Here to fill out the Hillsborough Housing Element Survey](#)

Participate in Planning for the Future of Your Town!

State Mandated Draft Housing Plan Now Available for Review and Comments

- **REVIEW** the draft document at www.hillsborough.net/DraftHousingElement
- **COMMENT** on the draft plan and provide written feedback by September 19, 2022 at generalplan@hillsborough.net or fill out the [online survey](#)
- **VIEW** [Frequently Asked Questions](#) about the Draft Housing Element.

- **PARTICIPATE** in the [virtual open house](#) or attend the [September 26th City Council meeting at 6:00 p.m.](#)
-

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From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Fw: High density housing in Hillsborough
Date: Thursday, September 15, 2022 2:19:47 PM

From: Bing Cheng [REDACTED]
Sent: Thursday, September 15, 2022 2:16 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: High density housing in Hillsborough

Hi Stanley,
I oppose to the high density housing in Hillsborough.
Bing Cheng
[REDACTED], Hillsborough, CA 94010

--

Bing Cheng
Cal-Pac Trading Corporation
Tel: [REDACTED]
[REDACTED]

From: [REDACTED]
To: [General Plan](#); [Al Royse](#); [Sophie Cole](#); Imay@hillsborough.net; [Marie Chuang](#); Inatusch@hillsborough.net; [Christine Krolik](#); [Christopher Diaz](#)
Subject: Opposition to the Hillsborough draft housing element
Date: Thursday, September 15, 2022 2:05:07 PM

To: Hillsborough City Council

My name is Jane Armstrong, my husband Aaron and I own a property on Inverness Road in Hillsborough. I am writing to let the city council know we OPPOSE the draft housing element.

The main reason being, the character of our town would be ruined if we added high density housing. Folks move to Hillsborough for the privacy and space (we don't even have side walks or street lights to keep the traffic light) We also don't allow commercial businesses to keep traffic out of our town. Why would we then add high density housing, it seems the opposite of what Hillsborough is all about.

The city council and town should come up with a better plan, revisit the ADU additions maybe?, but the answer to build multiple high density housing units goes against the very core of our town and the original historical planning of Hillsborough.

Sincerely,
The Armstrongs

From: [info](#)
To: [General Plan](#)
Subject: Oppose Housing plan
Date: Thursday, September 15, 2022 2:01:32 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik and Council Members,

I would like to express my concern and opposition to "the current draft housing plan."

Best regards,

Karen & Rob Keller

[REDACTED]

Hillsborough, CA 94010

From: [Cayman Seacrest](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Current Draft Plan opposition
Date: Thursday, September 15, 2022 1:45:45 PM

Dear Hillsborough Councilmembers:

Initially bothered by the lack of communication and transparency with regard to the potential for the current Draft Plan to be adopted. However, I have been pleased with the recent increase in discussion around this plan as well as potential alternatives, specifically at the Open House last week. I really appreciate the work you all do for Hillsborough.

I now have a pretty good understanding of the new State mandate after reviewing the materials on the Town website and speaking with many neighbors. To be clear, I am supportive of the objective to develop more affordable housing throughout the Bay Area. However, the current Draft Plan does not accomplish this in the best way possible. We can and should do better.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

I am strongly opposed to the current Draft Plan, which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.

I am supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

I want to voice my strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service,
Cayman Seacrest

From: [charles.ng](#)
To: [General Plan](#)
Subject: Zoning
Date: Thursday, September 15, 2022 1:35:33 PM

I do not support changing zoning from R1 to R2. Multiple dwellings will definitely change the character of Hillsborough. With that said, I would be open to reduce lot size to .33 acre for the current .5 acre. This would increase the number of housing by 15 %. There are plenty of empty lots and large lots in this town. If the town encourage subdivision based on minimum lot standard, I think the town will be on track to meet state's requirement.

IMO,

Charles Ng

Sent from [Mail](#) for Windows

From: [Toy Demanes](#)
To: [General Plan](#)
Cc: [REDACTED]
Subject: Opposition to the Current Draft Housing Plan
Date: Thursday, September 15, 2022 1:34:16 PM
Importance: High

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

We would like to express our concern and opposition to "the current draft housing plan"

Best regards,

David Jeffrey Demanes [REDACTED]

Smornrat B. Demanes [REDACTED]

[REDACTED]
Hillsborough, CA 94010

From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Housing Element
Date: Thursday, September 15, 2022 1:31:09 PM

From: Martha Ryan [REDACTED]
Sent: Thursday, September 15, 2022 1:03 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: Stanley! Got your mail piece on Housing Element

Hi Stanley!

I received your mail piece today and **100% agree with your thoughts about this awful housing element**. In short, just like you said, **it will ruin our community**. It is not fair to our hard working citizens for all the reasons you described.

I have lived at 100 Stonehedge Road for over 30 years and enjoyed our community up until now. It has gotten crazy. I have been told that this housing element will be strictly enforced by the state lawmakers, with no exceptions. Honestly I do not believe that. We should sue the state!!!


Stanley, you have been a pillar in our community for many many years. Your reputation is well deserved. If possible, you could take the leading charge. You could use your brilliance and skill to put a stop to this and this could be your positive everlasting legacy to this community.

One idea if you must go forward with this is to take the De Guigne estate no Crystal Springs Road or Strawberry Hill, both at over 50 acres and put these homes there. Another idea is the other side of #280 near Crystal Springs golf course.

Above all Stanley, my sincere congratulations to you on a stellar career! Look forward to your reply. **MARTHA RYAN.** [REDACTED] **Hillsborough**

From: [Courtney Yun](#)
To: [General Plan](#)
Subject: the current draft housing plan
Date: Thursday, September 15, 2022 1:19:06 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members, I would like to express my concern and opposition to "the current draft housing plan". Best regards Kyong Yun



From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Fw: I oppose Hillsborough draft housing plan
Date: Thursday, September 15, 2022 12:56:25 PM

From: fyu2001 [REDACTED]
Sent: Thursday, September 15, 2022 12:05 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: I oppose Hillsborough draft housing plan

Or email stanleylo@greenbanker.com as soon as possible and include:
Please mail this form no later than **Wednesday, September 14th 2022**
(Separate at the dotted line. Before you mail, be sure to add a stamp)

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

FRANCIS YU resident of [REDACTED] Hillsborough, CA 94010
strongly oppose the High Density Housing Element in Hillsborough.

Francis L. Yu 9/14/2022
Signature Date

From: [Stanley Lo](#)
To: [General Plan](#)
Subject: Fw: housing plan
Date: Thursday, September 15, 2022 12:55:09 PM

From: herbert gershen [REDACTED]
Sent: Thursday, September 15, 2022 12:49 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: housing plan

Sorry for the late return but just got the mailing yesterday. I strongly oppose this plan which will ruin the town forever. I would more if I were younger, but I am too old and sick and all my doctors are located here. Thanks for your efforts. H Gershen [REDACTED]

From: [herbert gershen](#)
To: [General Plan](#)
Subject: housing plan
Date: Thursday, September 15, 2022 12:05:18 PM

This plan will ruin this town forever. It will be like San Francisco, where I escaped from for the benefit of my family. If I were younger, I would move to Florida or Iowa where I once had family. People spend years working to live here as did I. It is all over \ now. They are emptying out the under bridge dwellers and moving them here. It used to be a sign of success to make it here, now it i is a sign of government meddling. I am an unhappy camper as are many others. Can we fight this with a lawsuit? H
Gershen

From: [Jing Li](#)
To: [General Plan](#)
Subject: Housing Element Opposition
Date: Thursday, September 15, 2022 12:04:06 PM

Dear Major, Council Members and City Attorney,

We are writing with great concern about the Housing Element Plan for our town of Hillsborough. We want to thank you first for your hard work in trying to create a plan to meet the state requirements on affordable housing. However, as currently proposed, we strongly oppose the Housing Element draft.

- the plan, as is, is a dangerous starting point of a slippery slope and will be detrimental to the community of Hillsborough, pressuring our public infrastructure, school resources, traffic, and risk changing forever the unique characteristic of what makes the unique community.

- There is a better and more acceptable alternative strategy - we should and can follow the lead of similar towns like Atherton to focus heavily on ADUs to satisfy state requirements. Atherton removed multi-family townhomes and overlay zones from their RHNA proposal with the help of their mayor and councilwoman. We ask that you follow the plan Atherton has proposed and remove all multi-family overlay zones from the proposal

- Increase communication and community awareness of such a dramatic change in the town. We find that many of our neighbors have just become aware of this project recently, and may not have fully appreciated the consequences of the proposed changes. We ask that more thorough discussions be held, and solutions put forward by the community and be considered by the council.

We appreciate your consideration and thank you again for your dedication to our town and residents.

Sincerely,
Jing

From: [Chenchen Feng](#)
To: [General Plan](#)
Cc: [Li, Yanen](#)
Subject: Housing element plan concern
Date: Thursday, September 15, 2022 12:00:39 PM

Dear Major, Council Members and City Attorney,

We are writing with great concern about the Housing Element Plan for our town of Hillsborough. We want to thank you first for your hard work trying to create a plan to meet the state requirements on affordable housing. However, as currently proposed, we strongly oppose to the Housing Element draft.

- the plan, as is, is a dangerous starting point of a slippery slope and will be detrimental to the community of Hillsborough, pressuring our public infrastructure, school resources, traffic, and risk changing forever the unique characteristic of what makes the unique community.

- There is a better and more acceptable alternative strategy - we should and can follow the lead of similar towns like Atherton to focus heavily on ADUs to satisfy state requirements. Atherton removed multi-family townhomes and overlay zones from their RHNA proposal with the help of their mayor and councilwoman. We ask that you follow the plan Atherton has proposed and remove all multi-family overlay zones from the proposal

- Increase communication and community awareness of such a dramatic change to the town. We find that many of our neighbours have just become aware of this project recently, and may not have fully appreciated the consequence of proposed changes. We ask that more thorough discussions be held, and solutions put forward by the community and be considered by the council.

We appreciate your consideration, and thank you again for your dedication to our town and residents.

Sincerely,

Chenchen Feng & Yanen Li
Residents at [REDACTED], Hillsborough, CA 94010

--

Chenchen Feng

From: [Hoshin Lee](#)
To: [General Plan](#)
Subject: comments on low-income housing
Date: Thursday, September 15, 2022 11:36:19 AM

Hello,

We are worrying that the approval of building low-income housing will completely change the safety and character of our beautiful town!

Hillsborough has a reputation as the safest town that's why we decided to raise our family here paying an extremely high price on purchasing the property, property taxes etc. It's a shame if we allow the city to force us to build those housing.

IF we have to do it, then we should limit those houses to our Hillsborough school teachers and staff only.

Warm regards,

Hoshin and Ross Hikida @ Brewer

From: [Glenn Gilliam](#)
To: [General Plan](#)
Subject: State mandate
Date: Thursday, September 15, 2022 11:19:19 AM

Dear Hillsborough,

I have at my location in Sunnyvale and San Jose accessory dwelling units available to view. They come in different sizes and are built to the national HUD code. If this is something that can assist in securing your mandated goals, I would be happy to oblige you and those that reside in Hillsborough. I think that this is the best way to accomplish this goal and this should not infringe on the charm of the town.. As a Hillsborough resident, I would hate to see lot's doubling up with large homes. Small ADU's can offer the same occupancy that satisfies the heavy hand of the state.

Thank you



GLENN GILLIAM
President
DL #1164796
(408) 215-0087 office
[REDACTED] cell/text
Ggilliam@AllianceMH.com



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MANUFACTURED HOMES

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1160 Mountain View-Alviso Rd.
Sunnyvale, CA 94089
(408) 998-4663

From: [Linda Lin](#)
To: [Marie Chuang](#)
Cc: [Al Royce](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Re: Feedback on current housing element plan
Date: Thursday, September 15, 2022 11:11:20 AM

Dear Hillsborough Housing Committee, Mayor Royce, Vice Mayor Krolak and Council Members,

First, I would like to thank you all for the hard work you have done for our town. At the last town meeting, as you can see by the turn out and feedback from our residents, the Housing Element Plan is the most important issue that has come up in the over decade that I've lived in Hillsborough.

As stated in our last letter, we oppose the current draft housing plan, and even more so after the last town hall meeting.

I humbly suggest that the committee look at the plans that Atherton, Woodside and Portola Valley have drafted, and in particular Atherton. These towns have a similar uniqueness as Hillsborough. More importantly, we need more time allowing research to be done, correct data to be used, and more citizen engagement for such an important issue for our town.

I hope we will come up with a better plan to reach the mandated housing unit goal.

Regards,
Linda and Danny Lin
[REDACTED], Hillsborough

On Mon, Sep 12, 2022 at 9:35 AM Marie Chuang <MChuang@hillsborough.net> wrote:
Dear Linda and Danny -

So appreciative of you to take time providing your comments on the Housing Element Draft.

There will be study sessions on both the Town Hall Complex and the Housing Element Draft Update at tonight's Council meeting starting at 6pm. Please join us. The info is attached.

The zoom link for the 6 p.m. City Council meeting is: <https://us06web.zoom.us/j/83081572186?pwd=aUFXbXhwd1JMaUpvdUJLSG40ZEtiQT09>

The link to the 9/12 agenda packet is: https://www.hillsborough.net/AgendaCenter/ViewFile/Agenda/_09122022-1203

All my best,
Marie

Marie Chuang | Councilwoman
Town of Hillsborough
Vice Chair | Central County Fire Board

mchuang@hillsborough.net
(650) 477-6523

Drought is Here: Is Your Yard Drought Ready? Visit www.hillsborough.net/Drought for more information.

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[Sign up for SMCAAlert](#) to receive emergency updates by phone and email

Hillsborough.watersmart.com Sign up for [Water Customer Service Portal](#)

From: Linda Lin [REDACTED]

Sent: Thursday, September 8, 2022 5:12:20 PM

To: Al Royse <ARoyse@HILLSBOROUGH.NET>; Christine Krolik <ckrolik@HILLSBOROUGH.NET>; Sophie Cole <scole@HILLSBOROUGH.NET>; Larry May <LMay@HILLSBOROUGH.NET>; Marie Chuang <MChuang@HILLSBOROUGH.NET>; Lisa Natusch <lnatusch@HILLSBOROUGH.NET>; Christopher Diaz <Christopher.Diaz@bbklaw.com>; General Plan <generalplan@HILLSBOROUGH.NET>

Subject: Feedback on current housing element plan

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

We are writing to express concerns about the Hillsborough Town's draft Housing Element plan recently shared with the public. We would like to ask you not to vote for or pass the current plan that was led by an outside consultant with no personal ties to Hillsborough that is home to us. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

Specifically, we oppose reduction in lot sizes, and other changes to our current "RD" zoning. This denser housing throughout our neighborhoods will create danger in fire and other emergency situations, destroy property values, and eliminate what makes Hillsborough special. Secondly, we do not agree on using such a small number of Accessory Dwelling Units (ADU's and JADU's) in the plan. Other towns are using much higher numbers of ADU/JADU's in their plans, and it helped to preserve their town while meeting the state requirements.

Thanks for your efforts to ensure that the town of Hillsborough will not suffer from any detrimental decisions without carefully considering the feedback of its homeowners in order to move forward with a plan that most accept and support versus the current draft plan.

Sincerely,
Danny and Linda Lin
[REDACTED], Hillsborough

** The opinions expressed in this email are solely those of the sender and are not an official position of the Town of Hillsborough, of the respective body, or of the board I serve on at the Town.

From: [Stanley Lo](#)
To: [General Plan](#)
Subject: WE OPPOSE THE HOUSING DRAFT ELEMENT (Resident Responses)
Date: Thursday, September 15, 2022 10:35:03 AM
Attachments: [Outlook-8A4EE613.png](#)
[Outlook-B2061C99.png](#)
[Outlook-B8E1430F.png](#)
[Outlook-5300EF5.png](#)
[Wei Liu.pdf](#)
[Sharon Shiu.pdf](#)
[Frederick Kao.pdf](#)
[Julie Chao.pdf](#)
[Roger & Paula Guido.pdf](#)
[Herman Fitzgerald.pdf](#)

Attached are just some more responses I've received so far from Hillsborough residents OFFICIALLY opposing the Hillsborough housing draft element. Please see the attachments, these officially inform you of the strong opposition to the Hillsborough draft housing element. They include their names and addresses.

Regards,
Stanley Lo

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I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I Frederick Koo resident of [REDACTED] Hillsborough, CA 94010

Printed Name

strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

9, 14, 2022
Date -993-

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

High Density Housing has no place in Hillsborough; High Density Housing is completely contrary to the basic housing element, and underlying theory upon which Hillsborough values are based and would reduce underlying property values. My opinion is based upon over 50 yrs. of litigation as an earnest domestic trial attorney before property valuation issues in Federal Trial Courts, State Superior Courts (over 30 cases) Herman H. Fitzgerald resident of [redacted] Hillsborough, CA 94010
Printed Name Street Address

strongly oppose the High Density Housing Element in Hillsborough.

Thomax Stewart Callahan
Can help. [redacted]

[Signature]
Signature

9 / 12 / 2022

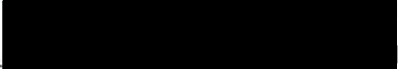
Date -994-

I have testified on property valuation issues in City Superior Courts and Federal District Courts, in addition to the above mentioned trial cases.

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

Hillsborough does not have the resources such as schools, teachers, water, police people etc. to support a high density housing community

I Julie Chao resident of  Hillsborough, CA 94010

strongly oppose the High Density Housing Element in Hillsborough.

Julie Chao
Signature

9, 14, 22
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I ROGER GUIDO resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address

strongly oppose the High Density Housing Element in Hillsborough.

[Signature]
Signature

9 / 14 / 2022
Date -996-

Paula Guido

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

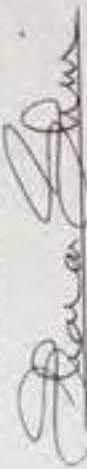
Comments:

SHARON SHU resident of

Printed Address

strongly oppose the High Density Housing Element in Hillsborough.

_____ Hillsborough, CA 94010



Signature

Sept 14 2022

Date

STOP

THE HIGH DENSITY HOUSING ELEMENT IN HILLSBOROUGH!

SAVE HILLSBOROUGH
AND SAY NO TO THE
HOUSING ELEMENT!



✓ **WE ARE NOT SHORT ON HOUSING!**

In fact, San Mateo County is losing population with many residents moving out of state.

✓ **THERE IS AN ABUNDANCE OF APARTMENTS FOR RENT!**

In fact, many apartment rental prices are dropping in San Mateo County due to the lack of demand. This draft plan opens up a slippery slope for our town of Hillsborough.

✓ **PROPERTY VALUES WILL GO DOWN!**

This means less tax money collected by San Mateo County. Hillsborough is highly valued due to the fact that it consists of only single family homes, no multi unit condominiums, apartments, or townhouses.

✓ **WE JUST DO NOT HAVE THE RESOURCES!**

The increase in people and traffic means we would need more police presence. Public utilities like water and power are already strained with drought and power outages. Our highly rated schools will get crowded with an increase of roughly 10-25% enrollment.

WHAT YOU CAN DO!

LET OUR HILLSBOROUGH CITY COUNCIL KNOW YOU OPPOSE THEIR PLAN BY FILLING OUT THIS FORM

Or email stanleylo@greenbanker.com as soon as possible and include your address

Please mail this form no later than **Wednesday, September 14th 2022**

(Separate at the dotted line. Before you mail, be sure to add a stamp)

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

Agree with above.

I Wei Liu resident of [REDACTED] Hillsborough, CA 94010
strongly oppose the High Density Housing Element in Hillsborough.

Signature

Date

9/14/2022

From: [Stanley Lo](#)
To: [General Plan](#)
Subject: WE OPPOSE THE HOUSING DRAFT ELEMENT (Resident Responses)
Date: Thursday, September 15, 2022 10:28:25 AM
Attachments: [Outlook-8A4EE613.png](#)
[Outlook-B2061C99.png](#)
[Outlook-B8E1430F.png](#)
[Outlook-5300EF5.png](#)
[Email - \[REDACTED\] - Tara and Mehran Farid.pdf](#)
[Email - \[REDACTED\] - Bill and Gina Glaser.pdf](#)
[Email - \[REDACTED\] - Kathleen & Chuck Cammarata.docx](#)
[Email - \[REDACTED\] - Pauline and John Beare.docx](#)
[Email - \[REDACTED\] - Alex Chen.docx](#)
[Email - \[REDACTED\] - Aneal Vallurupalli.pdf](#)
[Email - \[REDACTED\] - Ken & Mary Ann Woo.docx](#)
[Email - \[REDACTED\] - Bob Yee.docx](#)
[Email - \[REDACTED\] - Maggie Yen.pdf](#)
[Email - \[REDACTED\] - Aurelio Yuen.pdf](#)
[Email - \[REDACTED\] - Justin Cheong.docx](#)

Attached are just some more responses I've received so far from Hillsborough residents OFFICIALLY opposing the Hillsborough housing draft element. Please see the attachments, these officially inform you of the strong opposition to the Hillsborough draft housing element. They include their names and addresses.

Regards,
Stanley Lo

Since Jan 2022 - NEARLY \$285 MILLION* Total Sales Volume
Ranked #1 Individual Agent in Northern California for 11 years in a row
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Royal Service, Always Available & Complex Real Estate Problem Solver



*The sender does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission.

From: Mehran Farid [REDACTED]
Sent: Wednesday, September 14, 2022 9:44 PM
To: generalplan@hillsborough.net
Subject: State Mandated Draft Housing Plan

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

We would like to express our opposition to the current "Draft housing plan" in Hillsborough. The current plan will add to road congestion on the vicinity roads as it does not address infrastructure issues. Proximity to El Camino is not a thoughtful idea. Many people will need access to I-280 or I-101 or to the BART. Hillsborough borders with El Camino is far from those 3 spots. It will be a poor solution to direct that traffic to El Camino, which is what the current draft will cause.

As you know, often there are many solutions to one problem. Certainly the current "draft housing plan" is among the poor solutions.

We would like to express our strong opposition to the current draft housing plan and would like to ask you not to vote for or pass the current plan that was led by an outside consultant with no personal ties to our town. We would like to suggest using the talent of individuals who live in Hillsborough in finding alternative ideas.

Thanks for your efforts to ensure that the town of Hillsborough will not suffer from any detrimental decisions without carefully considering the feedback of its residents.

Please let us know if there's anything we can do to find an alternative solution.

Regards,
Tara and Mehran Farid
[REDACTED]

-----Original Message-----

From: Bill Glaser [REDACTED]

Sent: Wednesday, September 14, 2022 6:42 PM

To: Stanley Lo <stanleylo@greenbanker.com>

Cc: Gina [REDACTED]; Bill Glaser [REDACTED]

Subject: We oppose the Hillsborough draft housing plan

Stanley,

Thanks for your mailer. Unfortunately we received it the day it needed to be mailed so we hope this email will suffice in lieu of sending in a physical form. But make no mistake, our family vehemently opposes the Hillsborough draft housing plan. It's bad for the city, bad for our schools and bad for our family. Let's vote it down.

Thanks so much for bringing attention to this matter.

Bill and Gina Glaser

[REDACTED]
Hillsborough, CA 94010

From: Kathleen Cammarata [REDACTED]
Sent: Wednesday, September 14, 2022 7:22 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: high density housing

I just received your mailer and today is Wednesday September 14th 2022. My husband and I oppose the Hillsborough City Council's plan on high density housing. Our names are Kathleen and Chuck Cammarata, [REDACTED], Hillsborough, CA 94010. Thank you for your mailer.

From: Pauline and John Beare [REDACTED]
Sent: Thursday, September 15, 2022 7:36 AM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: high density housing element in Hillsborough

Thanks for your recent mailing. We agree completely. We strongly oppose the proposed High Density Housing Element in Hillsborough. Thank you for your interest in this and leading the fight against it. Yeah Stanley!!!. Best regards, **Pauline and John Beare**, [REDACTED], Hillsborough, CA 94010. **Owners and residents since 1980.**

From: [REDACTED]
Sent: Thursday, September 15, 2022 8:39 AM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: RE: STOP HIGH DENSITY HOUSING

I OPPOSE The Hillsborough Draft Housing Plan!

I, Alex Chen, resident of [REDACTED], Hillsborough, CA 94010 strongly oppose the High Density Housing Element in Hillsborough.

Signed: **Alex Chen** Dated: 9/15/2022

-----Original Message-----

From: Aneal Vallurupalli [REDACTED]

Sent: Wednesday, September 14, 2022 7:28 PM

To: Stanley Lo <stanleylo@greenbanker.com>

Subject: Oppose high density housing element

[REDACTED]

Hillsborough, CA 94010

I would rather pay an annual fine.

Best,

Aneal vallurupalli

From: Kenneth Woo <ken@goldenbayfinancial.com>

Sent: Wednesday, September 14, 2022 7:33 PM

To: Stanley Lo <stanleylo@greenbanker.com>

Subject: stop high density housing in hillsborough

Hi stanely,

We strongly oppose the hillsborough draft housing plan. There are plenty of apartment housing for rent in this county. Thank you for putting this initiative.

Ken and Mary Ann Woo

[REDACTED]

Hillsborough, CA 94010

[REDACTED]

From: Bob Yee [REDACTED]
Sent: Wednesday, September 14, 2022 10:09 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: No to High Density in Hillsborough

Hi Stanley,

I received your letter tonight. I support your position to stop high density in Hillsborough.

Congrats on your sale for 1254 San Raymundo, which is up the street from me.

Thanks

Bob Yee
[REDACTED]

-----Original Message-----

From: M Y [REDACTED]

Sent: Wednesday, September 14, 2022 6:56 PM

To: Stanley Lo <stanleylo@greenbanker.com>

Subject: I oppose the Hillsborouh draft housing plan

I ,Maggie Yen, resident of [REDACTED] **Hillsborouh, CA 94010** strongly oppose the high density housing element in Hillsborouh.

Maggie Yen

09/14/2022

-----Original Message-----

From: Aurelio Yuen [REDACTED]

Sent: Wednesday, September 14, 2022 5:06 PM

To: Stanley Lo <stanleylo@greenbanker.com>

Subject: Draft Housing Plan

I Opposed The Hillsborough Draft Housing Plan.

I Aurelio Yuen, resident of [REDACTED], Hillsborough, CA 94010 strongly opposed the High Density Element in Hillsborough.

Aurelio Yuen

Signed: September 14th 2022

My iPhone

From: S Cheong [REDACTED]
Sent: Wednesday, September 14, 2022 8:32 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: I OPPOSE THE HILLSBROUGH DRAFT HOUSING PLAN!

I, Justin Cheong, resident of [REDACTED], Hillsborough, CA 94010 strongly oppose the High Density Housing Element in Hillsborough.

Justin Cheong
09/14/2020

From: [Alix O'Brien](#)
To: [General Plan](#)
Subject: We strongly oppose the current draft housing plan!
Date: Thursday, September 15, 2022 10:26:55 AM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik and Council Members,

We would like to express our concern and opposition to the current draft of the Hillsborough housing plan.

Best Regards,

Kevin & Alix O'Brien

, Hillsborough

From: [Wendy Wang](#)
To: [General Plan](#)
Subject: Objection to housing element plan
Date: Thursday, September 15, 2022 10:14:35 AM

Dear Major, Council Members and City Attorney,

We are writing with great concern about the Housing Element Plan for our town of Hillsborough. We want to thank you first for your hard work trying to create a plan to meet the state requirements on affordable housing. However, as currently proposed, we strongly oppose to the Housing Element draft.

- the plan, as is, is a dangerous starting point of a slippery slope and will be detrimental to the community of Hillsborough, pressuring our public infrastructure, school resources, traffic, and risk changing forever the unique characteristic of what makes the unique community.

- There is a better and more acceptable alternative strategy - we should and can follow the lead of similar towns like Atherton to focus heavily on ADUs to satisfy state requirements. Atherton removed multi-family townhomes and overlay zones from their RHNA proposal with the help of their mayor and councilwoman. We ask that you follow the plan Atherton has proposed and remove all multi-family overlay zones from the proposal

- Increase communication and community awareness of such a dramatic change to the town. We find that many of our neighbours have just become aware of this project recently, and may not have fully appreciated the consequence of proposed changes. We ask that more thorough discussions be held, and solutions put forward by the community and be considered by the council.

We appreciate your consideration, and thank you again for your dedication to our town and residents.

Sincerely,
Wendy Wang

From: [Xi Han](#)
To: [General Plan](#)
Subject: Hillsborough Affordable Housing Comments
Date: Thursday, September 15, 2022 9:58:28 AM

Dear Mayor, Council Members and City Attorney,

We are writing with great concern about the Housing Element Plan for our town of Hillsborough. We want to thank you first for your hard work trying to create a plan to meet the state requirements on affordable housing. However, as currently proposed, we strongly oppose the Housing Element draft.

- the plan, as is, is a dangerous starting point of a slippery slope and will be detrimental to the community of Hillsborough, pressuring our public infrastructure, school resources, traffic, and risk changing forever the unique characteristic of what makes the unique community.

- There is a better and more acceptable alternative strategy - we should and can follow the lead of similar towns like Atherton to focus heavily on ADUs to satisfy state requirements. Atherton removed multi-family townhomes and overlay zones from their RHNA proposal with the help of their mayor and councilwoman. We ask that you follow the plan Atherton has proposed and remove all multi-family overlay zones from the proposal

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We appreciate your consideration, and thank you again for your dedication to our town and residents.

Sincerely,
Xi Han
A Hillsborough Resident

From: [Vivian Salama](#)
To: [General Plan](#)
Subject: Re-zoning
Date: Thursday, September 15, 2022 9:53:07 AM

I moved to Hillsborough because of quality of the town..... large lots, quiet streets, no sidewalks, no commerce or industry. Just homes, schools, a golf course and the Racquet Club. This is what Hillsborough is about. Any changes to the zoning rules will forever change this and we will end up with far too many people on smaller lots. If anything larger lots allow for larger beautiful homes. The new zoning suggestions will forever change the character of this fabulous town. I am completely opposed to the changes suggested. If this is a must, find a location on the edges of the town and put up all the housing together in one spot where we will not see it.

Vivian Salama

Sent from my iPhone

From: [Jennifer Wang](#)
To: [General Plan](#)
Subject: Concerns about the housing element plan
Date: Thursday, September 15, 2022 9:41:40 AM

Dear Major, Council Members and City Attorney,

We are writing with great concern about the Housing Element Plan for our town of Hillsborough. We want to thank you first for your hard work trying to create a plan to meet the state requirements on affordable housing. However, as currently proposed, we strongly oppose to the Housing Element draft.

- the plan, as is, is a dangerous starting point of a slippery slope and will be detrimental to the community of Hillsborough, pressuring our public infrastructure, school resources, traffic, and risk changing forever the unique characteristic of what makes the unique community.

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- Increase communication and community awareness of such a dramatic change to the town. We find that many of our neighbours have just become aware of this project recently, and may not have fully appreciated the consequence of proposed changes. We ask that more thorough discussions be held, and solutions put forward by the community and be considered by the council.

We appreciate your consideration, and thank you again for your dedication to our town and residents.

Sincerely,
Jennifer (current hillsborough resident)

From: [Allyson Willoughby](#)
To: [General Plan](#)
Subject: Zoning Change Comments
Date: Thursday, September 15, 2022 9:39:16 AM

I am supportive of Hillsborough's proposed zoning changes. They seem reasonable, thoughtful and practical.

I am disappointed by the NIMBY reaction that some vocal residents have had. I have received many emails that include false statements about what is being proposed, designed to invoke outrage. Because of that, I'm guessing you will receive more responses opposing the plan than supporting it. There is a lot of misinformation floating around.

Hillsborough must comply with the state mandate and the plan seems appropriate to me. Thank you for the work that has gone into it.

Allyson Willoughby




From: [Denise Pollard](#)
To: [General Plan](#)
Subject: Hillsborough ADU plan
Date: Thursday, September 15, 2022 9:09:27 AM

Greetings,

My husband, son, and I moved to Hillsborough in 2016 from San Mateo. Our reason for buying a home in Hillsborough was simple: Space and charm. Our fear is that the plan for adding more additional dwelling units will change the unique charm and obvious space that home owners seek when purchasing a home in this amazing community. We invest a lot of our wealth into our homes not because we have money burning a hole in our pockets but rather as an investment in our quality of life and mental health. The Bay Area is growing and hence we deal with over crowded roadways, stores, healthcare facilities, etc and our homes and community provide a safe haven from all of the above. Should Hillsborough become crowded and over populated there is no doubt that it's reputation will take a big hit and home values will tank and those supporting a huge tax base for Hillsborough will likely move.

Please consider reconsidering this movement and keep Hillsborough what Hillsborough has always been since it's inception: A refuge from crowded city life.

Thank you for your consideration.

Denise Pollard


From: [Gerri wong](#)
To: [Lisa Natusch](#); [Al Royse](#); [Christine Krolik](#); [Marie Chuang](#); [Christopher Diaz](#); [General Plan](#); [Hillsborough Mail](#); [Sophie Cole](#); [Larry May](#)
Subject: AFTER THE ZOOM earlier this week I still vote NO to Hillsborough's draft Housing Element in its current form
Date: Thursday, September 15, 2022 8:31:06 AM

Dear team,

I truly know in my heart that you are going to do what's best for the town. I came out of the zoom more concerned about the impact as I stated below, as well as the impact on our housing values if this plan stands as it is.

If you could please give more visibility to all of the community, that would be helpful. Most of my neighbors in the area, as well as those in the school district who are busy raising family and getting back to work after the pandemic, do not know that this is occurring, let alone the tight time frames. If you could please provide a more targeted communication plan so that the whole town knows, I think you could really get a better sense of the community. If not, please push out the vote to 1) review other plans 2) complete a more systematic and widespread study on the impact 3) communicate more wholly into the community.

Thank you for your consideration.

Warmest,
Gerri Wong

On Sep 13, 2022, at 6:03 PM, Geraldine wong [REDACTED] wrote:

Dear cherished members of the council of Hillsborough,

I am concerned about the current draft plan for housing. We have lived here for the past ten years and love the small, family-oriented community. We currently have four homes in Hillsborough 1) our current home [REDACTED] which will eventually house my aging inlaws 2) one that we are building as our new home at [REDACTED], 3) one we are renting, which will ultimately accommodate my aged mom [REDACTED], and 4) one I am building with an ADU [REDACTED].

I believe in diversity, equity, and inclusion and are open to development, but NOT in this rushed form that 1) does not take into account feedback from the community 2) because it was completed by an OUTSIDE AGENCY/CONSULTANT who is 3) taking the state's mandate as it stands without much thought, research, or foresight 4) not taking into account and completing a full research report on the impact of this plan, mainly how this plan affects our town's ability to SERVICE and SUPPORT the extreme increase in population as a result of this MANDATE from safety with regards to both police and fire support, water service support, school size increases, traffic, etc. to name a few. As such, most homeowners are alarmed and would like to respectfully ask that the empathetic people in charge of representing us consider some of the proposed alternative plans that can still help us achieve the state goals without giving up so much. My heart goes out to the homes adversely affected and those who unknowingly bought, assuming that their homes would never have huge, unsightly apartments overlooking their backyards and families. I know several families affected. I wonder how many will ultimately be affected due to this current plan. It is one thing to buy a home knowingly with these conditions, but another to not know or have

a say and have it done as part of a mandate.

Smart Housing for Hillsborough makes sense. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've put into place. Both Atherton and Woodside took several years to develop their plan and carefully built it in a way that provided growth.

Thanks for your efforts to ensure that the town of Hillsborough will not suffer from any bad decisions. Thank you for carefully considering the feedback of its homeowners and for moving forward with a plan acceptable to both the community and the state.

Thank you for your consideration.

Sincerely,
Gerri Wong

Sent from my iPhone

From: [Medea Isphording Bern](#)
To: [General Plan](#)
Subject: One more thing
Date: Thursday, September 15, 2022 8:21:04 AM

Neighbors:

I remain adamantly opposed to the housing plan, more so every day as I read what other communities in our state have proposed.

Please include my comments in the public record. I am out of town thus unable to attend the meeting this evening.

Please include dedicated housing for our town workers: teachers, firefighters, police, anyone else who works in and for our town and who might be interested. We owe them that option.

Sincerely,
Medea Isphording Bern

From: [Jane Scribner](#)
To: [General Plan](#)
Subject: Mandated Housing
Date: Thursday, September 15, 2022 6:31:01 AM

We would like to add our names to the list of residents who are in favor of ADU additions to fulfill our requirement for the housing plan.

Learning that the persons responsible for the draft had been chosen by the state and paid for by us, Hillsborough citizens, is infuriating to say the least. Clearly whomever was responsible for the draft had absolutely no concept of our unique town.

There already exist many hundreds of unregistered ADU's in Hillsborough and a bit of work to register those would yield, I feel certain, adequate numbers of housing units for the plan required by the state.


Sincerely,
Dr. and Mrs. Robert Scribner (Bob and Jane)



[Sent from the all new AOL app for iOS](#)

From: [Christina](#)
To: [General Plan](#)
Subject: Housing plan
Date: Thursday, September 15, 2022 4:39:04 AM

Dear Hillsborough housing committee, Mayor Royce, Vice Mayor Krolik and Council Members,
I would like to express my concern and opposition to the current draft housing plan.

Christina Tan


I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

THIS IS A HORRIBLE IDEA,
BAD FOR PROPERTY VALUE

I Jim + Diane Klein resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Diane Klein
Signature

9 / 14 / 22
Date

To the Hillsborough Town Council
Hand-delivered to the Hillsborough Town Hall
September 14, 2022

RECEIVED

SEP 14 2022

TOWN OF HILLSBOROUGH

To Our Much-Appreciated Hillsborough Town Council:

"If we build it, they will come." I think Scott Weiner said that.

Of the 4,000 houses in Hillsborough, how many are owner-occupied? How many are not occupied at all? How many are rented out? Building ADUs where the property is not owner-occupied is a no-go. Wouldn't people who reside on an owner's property have every tenant rights that California generously offers? Is rent control going to raise its ugly head? How will property owners be made aware of the extensive rights that tenants would have? When the owner wants to sell the property, can the tenant refuse to vacate?

As it has been human nature for thousands of years to protect and guard one's property, very, **very** few owners would welcome strangers to live within their boundaries which begs the question: what's the purpose of all this, anyway, when the state's end goal is unobtainable?

Regarding communication between Town Hall and town residents/owners ~ At no time did my husband or I receive any postcards from the Town alerting us to this upcoming unrealistic and unacceptable state mandate.

The emailed weekly news just isn't worth the time to open up and read as there is usually little interesting information in it. (Last week's news invited people to attend the North School meeting that had taken place days earlier.)

When there's a major issue involving all residents, perhaps emailing out a short video to residents (with the topic in the subject line) would guide residents/owners to an easy way to access more information on the town website. There's still time left....

Sincerely,



Sally Meakin

Hillsborough CA 94010

From: [Frank Yang](#)
To: [Wei Zhang](#); [General Plan](#)
Subject: Concern about the Housing Element Plan for our town of Hillsborough
Date: Wednesday, September 14, 2022 11:39:43 PM

Dear Major, Council Members and City Attorney,

My wife Vivian and I just moved into our lovely house in Hillsborough recently. We are writing with great concern about the Housing Element Plan for our town of Hillsborough. We want to thank you first for your hard work trying to create a plan to meet the state requirements on affordable housing. However, as currently proposed, we strongly oppose the Housing Element draft.

- The plan, as is, is a dangerous starting point of a slippery slope and will be detrimental to the community of Hillsborough, pressuring our public infrastructure, school resources, traffic, and risk changing forever the unique characteristic of what makes the unique community.

- There is a better and more acceptable alternative strategy - we should and can follow the lead of similar towns like Atherton to focus heavily on ADUs to satisfy state requirements. Atherton removed multi-family townhomes and overlay zones from their RHNA proposal with the help of their mayor and councilwoman. We ask that you follow the plan Atherton has proposed and remove all multi-family overlay zones from the proposal

- Increase communication and community awareness of such a dramatic change to the town. We find that many of our neighbours have just become aware of this project recently, and may not have fully appreciated the consequences of proposed changes. We ask that more thorough discussions be held, and solutions put forward by the community and be considered by the council.

We appreciate your consideration, and thank you again for your dedication to our town and residents.

Sincerely,
Vivian and Frank

From: [Diana Chen](#)
To: [General Plan](#); [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#)
Cc: [peter keim](#)
Subject: Hillsborough Draft Housing Element
Date: Wednesday, September 14, 2022 11:17:05 PM

Dear Hillsborough Housing Element Advisory Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

We are among the many homeowners in Hillsborough who are extremely concerned about the Draft Housing Element Plan and the adverse impact that converting the Townhall site into multi-family units will have on traffic congestion, crowded street parking, safety, schools, and property values.

Twelve years ago, we chose Hillsborough as our residence to raise a family, because of its highly regarded schools and teacher to student ratios, a safe and beautiful place to live, and close-knit community. We respectfully ask that you strive to maintain what makes Hillsborough special and consider the carefully thought out alternatives proposed by [Smart Housing for Hillsborough](#).

Thank you for your consideration.

Sincerely,

Diana Chen and Peter Keim



From: [Sixuan \(Sophie\) Chen](#)
To: [General Plan](#)
Subject: Hillsborough Housing Element Draft comments
Date: Wednesday, September 14, 2022 10:43:34 PM

Dear Major, Council Members and City Attorney,

We are writing with great concern about the Housing Element Plan for our town of Hillsborough. We want to thank you first for your hard work trying to create a plan to meet the state requirements on affordable housing. However, as currently proposed, we strongly oppose to the Housing Element draft.

- the plan, as is, is a dangerous starting point of a slippery slope and will be detrimental to the community of Hillsborough, pressuring our public infrastructure, school resources, traffic, and risk changing forever the unique characteristic of what makes the unique community.

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We appreciate your consideration, and thank you again for your dedication to our town and residents.

Sincerely,
Sophie Chen and Jian Yuan
Hillsborough residents

From: [Mehran Farid](#)
To: [General Plan](#)
Subject: State Mandated Draft Housing Plan
Date: Wednesday, September 14, 2022 9:44:06 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

We would like to express our opposition to the current "Draft housing plan" in Hillsborough. The current plan will add to road congestion on the vicinity roads as it does not address infrastructure issues. Proximity to El Camino is not a thoughtful idea . Many people will need access to I-280 or I-101 or to the BART. Hillsborough borders with El Camino is far from those 3 spots. It will be a poor solution to direct that traffic to El Camino, which is what the current draft will cause.

As you know, often there are many solutions to one problem. Certainly the current "draft housing plan" is among the poor solutions.

We would like to express our **strong opposition to the current draft housing plan** and would like to ask you not to vote for or pass the current plan that was led by an outside consultant with no personal ties to our town. We would like to suggest using the talent of individuals who live in Hillsborough in finding alternative ideas.

Thanks for your efforts to ensure that the town of Hillsborough will not suffer from any detrimental decisions without carefully considering the feedback of its residents.

Please let us know if there's anything we can do to find an alternative solution.

Regards,
Tara and Mehran Farid



From: [Tara E](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Date: Wednesday, September 14, 2022 9:13:46 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I wanted to send an email since all of the many homeowners I've spoken to in Hillsborough along with my family are extremely concerned about the current draft plan for housing. In the 16 years that we've lived here, this is probably the most important issue that affects our town's aesthetics and natural features, safety, schools, property values, traffic - basically everything is at stake and could be affected adversely by the current plan. There is a reason our town is such a special, beautiful and safe place to live and we hope that we can best preserve what attracted us all to move here as much as possible. As such, most homeowners are alarmed and would like to respectfully ask that the hard-working people who are in charge of representing us to please consider some of the proposed alternative plans that can still help us achieve the state goals without giving up so much.

One of the plans is called *Smart Housing for Hillsborough* and seems to have some excellent alternative ideas. Please do not vote for or pass the current plan that was led by an outside consultant with no personal ties to this special place that is home to us. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

Thanks for your efforts to ensure that the town of Hillsborough will not suffer from any detrimental decisions without carefully considering the feedback of its homeowners in order to move forward with a plan that most accept and support versus the current draft plan.


Please let us know if there's anything we can do towards helping the town to reach an alternative plan that protects us better.

Tara and Mehran Farid-Moayer

From: [Andy Miller](#)
To: [General Plan](#)
Subject: Please consider the alternate plan
Date: Wednesday, September 14, 2022 8:38:20 PM

Hello Hillsborough,

In looking at the proposed plan and the alternative plan which has been proposed by Khristine Holtermn and numerous other town members, the alternate plan looks far superior. I urge the town to consider it's many suggestions.

Thanks,
Andy Miller

Hillsborough, CA

From: [Mona Shah](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Housing Plan Clarification
Date: Wednesday, September 14, 2022 8:12:59 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

We, as well as many other community members, are extremely concerned about the current draft plan for housing. In the 13 years that we've lived here, this is probably the most important issue that affects our town's aesthetics and natural features, safety, schools, property values, traffic, electric grid, sewage, water, crowding - basically everything is at stake and could be affected adversely by the current plan. There is a reason our town is such a special, beautiful and safe place to live and we hope that we can best preserve what attracted us all to move here as much as possible. As such, most homeowners are alarmed and would like to respectfully ask that the hard-working people who are in charge of representing us to please consider some of the proposed alternative plans that can still help us achieve the state goals without giving up so much.

Please do not vote for or pass the current plan that was led by an outside consultant with no personal ties to this special place that is home to us. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

Thanks for your efforts to ensure that the town of Hillsborough will not suffer from any detrimental decisions without carefully considering the feedback of its homeowners in order to move forward with a plan that most accept and support versus the current draft plan.

Please let us know if there's anything we can do towards helping the town to reach an alternative plan that protects us better.

Thank you,
Mona Shah

, Hillsborough, CA 94010

From: [Eric Tilenius](#)
To: [General Plan](#)
Subject: Comment on Housing Element
Date: Wednesday, September 14, 2022 7:07:36 PM

Our schools are at the heart of Hillsborough and a key reason for our good property values.

Yet for many school teachers it is increasingly out of reach to live nearby!

I would love to see the housing on the Town Hall Campus be earmarked priority for teachers and police and other workers in our town!

That will be key to retaining great talent + help instill a strong sense of community.

Thank you for considering this idea.

Eric Tilenius

Homeowner

[REDACTED]

Hillsborough, CA 94010-7233

eric@tilenius.com

[REDACTED]

From: [Joyce Bernas-Yung](#)
To: [Al Royce](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Town Hall Complex and Housing Element Comment
Date: Wednesday, September 14, 2022 6:25:33 PM

Dear Hillsborough Housing Committee, Mayor Royce, Vice Mayor Krolik and Hillsborough City Council Members,

Thank you for the meeting last Monday. We were in attendance at the meeting in person and then over Zoom. We continue to remain firm in that we do not agree with the plans presented for Town Hall and RHNA6 housing element update presented. We heard a lot of strong feedback for why these plans are not in the best interest in preserving our town's character and they do not represent the desire of the residents that live here. These plans were crafted by a group of consultants from Los Angeles who have no understanding, nor ties to our town. They did not factor in the need to include Centennial Park- a place where we honor our veterans and is the start of our beloved annual Memorial Day parade. The consultants also did not consider preserving the historical significance of the police and fire station, which are some of the oldest buildings of our town. When residents purchase historical homes here, they are required to preserve its historical nature. How can this important piece be overlooked when planning out the Town Hall campus? Further, why are we discussing three sets of potential plans when studies on environment, traffic, the need for increased fire and police personnel, impact on schools, etc. been done? When homeowners submit for permits, we have to jump through so many hoops to get anything approved, including notifying nearby neighbors. It seems that these plans have been well underway before many of us in the community were aware.

In order to meet the state mandates, we are in support of the alternative Smart Housing for Hillsborough proposal as a starting place. This plan was carefully drafted by actual residents of our town that sit on the HEAC committee. We feel this plan is a better way in that it prevents unnecessary "up-zoning", accelerates the creation rate for ADUs/JADUs, employs vacant lots, including town-owned properties, protects owners of older and smaller homes, reduces the amount of buffer units, incorporates SB9 units into the plan, and most importantly, largely preserves the character of our town and reflects what the majority of our community wants, while meeting the state mandates.

As you draft a new plan that incorporates the feedback that you have received thus far, we urge you to continue to reach out to your constituents, the Hillsborough Residents, and gather their input. We look to you to represent what the residents of our town want and truly hope that you can follow through for us.

Sincerely,

Joyce Bernas-Yung and Jeff Yung


From: [Linda Yuen](#)
To: [General Plan](#)
Subject: Housing element
Date: Wednesday, September 14, 2022 6:12:09 PM

Whatever happened to awareness of natural resources? Guess that's gone.

I oppose the Draft High density housing plan.

We do not need high density housing or more housing in Hillsborough.

Linda Yuen

Sent from my iPhone

From: [Sheila McLaughlin Burke](#)
To: [General Plan](#)
Subject: Why is this NOT subject to VOTER APPROVAL?!!!
Date: Wednesday, September 14, 2022 6:11:33 PM

...another reason to MOVE!!

From: [REDACTED]
To: [General Plan](#)
Subject: Housing Element
Date: Wednesday, September 14, 2022 6:05:41 PM

I'm 100% pro affordable housing in Hillsborough. I just want you to know this as I see the posts on HT for keeping people out.

Sara Furrer

...

From: [Kenneth Zimmer](#)
To: [General Plan](#)
Subject: Draft Housing Element
Date: Wednesday, September 14, 2022 5:36:22 PM

Dear Sir/Madam;

My wife and I have reviewed the Draft Housing Element and would like to provide our feedback as requested. While we certainly understand the challenges faced to reach the required additional units and are in favor of many of the proposed actions to achieve it, we are vehemently opposed to upzoning the whole of Hillsborough - reducing the minimum lot size, street frontage, height restrictions, reduced setbacks, increased floor area ratios, reduced landscaping coverage, etc. This would, over time, fundamentally change the character of Hillsborough and make it a much less desirable place to live, not to mention the almost certain decline in property values.

I have also reviewed an alternative plan - Smart Housing for Hillsborough - and find it to be much more acceptable. As with any good plan, you should set a goal to meet your objectives with the least objectionable step first - in this case, ADU's and JADU's - and do everything possible to promote those in sufficient quantity to meet the goal. I think the alternative plan also goes into detail regarding acceptable additional steps that should be taken and that we are in favor of. However, changing the zoning restrictions for the town as a whole would not be acceptable to me and the many neighbors that I have talked to about this.

I would suggest that the city council either adopt the alternative plan or revise the proposed housing element to eliminate upzoning, reduce the buffer units and incorporate some of the suggestions in the alternative plan.

Thank you,
Ken and Caroline Zimmerman

[REDACTED]

From: [Stanley Lo](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krollick](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#); [Liz Ruess](#)
Subject: WE OPPOSE THE HILLSBOROUGH HOUSING DRAFT ELEMENT (Resident Responses)
Date: Wednesday, September 14, 2022 4:59:55 PM
Attachments: [Outlook-8A4EE613.png](#)
[Outlook-B2061C99.png](#)
[Outlook-B8E1430F.png](#)
[Outlook-5300EF5.png](#)
[Email - Stanley Lo - Linda Potter.docx](#)
[Email - Stanley Lo - George Rogers.docx](#)
[Email - Stanley Lo - Andrew Chan.docx](#)
[Email - Stanley Lo - Sanford Chin.docx](#)
[Email - Stanley Lo - Dennis Moore.pdf](#)
[Email - Stanley Lo - Ted Kevranian.pdf](#)
[Email - Stanley Lo - Julie Chao.pdf](#)
[Email - Stanley Lo - Lisa Vorsatz.pdf](#)

Attached are just some of the responses I've received so far from Hillsborough residents opposing the Hillsborough housing draft element. Please see the attachments; these officially inform you of the strong opposition to the Hillsborough draft housing element. They include their names and addresses.

Regards,
Stanley Lo

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From: A Chan [REDACTED]
Sent: Wednesday, September 14, 2022 4:04 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: I oppose the Hillsborough Draft Housing Plan

I Andrew Chan resident of [REDACTED] Hillsborough, CA 94010 strongly appose the High Density Housing Element in Hillsborough.

Signature,
Andrew Chan
Date: Sept 14th 2022

Fwd: Let Your Voice Be Heard

Dennis Moore [REDACTED]

Tue 9/13/2022 5:29 PM

To: Stanley Lo <stanleylo@greenbanker.com>

Nice email campaign - thanks for doing your part to preserve Hillsborough!

Dennis Moore
[REDACTED]

----- Forwarded message -----

From: **Stanley Lo** <stanleylo@greenbanker.com>

Date: Tue, Sep 13, 2022 at 10:35 AM

Subject: Let Your Voice Be Heard

To: [REDACTED]

Tell City Council **NO** to the
Hillsborough Draft Housing Plan

**Voice Your
Opposition**

Click here: "Why Say NO"

Draft Housing Element - Public Comment Survey

Hillsborough's draft Housing Element is available for public review from August 4, 2022 to September 19, 2022. Input from the community is essential in properly guiding housing development over the next 8 years. Thank you for taking the time to provide your

Town of Hillsborough Housing Element Questionnaire

Hillsborough is in the process of updating the Town's Housing Element. In an effort to adequately prepare the policies and objectives, the Town is requesting public feedback from the community. The intent of the survey is to help Town staff better understand the community's

feedback on the draft Housing Element and plan for the future of our Town.

[Click here to view the Public Review Draft Housing Element.](#)

housing needs and priorities as well as identify preferred approaches to meeting state requirements.

[Click here to fill out the Public Comment Survey](#)

[Click Here to fill out the Hillsborough Housing Element Survey](#)

[Click here for more information.](#)

Participate in Planning for the Future of Your Town!

State Mandated Draft Housing Plan Now Available for Review and Comments

- **REVIEW** the draft document at www.hillsborough.net/DraftHousingElement
- **COMMENT** on the draft plan and provide written feedback by September 19, 2022 at generalplan@hillsborough.net or fill out the [online survey](#)
- **VIEW** [Frequently Asked Questions](#) about the Draft Housing Element.

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Sent by stanleylo@greenbanker.com in collaboration with



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From: George Rogers <grogers@skylinecapitalllc.com>
Sent: Wednesday, September 14, 2022 4:39 PM
To: Stanley Lo <stanleylo@greenbanker.com>
Subject: Hillsborough High Density element

Stanley,

I received your note regarding your opposition to the Hillsborough High Density Housing Element and I **absolutely agree with your opposition.**

I have been a resident of Hillsborough since 1965 and currently live at 675 Pullman Road. In addition to your points you provided the City Council, I would like to add the following:

- Adding high density to Hillsborough will not provide a solution. High density housing is most appropriate adjacent to rail, Bart, bus lines. Congestion in Hillsborough will not help anyone.
- Property values will go down further. Hillsborough home prices are very much a function of interest rates and jobs. Jobs are quickly leaving the area and interest rates are likely now to revert to the norm of higher rates. Putting high density in the wrong area will only cause property values to permanently be negatively impacted without providing any benefit to the overall housing issues of the Bay Area. While the recession will not last forever, permanently changing the character and cheapening the product (housing) will not help. For decades Hillsborough has been careful by promoting and approving development that enhanced the community, changing that now is a mistake.
- There are many case studies of ill-conceived plans that ruin neighborhoods. In the 1950's no one thought that Detroit would ever decline. Ill-conceived plans there caused the decline faster than anyone anticipated. We should learn from this.
- Many residents, including myself, are contemplating moving from Hillsborough. Plans that do not address the interests of our residents will only speed this up to the detriment of everyone.

While I am aware that there may be constraints imposed by other governing entities, I urge the City Council to be thoughtful in exploring all alternatives (additional ADU's etc.) that would be more appropriate, especially as the Bay Area as a whole is experiencing increased vacancies, reduced jobs and lower home prices.

Thank you,

George Rogers

[REDACTED]

Hillsborough

[REDACTED] cell

Re: Let Your Voice Be Heard

Julie Chao [REDACTED]

Tue 9/13/2022 3:51 PM

To: Stanley Lo <stanleylo@greenbanker.com>

Hi Stanley,

I agree with you. Hillsborough does not have enough resources to support the high-density housing in this town. Where should we send the opposition form to? Thanks.

Julie

On Tue, Sep 13, 2022 at 10:35 AM Stanley Lo <stanleylo@greenbanker.com> wrote:

Tell City Council **NO** to the
Hillsborough Draft Housing Plan

**Voice Your
Opposition**

Click here: "Why Say NO"

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[Click here to view the Public Review Draft Housing Element.](#)

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Click here to fill out the Public

Click Here to fill out the
Hillsborough Housing Element

[Click here for more information.](#)

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Linda Yuen

Wed 9/14/2022 4:51 PM

I OPPOSE the Hillsborough Draft Housing Plan

I Linda Potter Yuen resident of [REDACTED], Hillsborough, CA 94010
strongly oppose the Hih Density Housing Element in Hillsborough.

Linda Potter Yuen. Sept. 14, 2022

Fwd: Let Your Voice Be Heard

Liz Vorsatz [REDACTED]

Tue 9/13/2022 9:15 PM

To: Stanley Lo <stanleylo@greenbanker.com>

Hi Stanley!

Thanks for your involvement in this issue.

We are so against the Hillsborough City Council's Draft Housing Plan.

There are other ways to move forward with this. We look forward to other thoughtful avenues not to carve up our town.

Thanks for forwarding our message.

Liz Vorsatz
[REDACTED]
Hillsborough
[REDACTED]

----- Forwarded message -----

From: **Stanley Lo** <stanleylo@greenbanker.com>

Date: Tue, Sep 13, 2022 at 10:35 AM

Subject: Let Your Voice Be Heard

To: [REDACTED]

Tell City Council **NO** to the
Hillsborough Draft Housing Plan

Voice Your Opposition

Click here: "Why Say NO"

**Draft Housing Element -
Public Comment Survey**

**Town of Hillsborough
Housing Element**

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[Click here to view the Public Review Draft Housing Element.](#)

[Click here to fill out the Public Comment Survey](#)

[Click here for more information.](#)

Questionnaire

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From: [REDACTED]
Sent: Wednesday, September 14, 2022 2:49 PM
To: Stanley Lo <stanleylo@greenbanker.com>

Subject: Hillsborough Draft Housing Plan

I oppose the Hillsborough Draft Plan!

I Sanford Chin resident of [REDACTED], Hillsborough, CA 94010 strongly oppose the High-Density Housing Element in Hillsborough.

Re: Feedback from a resident--- Draft Housing Element

Ted Kevranian [REDACTED]

Tue 9/13/2022 5:31 PM

To: Stanley Lo <stanleylo@greenbanker.com>

Cc: Ted Kevranian [REDACTED]

Stanley'

I like the campaign and you simple card on NO for this crazy Draft Housing Element for Hillsborough

Best Regards

Ted

On Tue, Sep 13, 2022 at 10:58 AM Stanley Lo <stanleylo@greenbanker.com> wrote:

Hi Ted,

Great letter! Very effective and strong. I agree with you 100%. I was approached by some other residents that wanted a compromise but I did not agree with them 100%. So I sent out a personal mail campaign that you should be getting soon ([click here to see the mailer](#)) and an email campaign to all my Hillsborough clients and contacts ([click here to see the email](#)) providing information and ways to oppose the Draft Housing Element. Let's spread the word.

Best regards,
Stanley Lo

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From: Ted Kevranian [REDACTED]

Sent: Tuesday, September 13, 2022 7:20 AM

To: Stanley Lo <stanleylo@greenbanker.com>

Cc: Ted Kevranian [REDACTED]

Subject: Fwd: Feedback from a resident--- Draft Housing Element

Stanley

Privately sharing the below messages with you
Best Regards
Ted

From: Ted Kevranian [REDACTED]
Sent: Monday, September 12, 2022 9:47:31 AM
To: Al Royse <ARoyse@HILLSBOROUGH.NET>; Christine Krolik <ckrolik@HILLSBOROUGH.NET>; Marie Chuang <MChuang@HILLSBOROUGH.NET>; Sophie Cole <scole@HILLSBOROUGH.NET>; Larry May <LMay@HILLSBOROUGH.NET>
Cc: Ted Kevranian [REDACTED]; General Plan <generalplan@HILLSBOROUGH.NET>; Liz Ruess <LRuess@HILLSBOROUGH.NET>
Subject: Fwd: Feedback from a resident--- Draft Housing Element

Dear Hillsborough Town City Hall members

I am forwarding you my below feedback email, with

Few high-level points

- My wife and I deeply love Hillsborough--we have been living here for 27 years
 - Raised 3 daughters and 1 son who attended Crocker and West School
 - I am not a democrat nor a republican, and not part of any "special interest group"
 - My educational background, UC Berkeley B.S. Industrial Engineering & Operations Research, later MBA in Finance,
 - 45-year work experience, domestic and International, as Financial Controller of global businesses, General Manager of the 4,000 employee Penang site in Malaysia, deep experience in Real Estate, Facilities construction, maintenance, engagements with many vendors and contractors. I feel I have the credibility to express my views on this important subject, in addition to my wife and I being very caring residents of this beautiful Town.
 - Gavin Newsom signed legislation in Sept 28, 2021 to increase affordable housing
 - Signing legislation, making speeches about this is obviously the very easy part
 - Gavin Newsom is a master politician, and his track record is terrible
 - California is one of THE worst mismanaged states
 - He loves to blame rather than really understand root causes, show sustained leadership to fix very serious and dangerous major issues in the State
 - All throughout the fires that ravaged Santa Rosa, Sonoma: all he did was blame PG&E
 - California Electric power grid has not had enough capacity for a long time
 - Gavin Newsome has not been part of leading and driving the solution
 - To plan and execute low-cost housing is very hard work with not enough success stories.
- The "devil is in the details"
- As you are aware, the politics of such a project is a hornets' nest of powerful interest groups....
 - I understand there are over 200 affordable housing projects in the Bay Area that are supposedly shovel ready, but still stuck in the pre-development stage due lack of funding
 - The term "low-cost housing" sounds nice but is extremely difficult to achieve
 - Builders of affordable housing must comply with the same guidelines on design and construction as market-rate housing projects. Affordable projects often must comply with even higher design standards due to some reliance on public dollars
 - The goal of building low-cost housing, for Hillsborough firefighters, police and teachers likely to be elusive: One reason
 - I bet, there will always be lower than Hillsborough cost housing for them within 15 miles of Hillsborough
 - Will the Town be able to pass a law that, if you don't work for Hillsborough, you can't buy such a low-cost house?

In my humble and candid opinion, my summary observations

- I have reviewed available material on your website and spoken with few of the hosts during the Sept 6th evening Public Open House at North School. I have not seen a compelling summary case for this project.

- All the goals and objectives of this project are probably not likely to be achieved

1) If one of the objectives is to create affordable housing for a special group: Firefighters, Police and teachers who work in Hillsborough but don't live here

- To work and live in the same town, is an elusive goal and extremely rare. I assume this is not a City Hall goal. If it is, then likely to be a false promise
- Why this group of people are not renting or buying within a 10-15mile radius of Hillsborough—the very likely answer: they can't afford it.
- Does the Town of Hillsborough really believe they can build lower cost housing within a 10-15mile radius?
 - With land prices in Hillsborough, escalating construction costs, material and labor shortages, public housing stringent requirements, union rates, etc, I don't see how this is possible
 - I am very doubtful: if and when, this project is completed, this special group will be able to afford to live in Hillsborough
- More likely, after messing up beautiful Hillsborough's very precious attributes, as we have known it for decades, other than this special group, who can afford it, will likely move-in to Hillsborough

2) If a second objective is to comply to a mandate from consummate politician Gavin Newsom, in my opinion, this should be pushed back and assign resources to find other alternatives

Mr. Newsom, is doing political grandstanding, as he wants to "check the box" for his future career aspirations. I don't know for sure, but I doubt, this "Mandate" will apply to every Town and City, in California.

3) Consider an alternative, while honoring free choice and addressing affordable housing. Good idea to redouble efforts to work with relevant County, State and Federal government agencies to establish a tiered criterion of issuing vouchers for relevant special groups to be eligible for lower cost housing. They should be given the choice to choose where they want to live.

4) Recap of my recommendations from below email

- Why not send a summary email (with less than ten slides) to all residents to make them much better aware
- 11,000 residents: Should get a high percentage of them to agree before this measure is seriously considered for implementation

Even if passed, only a "baby step" should be considered in only one location in the Town to learn from this experience

I don't know all the details, but if the State is providing part of the funding for affordable housing in Hillsborough, that amount will absolutely be dwarfed by the very large market value drop of properties in Hillsborough. This will be all borne by the residents of Hillsborough. Hence, it is essential that City Council ensure virtually all residents are well aware, eg via Email, of this seachange project and provide their feedback to you. The future of beautiful Hillsborough is in your hands

Thanks for the opportunity to provide this feedback

Best Regards

Assadour (Ted) Kevranian

----- Forwarded message -----

From: **Ted Kevranian** [REDACTED]
Date: Wed, Sep 7, 2022 at 3:49 PM
Subject: Feedback from a resident--- Draft Housing Element
To: <generalplan@hillsborough.net>
Cc: Ted Kevranian [REDACTED] <lruess@hillsborough.net>

Hi

I had an opportunity to review the draft material on Housing Development on your website. I attended the 6pm Public Open House yesterday evening at North School Multipurpose Room. I briefly spoke with Ms, Liz Ruess, and I am copying her on my candid feedback regarding this unprecedented project for the Town of Hillsborough.

High level questions at the outset

**Who is driving this Draft Housing Element?
Intended and unintended consequences?
How many of the 11,000 Hillsborough Residents are aware of this project, and how many have provided their feedback?**

Who is driving this Draft Housing Element?

- If it is the State of California, their credibility has been on a very steep decline for over several decades. I would think the State is the least genuinely concerned body about the average worker in the State or Town of Hillsborough.
- Quality of life and living costs in California with high taxes, inflation, increasing crime rates is the real issue, not low-cost housing.
- I believe California has lost residents to other states every year since 2001.
- My employer, Viavi, moved its headquarters from San Jose to Chandler, Arizona. Oracle and HP moved to Texas, others will follow.
 - 396,000k regulations in the State of California.
 - Declining quality and slow services.
 - Example: City of Chandler, AZ offered, and we used "Concierge Service", on construction permitting & approval process. They require and we adhere to very sound water recycling, solar power use, very good environmental measures etc.
 - We have to be mindful, cost of housing, reasonable mortgage rates, only one cost element vs many others, like availability-reliability of water & utilities, higher State Taxes, etc
- Hillsborough Town should not accept, at face value, a "mandate from the State"

Intended and unintended consequences have been fully considered?

- How many teachers, firefighters and police expressed active interest in this project?
 - How many of them drive more than 30 miles each-way to work?
 - "A few miles driving distance to work" seems attractive, but a very unreasonable expectation and requirement.

- What is the projected sale price of proposed low-cost housing in Hillsborough?
 - With even lower cost housing choices within 15 miles of Hillsborough, interested firefighters, police & teachers will really buy such units in Hillsborough?
- Tinkering with the very special--charming Town of Hillsborough, heritage & uniqueness. will most certainly have unintended consequences
 - I believe this initiative will definitely make developers; utility companies, others richer
 - Have unforeseen large infrastructure costs in water, sewer, schools, etc been quantified and considered?
 - The Town could see some exodus from Hillsborough

My own immigrant's story,
attraction was: **equality of opportunities NOT equality of outcomes,**

- 50 years ago, fresh out of high school, with \$200 in my pocket I came to America: stayed with an American family, dreamt of buying a house in Hillsborough attended CSM, UC Berkeley,
 - 37-Years ago I married my beautiful wife from Vancouver, BC, spent 7 years in Penang running HP's very large R&D and Manufacturing facility. Returned in 1995 with four children and purchased a beautiful house in precious and highly esteemed Hillsborough
 - We have three daughters and a son, they initially attended the KZV Armenian School in San Francisco
 - Then attended West and Crocker schools----great academics, character education, sports, best music teacher, etc
 - Hillsborough residents: awesome people, highly educated, successful, high parental participation in local schools
 - Our children later attended: San Mateo High School, UC Davis, University of Santa Clara, USC, University of Rome and Sorbonne. They all learned to appreciate diversity, different cultures, came back, and have successful jobs in the Bay Area.

How many of the 11,000 Hillsborough Residents are aware, how many have provided their feedback on this huge project?

- Hillsborough Town set up key meetings in August and September —high vacation months. There were quite a few people last night, but I would think, they make up a tiny fraction of the residents.
 - Why not send a summary email (with less than ten slides) to all residents to make them better aware
 - 11,000 residents: Should get a high percentage of them to agree before this measure is seriously considered for implementation
 - Even if passed, only a “baby step” should be considered in only one location in the Town to learn from this experience.

Thanks for listening. I work for a high-tech company and manage their Real Estate, EH&S, and Facilities in 60 global locations. I also manage Sourcing & Procurement.

Sincerely,

Assadour (Ted) Kevranian

*Ted Kevranian,
Viavi Solutions Inc
VP, Corporate Real Estate,
Global Sourcing & Procurement,
Travel Management
3047 Orchard Parkway, Suite 10, San Jose, CA 95134
Office +1-408-404-9088, Mobile [REDACTED]*



** The opinions expressed in this email are solely those of the sender and are not an official position of the Town of Hillsborough, of the respective body, or of the board I serve on at the Town.

** The opinions expressed in this email are solely those of the sender and are not an official position of the Town of Hillsborough, of the respective body, or of the board I serve on at the Town.

From: [Stanley Lo](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#); [Liz Ruess](#)
Subject: WE OPPOSE THE HOUSING DRAFT ELEMENT (Resident Responses)
Date: Wednesday, September 14, 2022 4:58:53 PM
Attachments: [Outlook-8A4EE613.png](#)
[Outlook-B2061C99.png](#)
[Outlook-B8E1430F.png](#)
[Outlook-5300EF5.png](#)
[Susan Lin, Peter Choy, Issac Choy, Katherine Choy.pdf](#)
[Gary L. Baker.pdf](#)
[Wei Jiang.pdf](#)
[Mail - Stanley Lo - Cheng Hu.pdf](#)
[Ginny Jian.pdf](#)

Attached are just some of the responses I've received so far from Hillsborough residents opposing the Hillsborough housing draft element. Please see the attachments, these officially inform you of the strong opposition to the Hillsborough draft housing element. They include their names and addresses.

Regards,
Stanley Lo

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I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

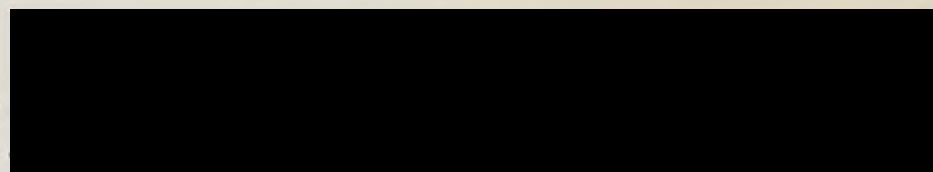
Comments:

NO High Density Housing in Hillsborough!

I Chun Pang & Mei On KIR

Printed Name

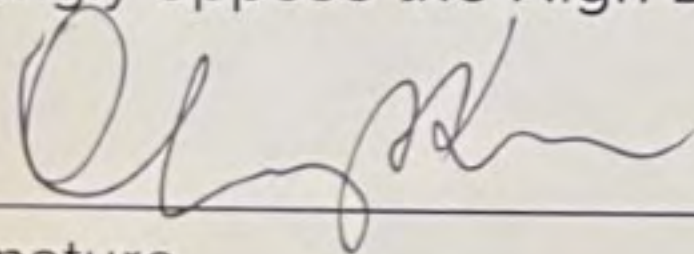
resident of



Street Address

Hillsborough, CA 94010

strongly oppose the High Density Housing Element in Hillsborough.

A handwritten signature in cursive script.

Signature

9, 14, 2022
Date

STOP THE HIGH DENSITY HOUSING ELEMENT IN HILLSBOROUGH!

SAVE HILLSBOROUGH
AND SAY NO TO THE
HOUSING ELEMENT!



- ✓ **WE ARE NOT SHORT ON HOUSING!**
In fact, San Mateo County is losing population with many residents moving out of state.
- ✓ **THERE IS AN ABUNDANCE OF APARTMENTS FOR RENT!**
In fact, many apartment rental prices are dropping in San Mateo County due to the lack of demand. This draft plan opens up a slippery slope for our town of Hillsborough.
- ✓ **PROPERTY VALUES WILL GO DOWN!**
This means less tax money collected by San Mateo County. Hillsborough is highly valued due to the fact that it consists of only single family homes, no multi unit condominiums, apartments, or townhouses.
- ✓ **WE JUST DO NOT HAVE THE RESOURCES!**
The increase in people and traffic means we would need more police presence. Public utilities like water and power are already strained with drought and power outages. Our highly rated schools will get crowded with an increase of roughly 10-25% enrollment.

WHAT YOU CAN DO!

LET OUR HILLSBOROUGH CITY COUNCIL KNOW YOU OPPOSE THEIR PLAN BY FILLING OUT THIS FORM

Or email stanleylo@greenbanker.com as soon as possible and include your address

Please mail this form no later than **Wednesday, September 14th 2022**

(Separate at the dotted line. Before you mail, be sure to add a stamp)

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I GARY L. BAKER resident of [REDACTED] Hillsborough, CA 94010
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Gary L. Baker
Signature

09 / 14 / 2022
Date -1057-

STOP THE HIGH DENSITY HOUSING ELEMENT IN HILLSBOROUGH!

SAVE HILLSBOROUGH
AND SAY NO TO THE
HOUSING ELEMENT!



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WHAT YOU CAN DO!

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I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I Ginny Jian resident of [REDACTED] Hillsborough, CA 94010
strongly oppose the High Density Housing Element in Hillsborough.


[Signature]
Signature

9 / 13 / 2022
Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

Hillsborough doesn't have the resources, such as schools, teachers, water, police people, ~~and~~ etc. to support a high density housing community

I Julie Chat resident of 

Hillsborough, CA 94010

strongly oppose the High Density Housing Element in Hillsborough.

Julie Chat
Signature

9, 14, 22
Date

发件人: Cheng Hu [REDACTED]

日期: 2022年9月13日 GMT-7 21:52:19

收件人: generalplan@hillsborough.net

主题: **Oppose the housing plan**

City Council:

I Oppose The Hillsborough Draft Housing Plan!

Comment: 1, we just have not so much school education resources.

2, in fact, San Mateo county is losing population, this county doesn't lack housing.

3, From a legal point of view, if Hillsborough Draft Housing Plan get through, all land owners apply for building condominium, apartment or townhouses, this should also be approved by city.

4, There is a better plan to meet the requirements of the state. For owners with large land, they are allowed to divide the land to build more single houses. this will increase a lot of single houses, which not only meets the state requirements, but also ensures that Hillsborough only has the urban style of single houses.

I Cheng Hu, resident of [REDACTED] Hillsborough, CA 94010, **Strongly oppose the Draft Housing Plan.**



STOP

THE HIGH DENSITY HOUSING ELEMENT IN HILLSBOROUGH!

SAVE HILLSBOROUGH
AND SAY NO TO THE
HOUSING ELEMENT!



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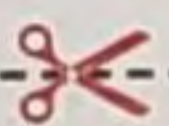
WHAT YOU CAN DO!

LET OUR HILLSBOROUGH CITY COUNCIL KNOW YOU OPPOSE THEIR PLAN BY FILLING OUT THIS FORM

Or send an email to generalplan@hillborough.net

Please return this form no later than Wednesday, September 14th 2022.

(Separate at the dotted line. Includes pre-paid postage)



I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

I MAX LO resident of _____ Hillsborough, CA 94010
Printed Name Address

strongly oppose the High Density Housing Element in Hillsborough.

Signature

09, 08, 22
Date

STOP

THE HIGH DENSITY HOUSING ELEMENT IN HILLSBOROUGH

✓ **WE ARE NOT SHORT ON HOUSING!**

In fact, San Mateo County is losing population with many residents r

✓ **THERE IS AN ABUNDANCE OF APARTMENTS FOR RENT!**

In fact, many apartment rental prices are dropping in San Mateo Cou
demand. This draft plan opens up a slippery slope for our town of H

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valued due to the fact that it consists of only single family homes, no
apartments, or townhouses.

✓ **WE JUST DO NOT HAVE THE RESOURCES!**

The increase in people and traffic means we would need more pol
ities like water and power are already strained with drought and po
rated schools will get crowded with an increase of roughly 10-25% i

WHAT YOU CAN DO!

LET OUR HILLSBOROUGH CITY COUNCIL KNOW YOU OPPOSE THEIR PLAN

Or email stanleyio@greenbanker.com as soon as possible and inc

Please mail this form no later than Wednesday, September

(Separate at the dotted line. Before you mail, be sure to add

I OPPOSE THE HILLSBOROUGH DRAFT

Comments:

I, Peter Choy resident of [REDACTED]

strongly oppose the High Density Housing Element in Hillsborough. Hills

Peter Choy 9, 13, 2022
Signature Date

STOP

THE HIGH DENSITY HOUSING ELEMENT IN HILLSBOROUGH

- ✓ **WE ARE NOT SHORT ON HOUSING!**
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WHAT YOU CAN DO!

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Or email stanleylo@greenbanker.com as soon as possible and incl

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(Separate at the dotted line. Before you mail, be sure to add

I OPPOSE THE HILLSBOROUGH DRAFT

Comments:

I, SUSAN LIN resident of [REDACTED]

strongly oppose the High Density Housing Element in Hillsborough, Hills

[Signature] 9/13/2022
Signature Date

STOP

THE HIGH DENSITY HOUSING ELEMENT IN HILLSBOROUGH

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WHAT YOU CAN DO!

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Please mail this form no later than Wednesday, September



(Separate at the dotted line. Before you mail, be sure to add

I OPPOSE THE HILLSBOROUGH DRAFT

Comments:

I, Isaac O. Choy resident of Hillsborough
Printed Name Street Address

strongly oppose the High Density Housing Element in Hillsborough.

Isaac O Choy
Signature

9/13/2022
Date

STOP

THE HIGH DENSITY HOUSING ELEMENT IN HILLSBOROUGH

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WHAT YOU CAN DO

LET OUR HILLSBOROUGH CITY COUNCIL KNOW YOU OPPOSE THEIR PLAN
Or email stanleylo@greenbanker.com as soon as possible and inc
Please mail this form no later than **Wednesday, September**

(Separate at the dotted line. Before you mail, be sure to add

I OPPOSE THE HILLSBOROUGH DRAFT

Comments:

Katherine Choy resident of Hillsborough CA
Printed Name Street Address
strongly oppose the High Density Housing Element in Hillsborough.

Katherine Choy 9.13.2022
Signature Date

I OPPOSE THE HILLSBOROUGH DRAFT HOUSING PLAN!

Comments:

property value will go down. Hillsborough is highly valued due to the fact it consists of only single family homes, no condo, apartments or townhouses. Also public utilities like water and power already strained. highly rated schools will get crowded.

I Wei Jiang resident of [REDACTED] Hillsborough, CA 94010
strongly oppose the High Density Housing Element in Hillsborough.

jiangwei
Signature

09 / 13 / 2022
Date

From: [Glen Evans](#)
To: [General Plan](#)
Subject: Housing Element feedback
Date: Wednesday, September 14, 2022 3:14:24 PM

Hello,

I am a recent homeowner in Hillsborough. I grew up in the Bay Area and worked from nothing starting 20 years ago until I was finally able to purchase my home here in 2019. I moved here for a variety of reasons including the space, safety, security, community, etc. in this town. This proposal is going to create a horrible outcome for my family and many others. This proposal is seemingly implying that every community member has had unfair advantages to purchase their homes which I think is wrong. Maybe that is true in some cases but I worked hard for it as many others have. Now I am hearing the dead end street we live off of (Forestview) will become a through street with a bunch of new development at the top and bottom. The street that has been safe enough for my family to bike and walk on will now be dangerous due to the traffic and lack of privacy I once had. How does this make sense for me or anyone in this community? How does this make sense for the value of my home? Where is the support or concern for people who have lived here?

I am writing to say that I am vehemently opposed to these developments and plans and think the tax paying members of this community should have more say. As officials representing our best interest, you need to do better. PLEASE DO NOT APPROVE THIS PLAN AND COME UP WITH ANOTHER SOLUTION.

Thanks,

G. Evans

From: [Amy Wang Liou](#)
To: [Marie Chuang](#); [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Cc: [Michael Liou](#)
Subject: Re: hi - important feedback re: current draft housing plan
Date: Wednesday, September 14, 2022 1:28:33 PM

Dear Marie, Council, and Housing Committee,
We were able to attend the 9/12 town update via zoom, and very much appreciated you letting us know about the important meeting.

Please know that we remain opposed to the Draft Housing Element Plan and continue to be hopeful that given the strong feedback against the Draft, that Council will explore the alternative Smart Housing Plan and other ideas presented in order to best represent Hillsborough's residents and work towards the preservation of our wonderful town which is truly the most important goal here.

Many thanks for your consideration and ongoing efforts. Please let us know if we can be helpful towards establishing alternative plans.

Best,

Amy and Michael Liou

On Mon, Sep 12, 2022 at 9:55 AM Marie Chuang <MChuang@hillsborough.net> wrote:

Dear Amy & Michael -

So appreciative of you to take time providing your comments on the Housing Element Draft.

There will be study sessions on both the Town Hall Complex and the Housing Element Draft Update at tonight's Council meeting starting at 6pm. Please join us. The info is attached.

The zoom link for the 6 p.m. City Council meeting is: <https://us06web.zoom.us/j/83081572186?pwd=aUFXbXhwd1JMaUpvdUJLSG40ZEtiQT09>

The link to the 9/12 agenda packet

is: https://www.hillsborough.net/AgendaCenter/ViewFile/Agenda/_09122022-1203

All my best,

Marie

Marie Chuang | Councilwoman
Town of Hillsborough
Vice Chair | Central County Fire Board

mchuang@hillsborough.net
(650) 477-6523

Drought is Here: Is Your Yard Drought Ready? Visit www.hillsborough.net/Drought for more information.

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[Sign up for SMCAAlert](#) to receive emergency updates by phone and email

From: Amy Wang Liou [REDACTED]
Sent: Wednesday, September 7, 2022 1:52:05 PM
To: Al Royse <ARoyse@HILLSBOROUGH.NET>; Christine Krolik <ckrolik@HILLSBOROUGH.NET>; Sophie Cole <scole@HILLSBOROUGH.NET>; Larry May <LMay@HILLSBOROUGH.NET>; Marie Chuang <MChuang@HILLSBOROUGH.NET>; Lisa Natusch <lnatusch@HILLSBOROUGH.NET>; Christopher Diaz <Christopher.Diaz@bbklaw.com>; General Plan <generalplan@HILLSBOROUGH.NET>
Cc: Michael Liou [REDACTED]
Subject: hi - important feedback re: current draft housing plan

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I wanted to send an email since all of the many homeowners I've spoken to in Hillsborough along with my family are extremely concerned about the current draft plan for housing. In the 16 years that we've lived here, this is probably the most important issue that affects our town's aesthetics and natural features, safety, schools, property values, traffic - basically everything is at stake and could be affected adversely by the current plan. There is a reason our town is such a special, beautiful and safe place to live and we hope that we can best preserve what attracted us all to move here as much as possible. As such, most homeowners are alarmed and would like to respectfully ask that the hard-working people who are in charge of representing us to please consider some of the proposed alternative plans that can still help us achieve the state goals without giving up so much.

One of the plans is called *Smart Housing for Hillsborough* and seems to have some excellent alternative ideas. Please do not vote for or pass the current plan that was led by an outside consultant with no personal ties to this special place that is home to us. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

Thanks for your efforts to ensure that the town of Hillsborough will not suffer from any detrimental decisions without carefully considering the feedback of its homeowners in order to move forward with a plan that most accept and support versus the current draft plan.

Please let us know if there's anything we can do towards helping the town to reach an alternative plan that protects us better.

Best regards,
Amy and Michael Liou
[REDACTED]

****** The opinions expressed in this email are solely those of the sender and are not an official position of the Town of Hillsborough, of the respective body, or of the board I serve on at the Town.

From: [Rita Walia](#)
To: [General Plan](#); [Lisa Natusch](#); [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Re: More Concerns about draft housing plan after meeting
Date: Wednesday, September 14, 2022 12:34:58 PM

Dear Hillsborough Housing Committee, Mayor Royce, Vice Mayor Krolik and Council Members,

Let me first begin by thanking you all for the last town meeting. As you can see by the turn out and by the length of the meeting, this issue is the most important issue that has come up in the over decade that I've lived in Hillsborough.

As stated in my last letter, we strongly oppose the draft housing plan, and even more so after the last town hall meeting. We have spoken to numerous residents, and they too are even more opposed to the draft plan after the town meeting.

I do not believe the consultant from LA understands the town we live in and what makes this town so unique. I humbly suggest that the committee look at the plans that Atherton, Woodside and Portola Valley have drafted, and in particular Atherton. These towns have a similar uniqueness as Hillsborough.

Again, I urge you to reach out to your constituents (Hillsborough residents), and get their input to draft a new plan.

Warmly,
Rita & Hardeep Walia


Sent from my iPhone

On Sep 7, 2022, at 9:22 PM, Rita Walia  wrote:

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

First, thank you all for your hardwork and for all that you do for our beautiful town.

I send this email today to address the concerns my family (and my neighbors) have about the current draft plan for housing. I have lived in Hillsborough for over a decade, and I believe that this is the most important issue that will affect our town's safety, aesthetics, schools, property values, and traffic. If the current draft plan for housing is allowed, it would dramatically change this town for the worse.

Hillsborough homeowners are extremely alarmed and we respectfully ask that our town representatives please consider some of the proposed alternative plans that will allow the town to achieve the state goals without giving up so much.

One of the plans is called *Smart Housing for Hillsborough* and seems to have some excellent alternative ideas. Please do not vote for or pass the current plan that was drafted by an outside consultant with no personal knowledge of our town. We need to look carefully at other towns (ie Atherton, Woodside) with similar profiles and consider what they've done.

Thank you for carefully considering the feedback of Hillsborough homeowners, and listening to alternative plans. I have talked to many homeowners, and none of them are in favor of the current draft housing plan. I encourage you to reach out to your residents and get their input.

Warmly,
Rita and Hardeep Walia

A black rectangular redaction box covering the signature of Rita and Hardeep Walia.

From: [Chris Read](#)
To: [General Plan](#)
Subject: Public Comments
Date: Wednesday, September 14, 2022 11:46:22 AM

We sent the following email previously, but did not address it to the general plan email. We want to make sure our thoughts and concerns are directed to the correct email for considerations.

Dear Burlingame Officials and Neighbors,

My husband and I are longtime residents of Burlingame and live at [REDACTED]. We have become aware recently that the town of Hillsborough is drafting a plan to redesign their town hall campus. The construction will include building for the police department, city services and housing. The proposed building has been initially described as between 5-10 stories tall with potentially 100 housing units. While we are not Hillsborough residents, such a project will dramatically impact the safety of our neighborhood as well as the quality of our lives during and after the construction.

Our concerns are as follows:

1. Walnut Ave is one of the narrowest streets (24 ft.) in Burlingame. If vehicles are parked on both sides of the streets, it is difficult for emergency vehicles as well as Recology trucks to get down the street. A delay in the arrival of emergency services is a safety and welfare concern. It is also not an unusual occurrence for parked cars to have side mirrors damaged because the street is so narrow.
2. The potential traffic from an additional 100 residential units using a street that is already narrow and populated with many young families is a serious safety liability. How can the infrastructure be altered to ensure the safety of our residents and children?
3. We have many young families on the 700 block of Walnut. The closest signal is at Floribunda and El Camino. Many of our families walk their children to McKinley School using the crosswalk at Floribunda and El Camino. On the portion of the block that is Hillsborough property, there is no sidewalk on the west side of the street to safely walk on. A long term construction project at the corner reduces the number of safe options to get the children to school. After the project is complete, the area will be congested and still be a safety concern.
4. Accidents frequently occur at the intersection of Floribunda and El Camino. Although steps have been taken to reduce the occurrence, what additional steps can be taken to ensure safety and access for the families of Walnut Ave as well as the additional potential 100 plus new residents, their families and workers based in the Hillsborough Town Center?
5. Whenever there is a function at the Hillsborough town hall, no parking signs are put out on Floribunda, but not on Walnut Ave. Examples are the tree lighting ceremony and the Memorial Day parade. During these events, the 700 block of Walnut is completely occupied with non-resident parked cars.
6. Where will construction workers be parking during this project? Will residents and employees of the town hall project be parking on Walnut Ave

after the project is complete? Is there adequate parking planned for 100 units? Families often have two cars.

7. If there is an accident on El Camino, traffic is often routed down Walnut Ave. Cars frequently do not obey the 25 mph speed limit. Non-residential parking will compound the dangers when navigating the street putting residents and their children at risk.

8. Walnut Ave makes a sharp bend when it reaches the Hillsborough town complex. Ingress and egress from the driveway at this location are already a safety concern. If a vehicle is driving south on Walnut and the morning sun is low, it is hazardous and often impossible to see oncoming vehicles. More traffic will increase the chances of an accident in these scenarios.

We have been trying to think of possible solutions and ways to mitigate problems that will impact Walnut Ave residents. Our neighborhood has never faced a problem this before. We don't know all of the possible options, the cost of various options and the legality of the various options. We are hoping the Burlingame and Hillsborough can help us with solutions. We have a few suggestions, but again, we are not sure what the best solution or combination of solutions may be.

Below is the possible list we have generated to date.

1. Design a project with fewer housing units and adequate parking.
2. Create a cul de sac for the 700 block of Walnut that ends with the boundary of Burlingame.
3. Parking permits for residents only on Walnut Ave. Potentially gardeners or other resident services could have permits for limited hours of parking.
4. Install additional traffic lights at Willow and El Camino and possibly at the Forestview intersection.
5. Because of the increase in population density, create a new traffic safety plan to access Floribunda and El Camino.
6. On the portion of the block that is within Hillsborough, pave a sidewalk on the west side for safety purposes.
7. Eliminate the driveway from the town center onto Walnut Ave. If the driveway cannot be removed, straighten the bend in the street that begins where the town hall is. This will ensure greater visibility and may help prevent accidents.

Thanks in advance for reading this email and we are hoping both Burlingame and Hillsborough will offer support and solutions to help us solve this dilemma. Please let us know what next steps can be taken to insure the safety of our neighborhood.

Sincerely,
Chris and Michael Read



From: [Chris Read](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#); council@burlingame.org
Subject: Town Hall Campus Development Concerns
Date: Wednesday, September 14, 2022 11:36:45 AM

Dear Council Members,

We were present at the meeting last night and found it informative on so many levels. One of the presenters did share a slide with statistics for outreach and it was stated outreach had occurred to residents on Floribunda, Walnut and Fairway. When (date) did this outreach occur and what method was used? From our experience it seems, the outreach was not done thoroughly or in an accountable way. We are residents of Walnut Avenue in Burlingame. We did not receive notice and also know that our neighbors did not receive notice. I spoke to a Hillsborough resident who lives on Walnut and she did not receive notice. It is hard for the public to respond with concerns, questions and ideas if they are not aware of the proposed project details.

Please consider immediately notifying all residents on Walnut, Willow, Forestview, Newhall by mail or hand delivered flyers. We can help organize the delivery of flyers if necessary. Though we understand the entirety of the streets mentioned are not in Hillsborough, the residents will be negatively impacted by a housing project of the size proposed by Hillsborough.

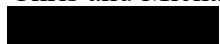
A project of this size will have a dramatic impact on the Hillsborough Burlingame area as well as anyone traveling along the narrow El Camino corridor. The sidewalks are narrow on El Camino close to McKinley School and trees make visibility limited. Traffic often exceeds the speed limit. Bottlenecks frequently occur due to the reduced number of lanes, left hand turns, delivery vans and buses. McKinley School took the step of installing colorful cement bollards in the play yard in the effort to protect students from cars crashing through the fence into the play yard. It has happened and gratefully, no students were hurt. Even if the number of residents in the proposed housing units are for the most part using public transit, there will still be increased congestion and an increased risk for accidents.

I have written previously about the safety issues on our quiet narrow street by the addition of more population density and through traffic. We want assurances of how Hillsborough will be able to create a plan to mitigate our concerns and preserve the safety of our quiet residential neighborhood.

Though we are respectful of timelines and state requirements, we strongly believe the outreach to the greater community should be more accountable and the period for public comment should be extended beyond September 19th. To make a decision on such an important project without the adequate foundation input of the community seems shortsighted. We are hoping Hillsborough will help solve the problems noted and not exacerbate them.

Thank you in advance for your consideration and attention.

Chris and Michael Read



Burlingame, 94010

RECEIVED

James W. Meakin
[REDACTED]
Hillsborough CA 94010

SEP 13 2022

TOWN OF HILLSBOROUGH

September 13, 2022

To the Hillsborough Town Council:

I watched the meeting last night and heard all the comments from town residents; I generally agreed with them.

My thoughts:

1 - A 50-to-70 unit building at the Town Hall location is a bad idea. Even if you had a parking space for each unit, you'd still have a parking problem. What if people in a unit had more than one car (very likely)? Can you imagine the traffic jam at the light on Ell Camino every weekday morning? What about the many Burlingame children who must cross El Camino to get to McKinley School? What about the many Burlingame and Hillsborough children who walk to Burlingame High School?

If anything is done at the Town Hall site, it should be no bigger than 20 units preferably for town employees, Hillsborough school teachers, police and fire fighters. Perhaps that could be put on the lot across Walnut Avenue.

2. The ADU approach seems the best. As one speaker said last night, if we submit something the State doesn't like, resubmit something else until there is agreement. Also, make ADU permits easier to get.

3. I think a senior retirement residence is a good idea. I don't know if it qualifies with the State, however.

4. I am against reducing the size of Hillsborough lots to 1/3 acre. That is opening the barn door.

I can just see houses being scraped and developers going wild. Some changes to allow owners more leeway in making additions and changes to their homes would be welcome.

It is of utmost importance to keep Hillsborough the community that it is. I hope you will go to great lengths to do so.

Sincerely,


Jim Meakin

From: [David Chung](#)
To: [General Plan](#)
Subject: HILLSBOROUGH: housing plan comments
Date: Tuesday, September 13, 2022 11:05:24 PM
Attachments: [Image.png](#)

I, David Chung, resident of [REDACTED] Hillsborough, CA 94010 strongly oppose the High Density Housing Element in Hillsborough



Best,

David Chung
Chief Catalyst
ezpz GROUP
david@ezpzgroup.com



...**catalysts** *accelerating* **ideas** into reality, ... we help **give** some lift!

╰(ツ)╯ ╰(._.)╯

This email message and any attachments are intended only for use by the addressee(s) named above, and may contain legally privileged and/or confidential information. If you are not the intended addressee, my bad! You are hereby kindly notified that any dissemination, distribution or copying of this email and any attachments thereto is strictly prohibited and would be looked upon in the most unkindest of terms. If you have received this email in error, kindly delete it from your computer system and notify me at the email address provided for above. I have borrowed my friend's [flying monkeys](#) and I am not afraid to use them. That you read this, at all, brings me to thank you.

From: [Mei Chen](#)
To: [General Plan](#)
Cc: [Hillsborough Mail](#); [Lisa Natusch](#); [Al Royse](#); [Christine Krolik](#); [Larry May](#); [Marie Chuang](#); [Christopher Diaz](#); [Herald Chen](#)
Subject: Feedback on current draft housing plan
Date: Tuesday, September 13, 2022 10:12:22 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

We recently heard about the town's draft housing plan, and we are concerned about what is being proposed. We understand the need for more affordable housing and appreciate the efforts made to address this important issue, but the current plan does not balance this need with the best interests of the residents of Hillsborough. Our understanding is that alternative plans have been proposed that can help achieve the state goals to increase housing while also taking into account the concerns raised by homeowners in Hillsborough. We hope that the town will carefully consider these alternative plans before submitting its housing plan. We appreciate all that everyone is doing and thank you for your efforts.

Best,
Mei and Herald Chen



From: [Cheng Hu](#)
To: [General Plan](#)
Subject: Oppose the housing plan
Date: Tuesday, September 13, 2022 9:52:26 PM
Attachments: [28-08.png](#)

City Council:

I Oppose The Hillsborough Draft Housing Plan!

Comment: 1, we just have not so much school education resources.

2, in fact, San Mateo county is losing population, this county doesn't lack housing.

3, From a legal point of view, if Hillsborough Draft Housing Plan get through, all land owners apply for building condominium, apartment or townhouses, this should also be approved by city.

4, There is a better plan to meet the requirements of the state. For owners with large land, they are allowed to divide the land to build more single houses. this will increase a lot of single houses, which not only meets the state requirements, but also ensures that Hillsborough only has the urban style of single houses.

I [Cheng Hu](#), resident of [REDACTED] Hillsborough, CA 94010, **Strongly oppose the Draft Housing Plan.**

Cheng Hu, 09/13/2022

A large, stylized handwritten signature in black ink, appearing to read 'Cheng Hu', is positioned in the lower half of the page.

From: [Zara Fritts](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Opposition to proposed HED plan
Date: Tuesday, September 13, 2022 6:41:33 PM

Hello

I am writing to strongly oppose the Housing Element Draft as proposed. I understand and agree that Hillsborough needs to meet the Housing Element allotment due to our current housing crisis, but this plan has been flawed from the beginning. It is my understanding that the State guidelines on ADU calculations suggest taking the previous rolling three year average - as a guideline.

The flaw with this calculation is that we had COVID-19 in 2019 and 2020 where the state had literally ordered people not to work, to stay home, to stay separate, limit certain types of construction, etc. In those two COVID years we had ADU's completion of 26 and 28 units. As soon as the new legislation for ADU's came out (which streamlined the process), coupled with COVID-19 pandemic ending, our ADU production shot through the roof with 65 ADUs in one year and this year we are on track for 60 ADU's/ year.

It doesn't make sense to use the artificially low ADU production years of 2019 and 2020 as factors in a calculation that massively impacts the layout of our town for the next 8 years!? We need to have a plan that utilizes ADU's as the primary way to solve our Housing Element allotment. We have a clear track record of creating at least 60 units/ year- which over 8 years is 480 units, vs the 250 proposed in the current draft of the Housing Element. I believe there have been significant miscalculations by our consultants.

It appears that every problem the Draft worked on solving was based on that idea that we needed to solve for 400 extra units vs 100-150.

I urge our town council to reconsider the proposal from the consultant and work on better community outreach to bring more home owners into the conversation.

Thank you,
Zara Fritts

Zara

From: [Craig Reynolds](#)
To: [General Plan](#)
Cc: [Katrina Reynolds](#)
Subject: HEAC feedback
Date: Tuesday, September 13, 2022 6:18:23 PM

My wife and I reside at [REDACTED]. We're strongly against the proposed HEAC plan. ADUs are an appropriate solution for our community which will allow us to maintain environmentally important green space. We need less single family housing in California and multifamily housing in Hillsborough doesn't make sense given the layout of our roads and distance from public transit. Rezoning to encourage small lot single family homes is a backwards policy. ADUs allow Hillsborough to offer a housing option to those who are working in our metro area. If there is a concern from the state that ADUs will not be rented out, the town can assuage the states concerns by promising to monitor the rental status in four years time. If we have built the ADUs but they are not being used as housing, the town can look at alternate measures like the city hall project. We shouldn't be afraid of our first plan being rejected by the state. An all ADU plan is one done in good faith and gives the community more time to understand what other options might be viable and what legal options are available to the town to prevent the state from forcing an environmentally disastrous plan on us.

Thank you for your time,
Craig and Katrina Reynolds

From: [Geraldine wong](#)
To: [Lisa Natusch](#); [Al Royse](#); [Christine Krolik](#); [Marie Chuang](#); [Christopher Diaz](#); [General Plan](#); [Hillsborough Mail](#); [Sophie Cole](#); [Larry May](#)
Subject: NO to Hillsborough's draft Housing Element in its current form
Date: Tuesday, September 13, 2022 6:03:45 PM

Dear cherished members of the council of Hillsborough,

I am concerned about the current draft plan for housing. We have lived here for the past ten years and love the small, family-oriented community. We currently have four homes in Hillsborough 1) our current home 535 El Arroyo Road which will eventually house my aging inlaws 2) one that we are building as our new home at 940 West Santa Inez, 3) one we are renting, which will ultimately accommodate my aged mom 2060 Forestview, and 4) one I am building with an ADU 50 Knightwood.

I believe in diversity, equity, and inclusion and are open to development, but NOT in this rushed form that 1) does not take into account feedback from the community 2) because it was completed by an OUTSIDE AGENCY/CONSULTANT who is 3) taking the state's mandate as it stands without much thought, research, or foresight 4) not taking into account and completing a full research report on the impact of this plan, mainly how this plan affects our town's ability to SERVICE and SUPPORT the extreme increase in population as a result of this MANDATE from safety with regards to both police and fire support, water service support, school size increases, traffic, etc. to name a few. As such, most homeowners are alarmed and would like to respectfully ask that the empathetic people in charge of representing us consider some of the proposed alternative plans that can still help us achieve the state goals without giving up so much. My heart goes out to the homes adversely affected and those who unknowingly bought, assuming that their homes would never have huge, unsightly apartments overlooking their backyards and families. I know several families affected. I wonder how many will ultimately be affected due to this current plan. It is one thing to buy a home knowingly with these conditions, but another to not know or have a say and have it done as part of a mandate.

Smart Housing for Hillsborough makes sense. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've put into place. Both Atherton and Woodside took several years to develop their plan and carefully built it in a way that provided growth.

Thanks for your efforts to ensure that the town of Hillsborough will not suffer from any bad decisions. Thank you for carefully considering the feedback of its homeowners and for moving forward with a plan acceptable to both the community and the state.

Thank you for your consideration.

Sincerely,
Gerri Wong

Sent from my iPhone

From: [michaeltzu wang](#)
To: [General Plan](#)
Subject: Housing plan
Date: Tuesday, September 13, 2022 4:50:25 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

[[[
SEP]]]

I wanted to send an email since all of the many homeowners I've spoken to in Hillsborough along with my family, are extremely concerned about the current draft plan for housing. In the 16 years that we've lived here, this is probably the most important issue that affects our town's aesthetics and natural features, safety, schools, property values, water usage, traffic - basically everything is at stake and could be affected adversely by the current plan. There is a reason our town is such a special, beautiful and safe place to live and we hope that we can best preserve what attracted us all to move here as much as possible. As such, most homeowners are alarmed and would like to respectfully ask that the hard-working people who are in charge of representing us to please consider some of the proposed alternative plans that can still help us achieve the state goals without giving up so much.

[[[
SEP]]]

One of the plans is called Smart Housing for Hillsborough and seems to have some excellent alternative ideas. Please do not vote for or submit the current plan that was designed by an outside consultant with no personal ties to this special place that is home to all of us. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

[[[
SEP]]]

Thanks for your efforts to ensure that the town of Hillsborough will not suffer from any detrimental decisions without carefully considering the feedback of its homeowners in order to move forward with a plan that most accept and support versus the current draft plan.

[[[
SEP]]]

Please let us know if there's anything we can do towards helping the town to reach an alternative plan that protects us better.

[[[
SEP]]]

Best regards,

Michael Wang


San Mateo Ca. 94401

Sent from my iPhone

From: [Judy Tu, Esq.](#)
To: [General Plan](#)
Subject: Urgent: Hillsborough Housing
Date: Tuesday, September 13, 2022 4:07:45 PM
Importance: High

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members:

I wanted to send an email since all of the many homeowners I've spoken to in Hillsborough along with my family, are **extremely concerned** about the current draft plan for housing. In the years that we've lived here, this is probably the most important issue that affects our town's aesthetics and natural features, safety, schools, property values, water usage, traffic - basically everything is at stake and could be affected adversely by the current plan. There is a reason our town is such a special, beautiful and safe place to live and we hope that we can best preserve what attracted us all to move here as much as possible. As such, most homeowners are alarmed and would like to respectfully ask that the hard-working people who are in charge of representing us to please consider some of the proposed alternative plans that can still help us achieve the state goals without giving up so much.

One of the plans is called *Smart Housing for Hillsborough* and seems to have some excellent alternative ideas. **Please do not vote for or submit the current plan that was designed by an outside consultant with no personal ties to this special place that is home to all of us.** We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

Thanks for your efforts to ensure that the town of Hillsborough will not suffer from any detrimental decisions without carefully considering the feedback of its homeowners in order to move forward with a plan that most accept and support versus the current draft plan.

Please let us know if there's anything we can do towards helping the town to reach an alternative plan that protects us better.

Best regards,

Judy Tu

From: [Peter Adams](#)
To: [General Plan](#)
Cc: [Timothy Anderson](#)
Subject: Housing Element Comments
Date: Tuesday, September 13, 2022 4:06:36 PM

Team,

After reviewing the doc's and attending the Town Hall, here are my thoughts, which also represent those of my wife. We are 35 year Hillsborough residents, at [REDACTED].

1. It's annoying that the State forces these things on small communities such as ours. But, that is the state we live in, that can't easily be changed. **The Bright side** is, this gives us a chance to provide housing to the employees and teachers, etc, who work in and for our Town, a very worthwhile goal.
2. I'm **Very Positive** on the emphasis on ADU's/JADU's to meet these housing goals! They will have the least impact on the "character" of the Town in general. With the proposed Reduced Barriers to Development and the Promotion activities re ADU's, I believe these efforts will be very successful and exceed the max 280 unit planning allotment formula allowed by the State. Please emphasize ADU's and JADU's in your work, both before and after Plan approval. If done well, these could end up meeting the large majority of the required 554 new housing units over the years.
3. I'm also **Very Positive** on the plan for RD-3, the Town Hall campus. Please emphasize this in your work, before and after Plan approval.
4. I'm **Very Negative** on RD-1, essentially reducing the 1/2 acre minimum for almost every lot in Town. I think this will negatively change the "character" of the Town, and reduce property values. Your Plan to the State only allocates 15 units for this. I ask that RD-1 be eliminated from your Plan, the 15 units found elsewhere in your Plan, and the 1/2 acre minimum lot size be retained, with limited exceptions.
5. If RD-1 somehow stays in the Plan, please **eliminate the sub-division opportunity at 1053 La Cuesta**. Reasons are explained in detail in my Sept 5 letter to Tim Anderson.
6. I'm **Neutral** on the proposed RD-2 and O-AH districts. Though these changes may negatively affect the Town's "character," they are limited to certain specific areas, and may provide a large number of added units for the Town, a reasonable trade-off.
7. As more housing units are added over the years, it's important to add some **"regulations" in some fashion to try to reserve these for people who live and work in the Town**, whether employed by the Town or schools themselves, or by residents as household employees. Whether you share this detail with the State is your choice, but it needs to be built into your execution plans. Particularly with ADU/JADU's, it's important in promoting these to homeowners, that they know they have some freedom to choose who they rent to.
8. The Town exceeded the requirements of RHNA Cycle 5, a rare occurrence. The **"extra" units achieved in Cycle 5 should be applied to Cycle 6**, and the Town should fight for this. Maybe not as part of the initial Plan submitted shortly to the State, but definitely counted in the future as the Town executes on Cycle 6 over the next nine years.

Thank you for your consideration. I look forward to hearing positive results as the plans take shape.

Peter and Bonnie Adams
[REDACTED]

From: [Su-Mien Chong](#)
To: [General Plan](#)
Subject: Draft housing plan
Date: Tuesday, September 13, 2022 3:07:54 PM

Hello-

My husband and I own our home at [REDACTED]

We oppose the draft to allow lot sizes to be reduced to a minimum of 1/3 of an acre. We support the current lot size minimum of 1/2 an acre.

We do support ADUs and hope the lot set backs can be revisited to be more flexible to allow for ADUs to be built.

Thank you for taking our input into account.

Kyle Elrod & Su-Mien Chong

[REDACTED]
--

Su-Mien

From: [Rebecca Anwar](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Housing Element feedback
Date: Tuesday, September 13, 2022 2:19:57 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I wanted to send an email since all of the many homeowners I've spoken to in Hillsborough along with my family, are **extremely concerned** about the current draft plan for housing. In the 16 years that we've lived here, this is probably the most important issue that affects our town's aesthetics and natural features, safety, schools, property values, water usage, traffic - basically everything is at stake and could be affected adversely by the current plan. There is a reason our town is such a special, beautiful and safe place to live and we hope that we can best preserve what attracted us all to move here as much as possible. As such, most homeowners are alarmed and would like to respectfully ask that the hard-working people who are in charge of representing us to please consider some of the proposed alternative plans that can still help us achieve the state goals without giving up so much.

One of the plans is called *Smart Housing for Hillsborough* and seems to have some excellent alternative ideas. **Please do not vote for or submit the current plan that was designed by an outside consultant with no personal ties to this special place that is home to all of us.** We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

Thanks for your efforts to ensure that the town of Hillsborough will not suffer from any detrimental decisions without carefully considering the feedback of its homeowners in order to move forward with a plan that most accept and support versus the current draft plan.

Please let us know if there's anything we can do

towards helping the town to reach an alternative plan that protects us better.

Warmly,

Rebecca Anwar

She/ Her/ Hers

[REDACTED]

Cell: [REDACTED]

From: [Nidhi Dash](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Concern over draft of city housing plan
Date: Tuesday, September 13, 2022 2:02:55 PM

Dear Council Members,

I am deeply concerned about the effects of this proposed housing plan for the lovely town of Hillsborough that we call home and wanted to send along my concerns as an active parent, towns person, and resident of this area.

I have read the full plan and various associated documents posted on the Town website and developed an understanding of the State's RHNA6 mandate. To all of the Councilmembers, thank you for your service on behalf of Hillsborough, both generally and especially as we navigate this challenging issue. I am supportive of the objective to develop more affordable housing throughout the State and in the Bay Area but we must ensure we do so in a thoughtful, carefully considered, and long-term manner. Unfortunately, the current Draft Plan is not that.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

I am strongly opposed to the current Draft Plan, which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.

I am supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

I want to voice my strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the

public record and consider it as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service.

Kind regards,
Nidhi & Somesh Dash

From: [Sarah Chung](#)
To: [General Plan](#)
Subject: I oppose the Hillsborough Draft housing plan
Date: Tuesday, September 13, 2022 11:40:16 AM

Hillsborough City Council,

I, Sarah Chung resident of [REDACTED] Hillsborough, CA 94010 strongly oppose the High Density Housing Element in Hillsborough.

Sarah Chung
9/13/2022

From: [Suzann Pershing](#)
To: [General Plan](#)
Subject: Followup re: Hillsborough Housing Element - additional references
Date: Tuesday, September 13, 2022 11:22:08 AM
Attachments: [Technical memo on ADUs.pdf](#)
[State memo on performance in the last housing element.pdf](#)
[Long Term Rental Exemption 2023.pdf](#)

Dear City Council and Hillsborough Staff,

Thank you again for your time, commitment, and continued work on behalf of the town. We joined last night's City Council meeting via Zoom, and heard additional constituents' comments.

In the event that the Council decides to revisit our housing element ADU allocation, we do believe we have a compelling rationale for presenting a higher number of ADUs, based on the ABAG requirement for a "robust, funded, and clear plan to increase production [that] has been put in place." Specifically:

Robust: Hillsborough has developed and implemented a multipronged approach to make ADU development easy, efficient, and affordable:

- Streamlined permit approval and dedicated ombudsman
- Fee waivers and financial incentives

(Note: I've also attached an example of property tax incentive. Maui County offers a property tax exemption to incentivize property owners to dedicate their units to long-term rentals instead of short-term vacation rentals. Eligible properties are required to fill out a form annually (attached) and provide a copy of the signed lease -- more details at <https://www.mauicounty.gov/faq.aspx?TID=141>. Hillsborough/San Mateo could adapt something like this).

- Expedited conversions
- Amnesty program for preexisting ADU units

Funded: Hillsborough has explicitly allocated funding toward ADU production.

- The town continues to fund an ADU Ombudsman position, which has proven success in facilitating Hillsborough ADU production.
- Hillsborough has tested a fee waiver program for ADU development review, which yielded a successful increase in ADU permits issued.
- [Pending- property tax incentive]

Clear: Hillsborough's ADU approval process is transparent and accessible.

- The town website clearly describes the ADU approval process and the Ombudsman position provides dedicated one-on-one support
- Initiatives to facilitate ADU development will be advertised and promoted on the town website and in town communications.

Credible: Hillsborough has a proven track record of success.

- In the RNHA 5 (last housing element) cycle, Hillsborough achieved more than double its housing allocation. This clearly demonstrates credibility; 91 units were allocated, but Hillsborough reached 192 new permitted units. The allocated numbers were exceeded in all target categories: very low income, low income, moderate income, and above moderate income.

- Hillsborough was one of only 29 out of 539 jurisdictions in California to have met all prorated housing requirements in RHNA 5.

Hillsborough's demonstrated and planned measures to increase and maintain ADU production have proven success and will be further expanded in RHNA 6.

[Note: the draft housing element indicates that Hillsborough was one of only 38 jurisdictions in California to achieve the allocated number of units, however, the attached source HCD document SB 35 memo appears to indicate that Hillsborough was one of only 29 jurisdictions to achieve this feat. The actual number should be verified before submission to the state]

We noted Councilmember Krolik's inquiry to town staff at the Council meeting regarding surveying town residents regarding ADU interest; hopefully this will be feasible to investigate.

Thank you!
Suzann Pershing
Armin Afshar



Using ADUs to Satisfy RHNA

Technical Memo

Background

Jurisdictions are allowed to use ADUs to help satisfy their RHNA requirements; however, the process is somewhat different than other aspects of the sites inventory. The standard method is to estimate the number of ADUs that will be developed in the planning period, then distribute those estimated units into each of the income categories.

Estimating Production

The estimate should be based on the average number of ADU building permits issued each year, multiplied by eight (because there are eight years in a housing element cycle). Most cities base their determination of annual ADU permits by averaging the building permits approved each year since 2018, when state law made it easier to construct the units. This is generally considered a safe harbor.

There is a small amount of flexibility in the calculations. If numbers were low in 2018 (or 2019) but were high in 2020, 2021, and 2022, a jurisdiction could *potentially* use 2019-2021 or 2020-2022 as the baseline. Because this is outside the safe harbor, these calculations would need to be bolstered by a logical explanation for the methodology, e.g., the jurisdiction further loosened regulations in 2019.

Projecting a higher number of ADUs than what has been demonstrated through permit approvals in recent years may be possible, but more challenging. A slightly larger number may be warranted if a robust, funded, and clear plan to increase production has been put in place. However, you are strongly encouraged to coordinate with HCD before deviating from the standard methodology.

ADU sites are not listed in the site inventory, rather they are summarized and tallied in their own subsection.

Determining the Income Distribution

ABAG conducted an analysis of ADU affordability and concluded that in most jurisdictions, the following assumptions are generally applicable. Many jurisdictions are choosing to use these numbers in lieu of conducting their own affordability analysis.

Table 1. Percent of ADUs Affordable to Different Income Categories

Percent	Income Category
30%	Very low income
30%	Low income
30%	Moderate income
10%	Above moderate

Please contact your County Collaborative Technical Assistance Provider for more information on affordability. A few key points are summarized below:

- Use building permits issued for the estimate.
- Jurisdictions do not need to list the addresses for potential ADUs.
- Make sure the assumptions in your Housing Element match the numbers reported in past year APRs.

Please visit the ABAG Housing Technical Assistance page for more information, including a webinar that covers this topic.

Sample Housing Element Write Up

The following is what a jurisdiction might include in their sites inventory section of the housing element.

Since City amended its ordinance in 2019, the number of ADUs permitted has significantly increased. City's ordinance goes beyond state law and allows 1,200 square foot ADUs. Additionally, the City website has an entire section devoted to ADUs with clear information about the standards and approval process. On average, the building department provides comments to completed ADU applications in 10 days. 2018 is not used as a base year because the old ADU standards were very restrictive and the City did not have much information on its website. Production has been consistently higher since the new ordinance went into effect.

Since 2019, the City has issued an average of 12.75 ADU permits per year, as listed below.

Year	Building Permits
2017	2
2018	1
2019	10
2020	15
2021	10
2022	16 (estimate based on first 6 months)

Based on the annual average of 12.75 ADU permits per year since 2019, the City is projecting 102 ADUs being permitted over the eight year planning period and is using ABAG's survey data to distribute the projected units by income category:

Income Category	Percentages	Totals
Very low	30%	30
Low	30%	31
Moderate	30%	31
Above moderate	10%	10

Based on these calculations, the City is able to meet approximately 1/7 of its RHNA through ADUs, and must accommodate another 598 units on the sites detailed in the sites inventory. See table below for a summary:

	V Low	Low	Mod	Above Mod	Total
RHNA	200	200	100	200	700
Pipeline / Approved Units	0	0	0	0	0
ADUs	30	31	31	10	102
<i>Remaining RHNA</i>	170	169	69	190	598

ADUs and Level of Scrutiny of Other Sites in Housing Elements

Cities that are heavily dependent on redevelopment sites (or technically nonvacant sites) face more scrutiny in their lower income sites inventory. ADUs can help some cities avoid this additional scrutiny/analysis. To simplify: if greater than 50 percent of the lower income RHNA can be satisfied by vacant sites, under construction (pipeline) projects, and projected ADUs, cities can avoid the higher standard.

For example: If the lower income RHNA is 100 and there are ten units under construction and sites for ten vacant units, a jurisdiction can avoid the heightened scrutiny if ADU projections are at least 31 units for the housing element period. (Half of 100 is 50. 10 under construction plus 10 vacant plus 31 ADUs is 51, or greater than 50.)

SB 35 Statewide Determination Summary

Cities and Counties Not Currently Subject to SB 35 Streamlining Provisions

This determination represents Housing Element Annual Progress Report (APR) data received as of June 18, 2021. The following 29 jurisdictions have met their prorated Lower (Very-Low and Low) and Above-Moderate Income Regional Housing Needs Assessment (RHNA) for the Reporting Period and submitted their latest APR (2020).

These jurisdictions are not currently subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining), but the jurisdictions are still encouraged to promote streamlining. **All other cities and counties beyond these 29 are subject to at least some form of SB 35 streamlining, as indicated on the following pages.**

For more detail on the proration methodology or background data see the SB 35 Determination Methodology.

	JURISDICTION		JURISDICTION
1	ATHERTON	16	MODOC COUNTY
2	BELL	17	MONTE SERENO
3	BEVERLY HILLS	18	NEWPORT BEACH
4	CALISTOGA	19	ROHNERT PARK
5	CARPINTERIA	20	SAINT HELENA
6	CORTE MADERA	21	SAN BERNARDINO COUNTY
7	EL CERRITO	22	SANTA ANA
8	FOSTER CITY	23	SANTA CLARA COUNTY
9	GUADALUPE	24	SANTA MONICA
10	HILLSBOROUGH	25	SOLVANG
11	INDUSTRY	26	SONOMA COUNTY
12	LAGUNA NIGUEL	27	UKIAH
13	MENDOCINO COUNTY	28	WEST HOLLYWOOD
14	MENLO PARK	29	WOODSIDE
15	MILL VALLEY		

SB 35 Statewide Determination Summary
Cities and Counties Subject to SB 35 Streamlining Provisions
When Proposed Developments Include ≥10% Affordability

These 285 jurisdictions have insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2020) and therefore are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

	JURISDICTION		JURISDICTION		JURISDICTION
1	ADELANTO	37	CARSON	73	EUREKA
2	ALAMEDA COUNTY	38	CATHEDRAL	74	EXETER
3	ALHAMBRA	39	CERES	75	FAIRFAX
4	ALISO VIEJO	40	CITRUS HEIGHTS	76	FARMERSVILLE
5	ALPINE COUNTY	41	CLAYTON	77	FERNDALE
6	ALTURAS	42	CLEARLAKE	78	FILLMORE
7	AMADOR	43	CLOVERDALE	79	FIREBAUGH
8	ANGELS CAMP	44	COACHELLA	80	FONTANA
9	APPLE VALLEY	45	COLFAX	81	FORT JONES
10	ARCADIA	46	COLMA	82	FORTUNA
11	ARCATA	47	COLTON	83	FOUNTAIN VALLEY
12	ARROYO GRANDE	48	COLUSA	84	FRESNO COUNTY
13	ARVIN	49	COLUSA COUNTY	85	GARDEN GROVE
14	AVALON	50	COMMERCE	86	GLENN COUNTY
15	AVENAL	51	CONCORD	87	GONZALES
16	AZUSA	52	CORCORAN	88	GRAND TERRACE
17	BAKERSFIELD	53	CORNING	89	GRASS VALLEY
18	BANNING	54	COVINA	90	GREENFIELD
19	BARSTOW	55	CRESCENT CITY	91	GRIDLEY
20	BEAUMONT	56	CUDAHY	92	GUSTINE
21	BELL GARDENS	57	DEL NORTE COUNTY	93	HALF MOON BAY
22	BELVEDERE	58	DEL REY OAKS	94	HANFORD
23	BENICIA	59	DELANO	95	HAWAIIAN GARDENS
24	BIGGS	60	DESERT HOT SPRINGS	96	HAYWARD
25	BISHOP	61	DORRIS	97	HEMET
26	BLUE LAKE	62	DOS PALOS	98	HESPERIA
27	BLYTHE	63	DUARTE	99	HIDDEN HILLS
28	BRAWLEY	64	DUNSMUIR	100	HIGHLAND
29	BURBANK	65	EAST PALO ALTO	101	HOLTVILLE
30	BUTTE COUNTY	66	EL CAJON	102	HUMBOLDT COUNTY
31	CALAVERAS COUNTY	67	EL CENTRO	103	HUNTINGTON BEACH
32	CALEXICO	68	EL MONTE	104	HUNTINGTON PARK
33	CALIFORNIA CITY	69	EL SEGUNDO	105	HUGHSON
34	CALIMESA	70	ESCALON	106	HURON
35	CALIPATRIA	71	ESCONDIDO	107	IMPERIAL
36	CARMEL	72	ETNA	108	IMPERIAL COUNTY

SB 35 Statewide Determination Summary
Cities and Counties Subject to SB 35 Streamlining Provisions
When Proposed Developments Include ≥10% Affordability

These 285 jurisdictions have insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest APR (2020) and therefore are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

	JURISDICTION		JURISDICTION		JURISDICTION
109	INGLEWOOD	144	MADERA COUNTY	179	PALMDALE
110	INYO COUNTY	145	MARICOPA	180	PALOS VERDES ESTATES
111	IRWINDALE	146	MARIPOSA COUNTY	181	PARADISE
112	ISLETON	147	MARTINEZ	182	PARAMOUNT
113	JURUPA VALLEY	148	MARYSVILLE	183	PARLIER
114	KERMAN	149	MAYWOOD	184	PASO ROBLES
115	KERN COUNTY	150	MCFARLAND	185	PATTERSON
116	KINGS COUNTY	151	MENDOTA	186	PICO RIVERA
117	KINGSBURG	152	MENIFEE	187	PINOLE
118	LA HABRA HEIGHTS	153	MERCED COUNTY	188	PLEASANT HILL
119	LA MIRADA	154	MILLBRAE	189	POMONA
120	LA PUENTE	155	MODESTO	190	PORTERVILLE
121	LA VERNE	156	MONTAGUE	191	PORTOLA
122	LAKE COUNTY	157	MONTCLAIR	192	POWAY
123	LAKE ELSINORE	158	MONTEBELLO	193	RED BLUFF
124	LAKEPORT	159	MONTEREY	194	REDLANDS
125	LANCASTER	160	MONTEREY PARK	195	REDONDO BEACH
126	LASSEN COUNTY	161	MORENO VALLEY	196	REEDLEY
127	LAWNDALE	162	MORRO BAY	197	RIALTO
128	LEMON GROVE	163	MOUNT SHASTA	198	RICHMOND
129	LEMOORE	164	NATIONAL CITY	199	RIDGECREST
130	LINDSAY	165	NEEDLES	200	RIO DELL
131	LIVE OAK	166	NEVADA CITY	201	RIPON
132	LIVINGSTON	167	NEVADA COUNTY	202	RIVERBANK
133	LODI	168	NEWMAN	203	RIVERSIDE
134	LOMA LINDA	169	NORCO	204	RIVERSIDE COUNTY
135	LOMPOC	170	NOVATO	205	ROLLING HILLS
136	LONG BEACH	171	OCEANSIDE	206	ROSEMEAD
137	LOOMIS	172	OJAI	207	ROSS
138	LOS ALAMITOS	173	ONTARIO	208	SACRAMENTO
139	LOS ANGELES COUNTY	174	ORANGE COVE	209	SACRAMENTO COUNTY
140	LOS GATOS	175	ORLAND	210	SALINAS
141	LOYALTON	176	OROVILLE	211	SAN BERNARDINO
142	LYNWOOD	177	OXNARD	212	SAN BRUNO
143	MADERA	178	PACIFICA	213	SAN DIEGO COUNTY

SB 35 Statewide Determination Summary
Cities and Counties Subject to SB 35 Streamlining Provisions
When Proposed Developments Include ≥10% Affordability

These 285 jurisdictions have insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest APR (2020) and therefore are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

	JURISDICTION		JURISDICTION
214	SAN DIMAS	250	SUISUN CITY
215	SAN FERNANDO	251	SUSANVILLE
216	SAN JACINTO	252	TAFT
217	SAN JOAQUIN	253	TEHACHAPI
218	SAN JOAQUIN COUNTY	254	TEHAMA
219	SAN JUAN BAUTISTA	255	TEHAMA COUNTY
220	SAN LEANDRO	256	TIBURON
221	SAN MATEO COUNTY	257	TORRANCE
222	SAN PABLO	258	TULARE COUNTY
223	SAN RAFAEL	259	TULELAKE
224	SAND CITY	260	TUOLUMNE COUNTY
225	SANGER	261	TURLOCK
226	SANTA CLARITA	262	TWENTYNINE PALMS
227	SANTA CRUZ COUNTY	263	UPLAND
228	SANTA MARIA	264	VALLEJO
229	SANTA PAULA	265	VENTURA COUNTY
230	SANTA ROSA	266	VICTORVILLE
231	SANTEE	267	VILLA PARK
232	SARATOGA	268	VISALIA
233	SAUSALITO	269	WATERFORD
234	SEASIDE	270	WEST SACRAMENTO
235	SEBASTOPOL	271	WESTLAKE VILLAGE
236	SELMA	272	WESTMORLAND
237	SHAFTER	273	WHEATLAND
238	SHASTA COUNTY	274	WHITTIER
239	SHASTA LAKE	275	WILLIAMS
240	SIERRA COUNTY	276	WILLITS
241	SIGNAL HILL	277	WILLOWS
242	SISKIYOU COUNTY	278	WINDSOR
243	SOLANA BEACH	279	WOODLAKE
244	SOLEDAD	280	YOLO COUNTY
245	SONOMA	281	YREKA
246	SONORA	282	YUBA CITY
247	SOUTH GATE	283	YUBA COUNTY
248	STANISLAUS COUNTY	284	YUCAIPA
249	STOCKTON	285	YUCCA VALLEY

SB 35 Statewide Determination Summary
Cities and Counties Subject to SB 35 Streamlining Provisions
When Proposed Developments Include ≥ 50% Affordability

These 225 jurisdictions have insufficient progress toward their Lower income RHNA (Very Low and Low income) and are therefore subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

	JURISDICTION		JURISDICTION		JURISDICTION
1	AGOURA HILLS	36	CHULA VISTA	71	GALT
2	ALAMEDA	37	CLAREMONT	72	GARDENA
3	ALBANY	38	CLOVIS	73	GILROY
4	AMADOR COUNTY	39	COALINGA	74	GLENDALE
5	AMERICAN CANYON	40	COMPTON	75	GLENDORA
6	ANAHEIM	41	CONTRA COSTA COUNTY	76	GOLETA
7	ANDERSON	42	CORONA	77	GROVER BEACH
8	ANTIOCH	43	CORONADO	78	HAWTHORNE
9	ARTESIA	44	COSTA MESA	79	HEALDSBURG
10	ATASCADERO	45	COTATI	80	HERCULES
11	ATWATER	46	CULVER CITY	81	HERMOSA BEACH
12	AUBURN	47	CUPERTINO	82	HOLLISTER
13	BALDWIN PARK	48	CYPRESS	83	IMPERIAL BEACH
14	BELLFLOWER	49	DALY CITY	84	INDIAN WELLS
15	BELMONT	50	DANA POINT	85	INDIO
16	BERKELEY	51	DANVILLE	86	IONE
17	BIG BEAR LAKE	52	DAVIS	87	IRVINE
18	BRADBURY	53	DEL MAR	88	JACKSON
19	BREA	54	DIAMOND BAR	89	KING CITY
20	BRENTWOOD	55	DINUBA	90	LA CANADA FLINTRIDGE
21	BRISBANE	56	DIXON	91	LA HABRA
22	BUELLTON	57	DOWNEY	92	LA MESA
23	BUENA PARK	58	DUBLIN	93	LA PALMA
24	BURLINGAME	59	EASTVALE	94	LA QUINTA
25	CALABASAS	60	EL DORADO COUNTY	95	LAFAYETTE
26	CAMARILLO	61	ELK GROVE	96	LAGUNA BEACH
27	CAMPBELL	62	EMERYVILLE	97	LAGUNA HILLS
28	CANYON LAKE	63	ENCINITAS	98	LAGUNA WOODS
29	CAPITOLA	64	FAIRFIELD	99	LAKE FOREST
30	CARLSBAD	65	FOLSOM	100	LAKEWOOD
31	CERRITOS	66	FORT BRAGG	101	LARKSPUR
32	CHICO	67	FOWLER	102	LATHROP
33	CHINO	68	FREMONT	103	LINCOLN
34	CHINO HILLS	69	FRESNO	104	LIVERMORE
35	CHOWCHILLA	70	FULLERTON	105	LOMITA

SB 35 Statewide Determination Summary
Cities and Counties Subject to SB 35 Streamlining Provisions
When Proposed Developments Include \geq 50% Affordability

These 225 jurisdictions have insufficient progress toward their Lower income RHNA (Very Low and Low income) and are therefore subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

	JURISDICTION		JURISDICTION		JURISDICTION
106	LOS ALTOS	140	PALO ALTO	174	SAN GABRIEL
107	LOS ALTOS HILLS	141	PASADENA	175	SAN JOSE
108	LOS ANGELES	142	PERRIS	176	SAN JUAN CAPISTRANO
109	LOS BANOS	143	PETALUMA	177	SAN LUIS OBISPO
110	MALIBU	144	PIEDMONT	178	SAN LUIS OBISPO CO.
111	MAMMOTH LAKES	145	PISMO BEACH	179	SAN MARCOS
112	MANHATTAN BEACH	146	PITTSBURG	180	SAN MARINO
113	MANTECA	147	PLACENTIA	181	SAN MATEO
114	MARIN COUNTY	148	PLACER COUNTY	182	SAN RAMON
115	MARINA	149	PLACERVILLE	183	SANTA BARBARA
116	MERCED	150	PLEASANTON	184	SANTA BARBARA COUNTY
117	MILPITAS	151	PLUMAS COUNTY	185	SANTA CLARA
118	MISSION VIEJO	152	PLYMOUTH	186	SANTA CRUZ
119	MONO COUNTY	153	POINT ARENA	187	SANTA FE SPRINGS
120	MONROVIA	154	PORT HUENEME	188	SCOTTS VALLEY
121	MONTEREY COUNTY	155	PORTOLA VALLEY	189	SEAL BEACH
122	MOORPARK	156	RANCHO CORDOVA	190	SIERRA MADRE
123	MORAGA	157	RANCHO CUCAMONGA	191	SIMI VALLEY
124	MORGAN HILL	158	RANCHO MIRAGE	192	SOLANO COUNTY
125	MOUNTAIN VIEW	159	RANCHO PALOS VERDES	193	SOUTH EL MONTE
126	MURRIETA	160	RANCHO ST. MARGARITA	194	SOUTH LAKE TAHOE
127	NAPA	161	REDDING	195	SOUTH PASADENA
128	NAPA COUNTY	162	REDWOOD CITY	196	SOUTH SAN FRANCISCO
129	NEWARK	163	RIO VISTA	197	STANTON
130	NORWALK	164	ROCKLIN	198	SUNNYVALE
131	OAKDALE	165	ROLLING HILLS ESTATES	199	SUTTER COUNTY
132	OAKLAND	166	ROSEVILLE	200	SUTTER CREEK
133	OAKLEY	167	SAN ANSELMO	201	TEMECULA
134	ORANGE	168	SAN BENITO COUNTY	202	TEMPLE CITY
135	ORANGE COUNTY	169	SAN BUENAVENTURA	203	THOUSAND OAKS
136	ORINDA	170	SAN CARLOS	204	TRACY
137	PACIFIC GROVE	171	SAN CLEMENTE	205	TRINIDAD
138	PALM DESERT	172	SAN DIEGO	206	TRINITY COUNTY
139	PALM SPRINGS	173	SAN FRANCISCO	207	TRUCKEE

SB 35 Statewide Determination Summary

Cities and Counties Subject to SB 35 Streamlining Provisions When Proposed Developments Include \geq 50% Affordability

These 225 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

	JURISDICTION
208	TULARE
209	TUSTIN
210	UNION CITY
211	VACAVILLE
212	VERNON
213	VISTA
214	WALNUT
215	WALNUT CREEK
216	WASCO
217	WATSONVILLE
218	WEED
219	WEST COVINA
220	WESTMINSTER
221	WILDOMAR
222	WINTERS
223	WOODLAND
224	YORBA LINDA
225	YOUNTVILLE



County of Maui – Department of Finance
REAL PROPERTY ASSESSMENT DIVISION
110 'Ala'ihi Street, Suite 110, Kahului, HI 96732
(808) 270-7297 Fax (808) 270-7884
RPA@co.maui.hi.us www.mauipropertytax.com

TAX MAP KEY				
ZONE	SECTION	PLAT	PARCEL	CPR

CLAIM FOR LONG-TERM RENTAL EXEMPTION

(Chap. 3.48.466 MCC)

Deadline for Filing: DECEMBER 31, 2022

Owner's Name	Owner Email	Phone Number
Tenant's Name	Tenant Email	Tenant ID#
		Hawaii
Property Address	Apt. No.	City
		State Zip Code
Owner Mailing Address	Apt. No.	City
		State Zip Code

Do you have multiple dwellings on your property? ☐ YES ☐ NO

If YES, indicate the following for the long-term rental (if more than one rental, list the largest): _____ square feet _____ year built

If YES, does the property have a home exemption or another type of exemption on a separate dwelling? ☐ YES ☐ NO

If YES, indicate the following for the dwelling with the exemption _____ square feet _____ year built

Is a portion of the rental dwelling used as a business? ☐ YES ☐ NO

If YES, provide the following for the business: _____ square feet

You may be entitled to the long-term rental exemption if the following requirements are met. Initial to certify that you meet or will meet the requirements.

On January 1, 2023, the dwelling unit on the above referenced parcel will be occupied as a long-term rental by the same tenant, under a signed contract to lease for twelve consecutive months or more to an individual or individuals. ***6 month and month to month leases do not qualify. Must not be rented to a corporation, co-partnership, or company***

Initial(s) Here

Date lease begins: _____ Date lease terminates: _____ Monthly rental amount: \$ _____
***(Date lease begins/terminates must match attached lease agreement)**

Initial(s) Here

A valid signed contract is attached to the application.

To ensure receipt, mail this application via certified mail with return receipt requested along with a self-addressed stamped envelope for the return copy of the processed application. One application per envelope.

CERTIFICATION

I certify that all statements in this return are true and correct to the best of my knowledge. I understand that any misstatement of facts will be grounds for disqualification and penalty and may be considered a misdemeanor per MCC 3.48.072. I also understand that if the property ceases to qualify for the exemption, I must report the change in status to the assessor within 30 days. Failure to report a change in facts or status will result in disqualification and penalties.

Owner's Signature _____ Date _____ Owner's Signature _____ Date _____

SPACE RESERVED FOR DATE STAMP

FOR OFFICIAL USE			
CLASS _____	BLDG % _____	Received by: _____ FOR TAX ASSESSOR DATE	
EX CODE _____	LAND % _____		
BLDG NO. _____			

From: [Kathryn Toms](#)
To: [General Plan](#)
Subject: Housing Element Plan
Date: Tuesday, September 13, 2022 11:15:08 AM

I am wholeheartedly opposed to the housing element plan prepared by the Town of Hillsborough. It clearly is not in the service of the majority of tax-paying homeowners as it does nothing to prevent a drastic change in our town's unique character, nor does it address all the additional services that will be required (how in the world will our aging water infrastructure handle it?!) to service these new units/people, nor does it take into account the drastic reduction in property values that will result.

Most importantly, why did our required affordable housing numbers go up so drastically this year?! If we capitulate, what will the next round be...2,000?! Our town has 11,000+/- residents now, so one has to ask where all this is going? This is an existentialist threat to Hillsborough, and we need to understand it as such and fight back. I simply don't understand why we are volunteering to do more units than were required and was determined by the state to be our fair share. I know not one person who understands that, or agrees with it even remotely!


There is an alternate Master Plan being floated at this time which involves the changing of ordinances to add the appropriate number of ADU's to reach the state's goal in such a way that our town's character will not be significantly altered for the worse...I adamantly support it over the Town planned version.

Kathryn Maugg Toms
[REDACTED]
Hillsborough, CA 94010

From: [Nancy Malaspina](#)
To: [General Plan](#)
Subject: Water and sewer providers
Date: Tuesday, September 13, 2022 10:35:01 AM

Hello,

We are concerned that water and sewer providers have been included and they're input considered DURING the development and writing of the Housing draft so that adequate water and services will be available when the time comes for further development.

Sincerely, Alex and Nancy Malaspina
 (51 years)

Sent from my iPad


From: [Lisa Natusch](#)
To: [General Plan](#)
Subject: FW: findings from HOUSING ELEMENT survey that 7% of Hillsborough residents participated in this past week
Date: Tuesday, September 13, 2022 9:33:52 AM
Attachments: [Housing Element - 3Q2022 survey results WITH FINDINGS - Monday 12-Sep-2022.pdf](#)
[Housing Element - 3Q2022 survey ADDENDUM - Monday 12-Sep-2022.pdf](#)

From: Aaron Zornes [REDACTED]
Sent: Monday, September 12, 2022 4:13 PM
To: Al Royse <ARoyse@HILLSBOROUGH.NET>; Christine Krolik <ckrolik@HILLSBOROUGH.NET>; Marie Chuang <MChuang@HILLSBOROUGH.NET>; Sophie Cole <scole@HILLSBOROUGH.NET>; Larry May <LMay@HILLSBOROUGH.NET>; Ann Ritzma <aritzma@HILLSBOROUGH.NET>
Cc: Lisa Natusch <lnatusch@HILLSBOROUGH.NET>
Subject: findings from HOUSING ELEMENT survey that 7% of Hillsborough residents participated in this past week

Apologies for the LATE drop into your official town mailboxes, but when the original PDF/PPT was sent over today, it did not include the critical 4 pages of FINDINGS

To correct that omission/error, here is FULL presentation including the findings ... or if you had access to the presentation already, the findings can be found in addendum separately

Aaron ZORNES
[REDACTED]



RESIDENT FEEDBACK ON “HOUSING ELEMENT” PLAN (3Q2022 SURVEY)

7% of Hillsborough’s 4,000+ households
responded

BACK STORY

BACK STORY

- For 2 years (since 2020), our town council has attempted to craft its state-mandated "Housing Element" to plan & execute for higher density housing as mandated by the state of California
- For the past year, the town organized a "Housing Element Advisory Committee" (HEAC) comprised of 17 residents & affected organizations (CSUS, Nueva) to make recommendations to the city council
- The town has also retained a consultancy (Houseal Lavigne) to manage the process for our proposed plan to the state
- The draft HEAC plan was revealed the week of August 8th to city council & the town residents
- Currently the town's plan is to submit the revised HEAC proposal/response as required in October 2022 at which time the state will review our plan
- **TOWN could have surveyed residents, to have better data on how to represent their constituency ... So we residents took it on ourselves**

SURVEY OVERVIEW

BACK STORY

- Using publicly available databases, we created a pool of 6,000+ validated email addresses, landlines & mobile phones for each Hillsborough address
- During Sept 1-12, 2022, we sent email invitations to this group in addition to posting SURVEY INVITATION to all 5,000+ members of Nextdoor Hillsborough & Hillsborough Together social networks
- In addition to our own research questions, we also included the questionnaire that the 17 member HEAC group used on itself as well as survey questions proposed by Hillsborough Citizen Alliance (HCA)
- 260+ survey responses were received (7% of Hillsborough households) of which 165 provided full contact info for the public record, and the 90+ other anonymous responses were confirmed via IP address; we assume that given the nature of our town's "own" online survey for Housing Element feedback (which are anonymous as well) that these are critical data that merits full town council & management attention

SURVEY INVITATION

Subject survey re: Hillsborough's "Housing Density Mandate" (HEAC plan)



Per our mayor Al Royce, ***"This is biggest single issue to confront Hillsborough in 50 years."*** The mayor was commenting on Hillsborough's plan to meet the state mandate for higher-density housing during 2023-2031 which must be submitted to & approved by the state during the next 2 months.

Clearly, every possible permutation of this so-called Housing Element "opportunities" exercise we are now going through necessitates a potentially DRAMATIC CHANGE TO OUR ZONING LAWS (& quality of life, property values). The majority of Hillsborough residents are UNAWARE of this.

LET'S BE HEARD AS A COMMUNITY BY TAKING A QUICK 3-5 MINUTE SURVEY TO GIVE "HOUSING DENSITY" FEEDBACK TO OUR CITY COUNCIL.

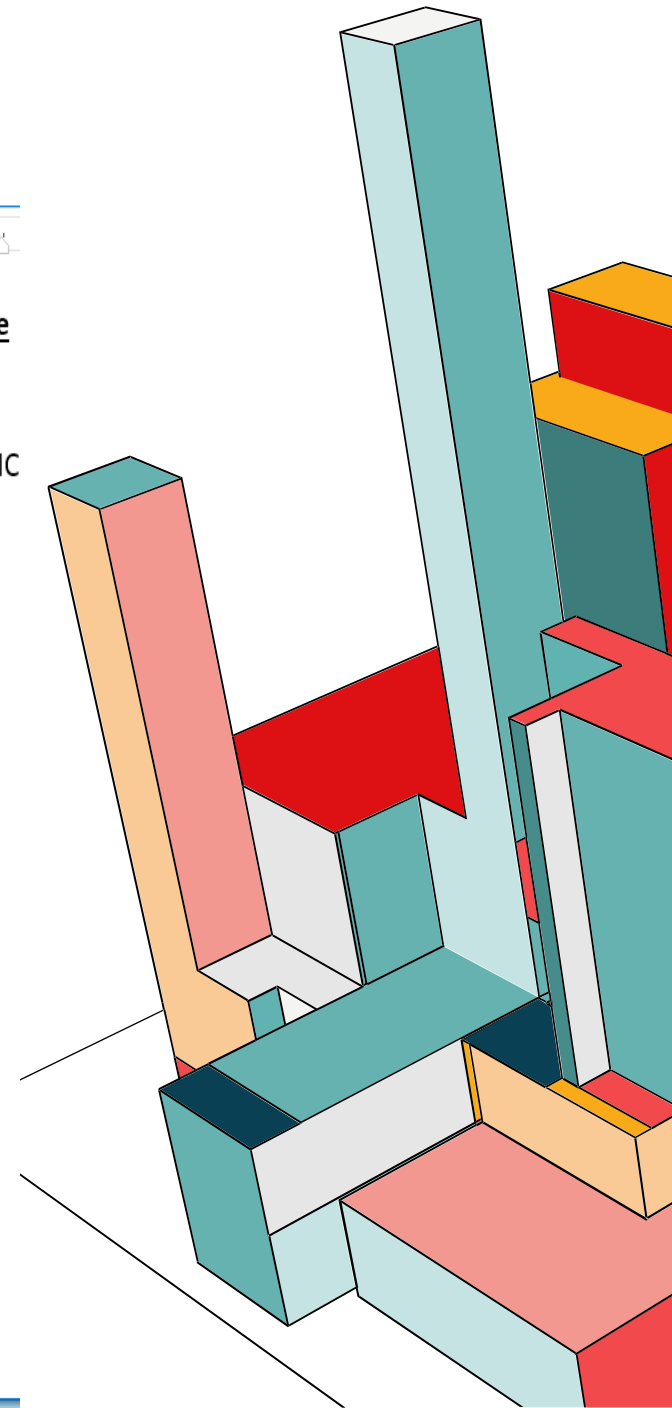
Individual responses are confidential; cumulative data will be analyzed and shared with all survey respondents prior to our presenting such analysis to Hillsborough City Council prior to their next study session on the plan.

TO TAKE THE SURVEY

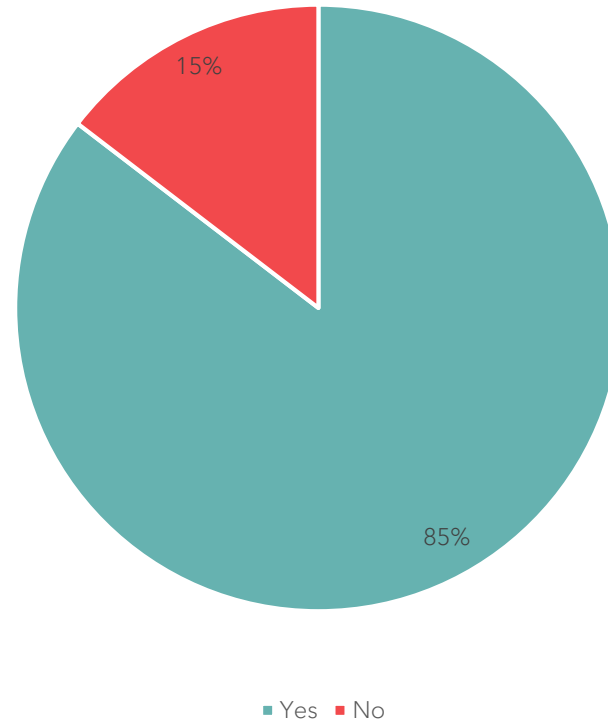
- Click on <http://www.hb-surveys.com/heac-2022-v6.htm>
- FYI = Survey is best experienced on Windows 7/10 or MacOs
- Note = Both Apple & Android phones/tablets may want to flip their devices to LANDSCAPE mode to best enjoy the experience

FOR MORE INFO ON THIS TOPIC

- YouTube official overview video by Town of Hillsborough → https://www.youtube.com/watch?v=Gh3dyli_l9w
- Alternative/updates to town plan promoted by Hillsborough Citizens Alliance (HCA) → <https://app.box.com/s/caegi8llugehg61u73amgp6pgdavyqcg>
- "Top 10" list of major issues identified by our survey developers → <https://25250046c64@0046c64.netsolhost.com/10%20REASONS%20TO%20FIX%20CURRENT%20HEAC%20PLAN.pdf>
- Collection of past official Hillsborough meeting recordings & summaries → <https://hillsborough-housing-planning-element-update-hlplanning.hub.arcgis.com/pages/drafterments>
- Ongoing NextDoor Hillsborough post → https://nextdoor.com/p/CznYxPsshKRS#utm_source=share&extras=MTQ5NDIzMQ%3D%3D

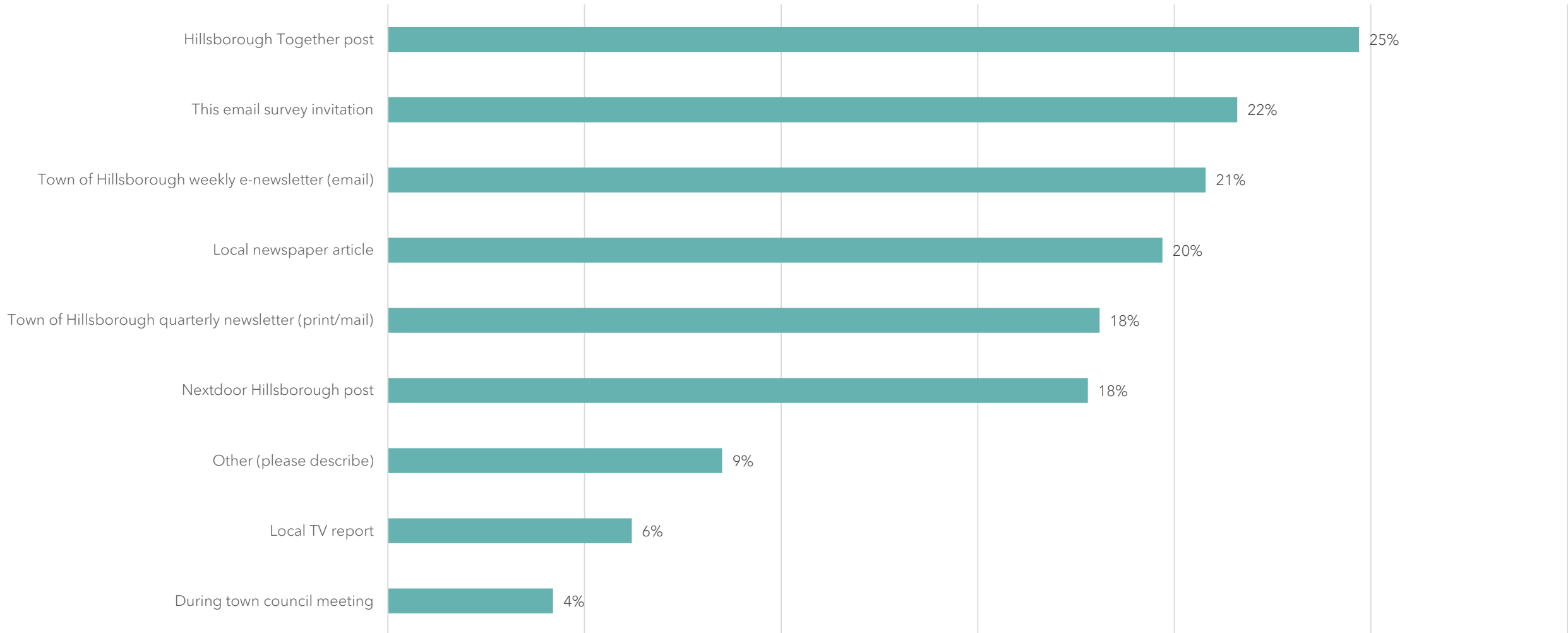


1A. Are you aware state law mandates affordable low income & moderate income housing in ALL cities?



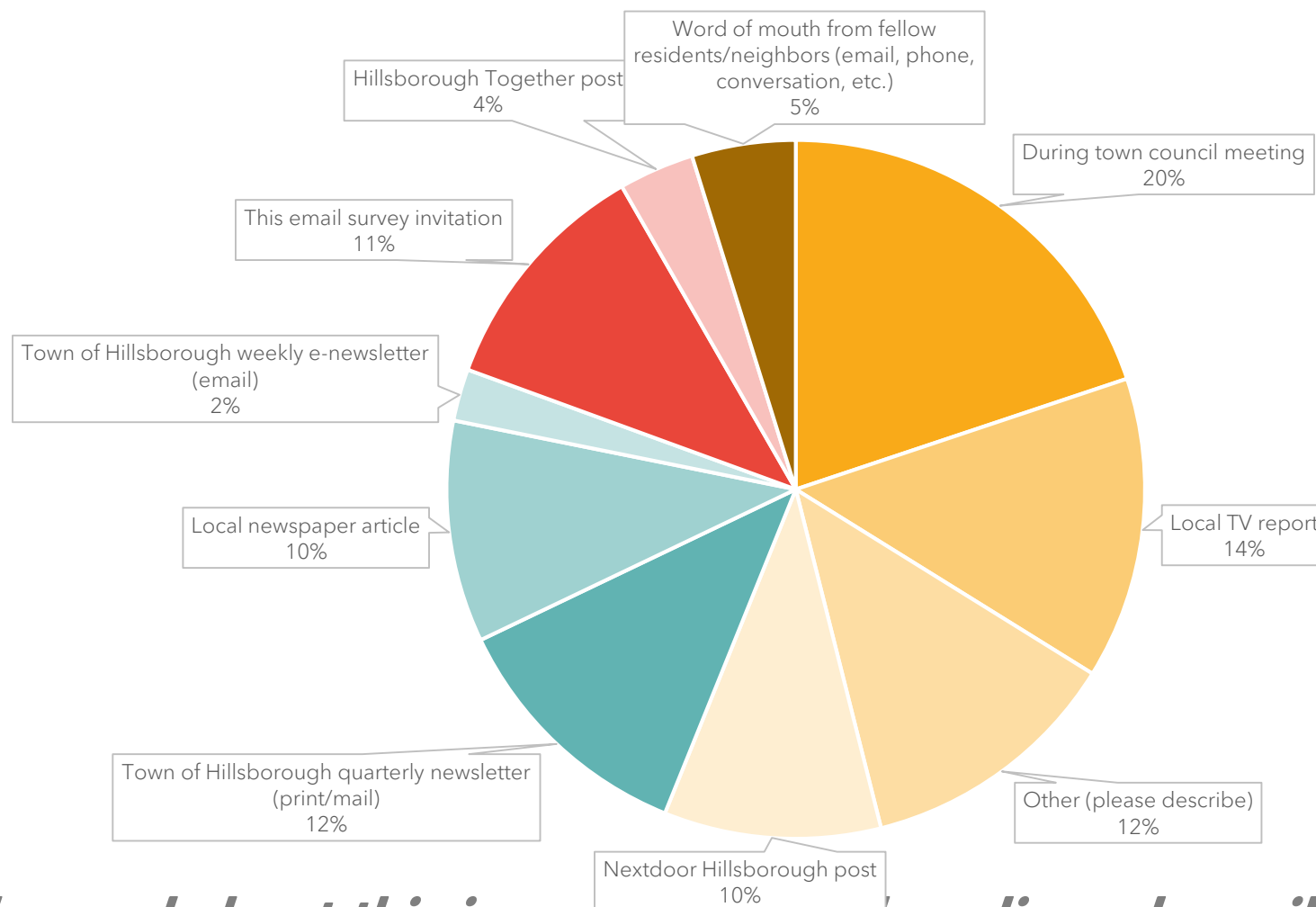
Our goal was to (neutrally) educate, as well as capture feedback on several different viewpoints of the proposed plan

2A - How did you learn of Hillsborough's mandate?



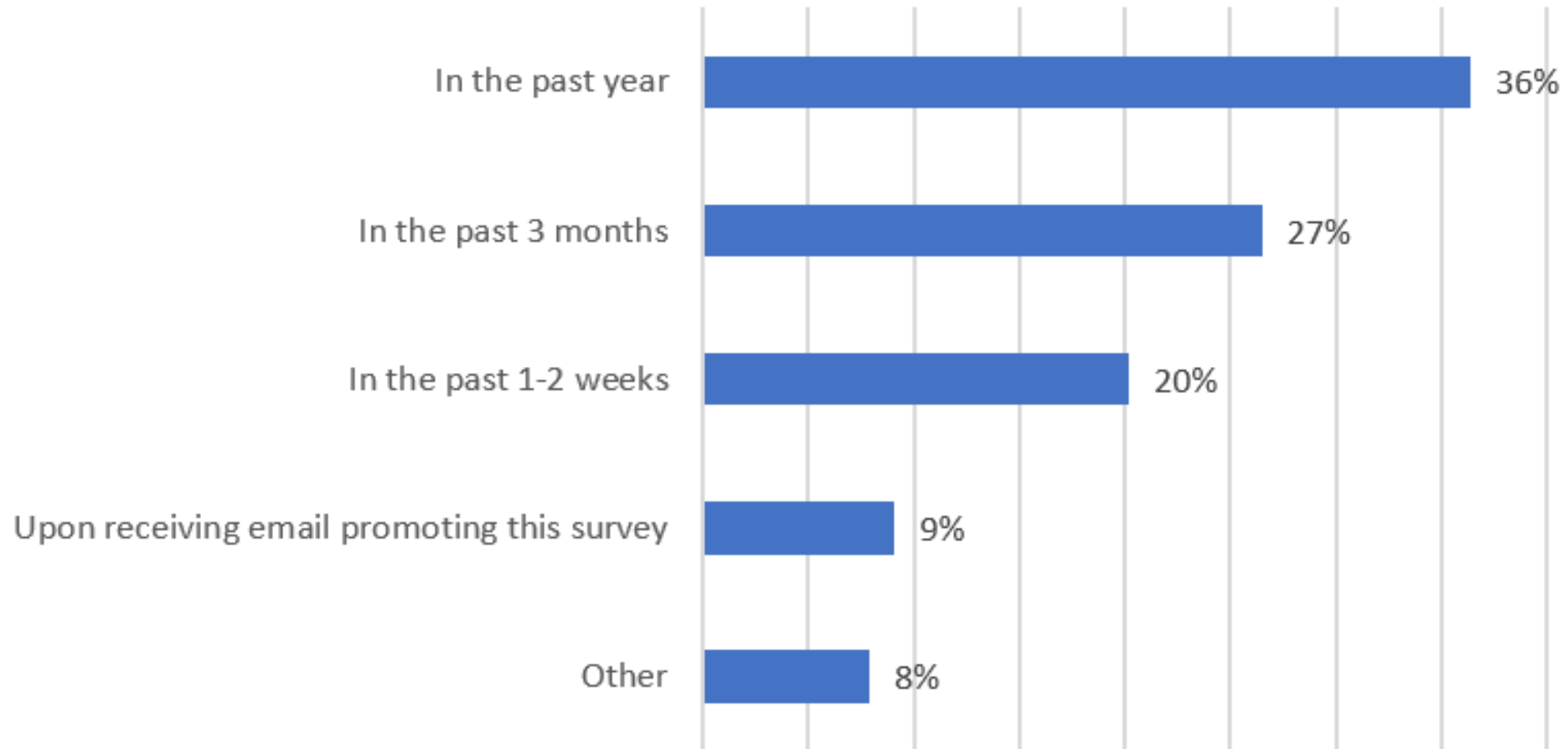
56% learned about this issue from social media and email. 24% learned about this from the town communications. We need to rethink how the town communicates overall, especially on critical issues like this.

2A. How did you learn of this state-mandated housing density mandate requirement for Hillsborough (multiple selections allowed)



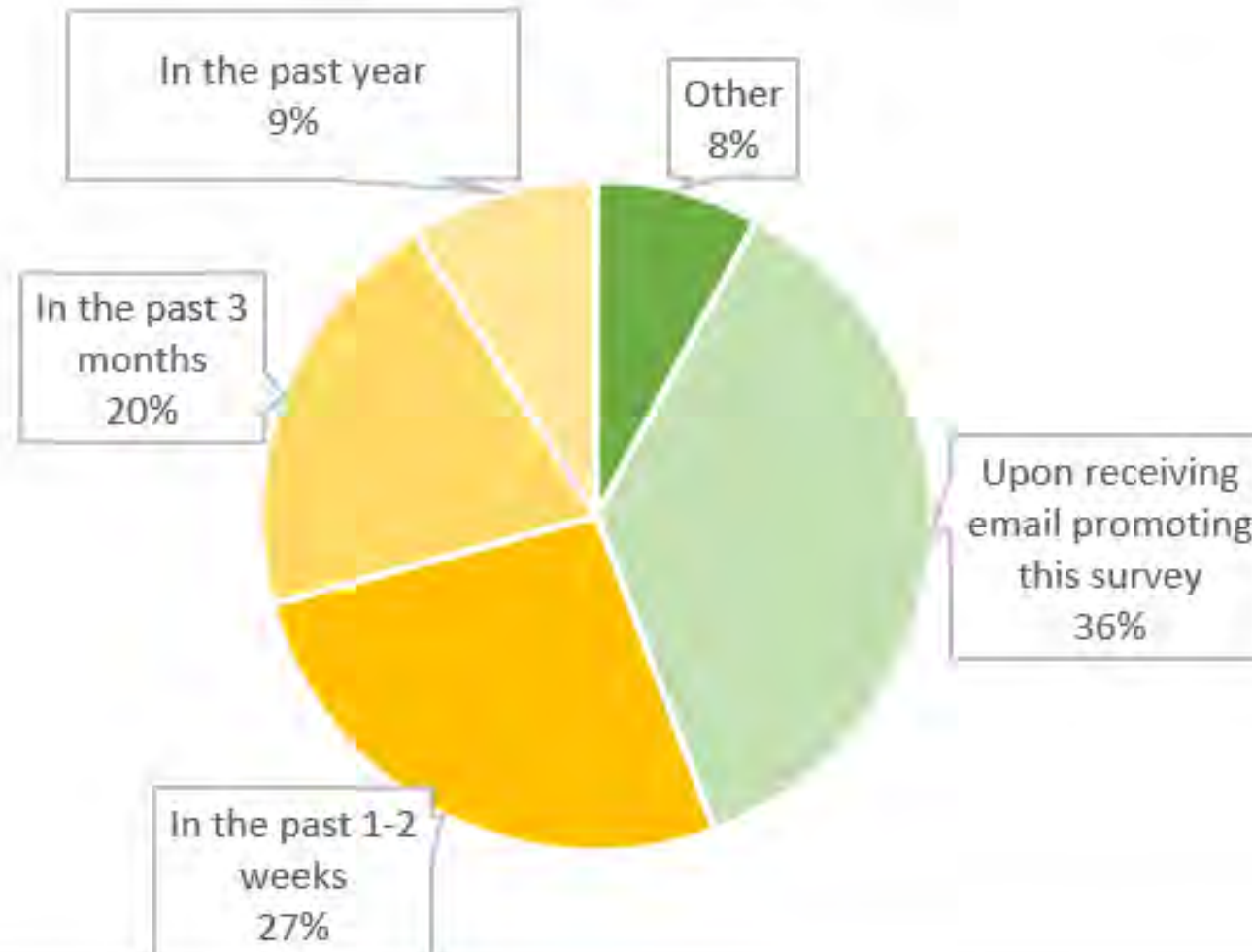
56% learned about this issue from social media and email. 24% learned about this from the town communications. We need to rethink how the town communicates overall, especially on critical issues like this.

3A - When did you learn about the state mandate for 1st time?



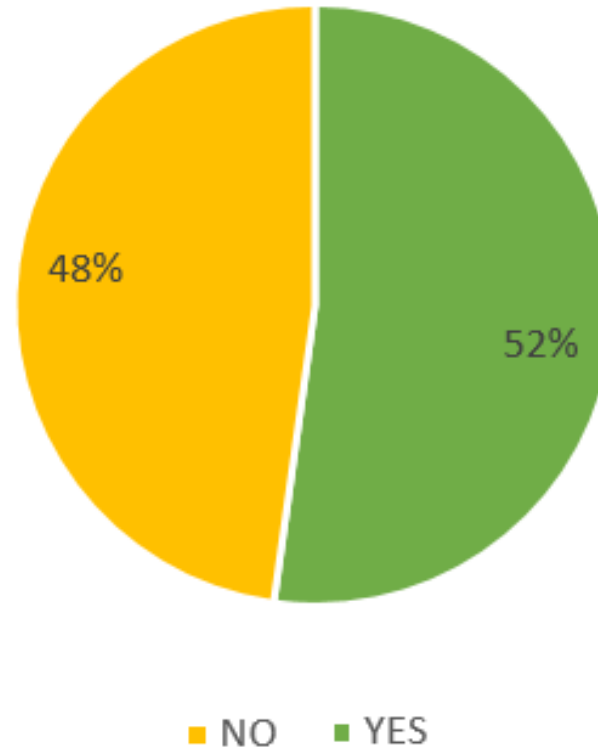
More than half the town respondents were not aware of issue until past 3 months, including almost 3 out of 10 who just learned of this in past 2 weeks before survey.

3A. When did you learn about the state mandate for the first time?

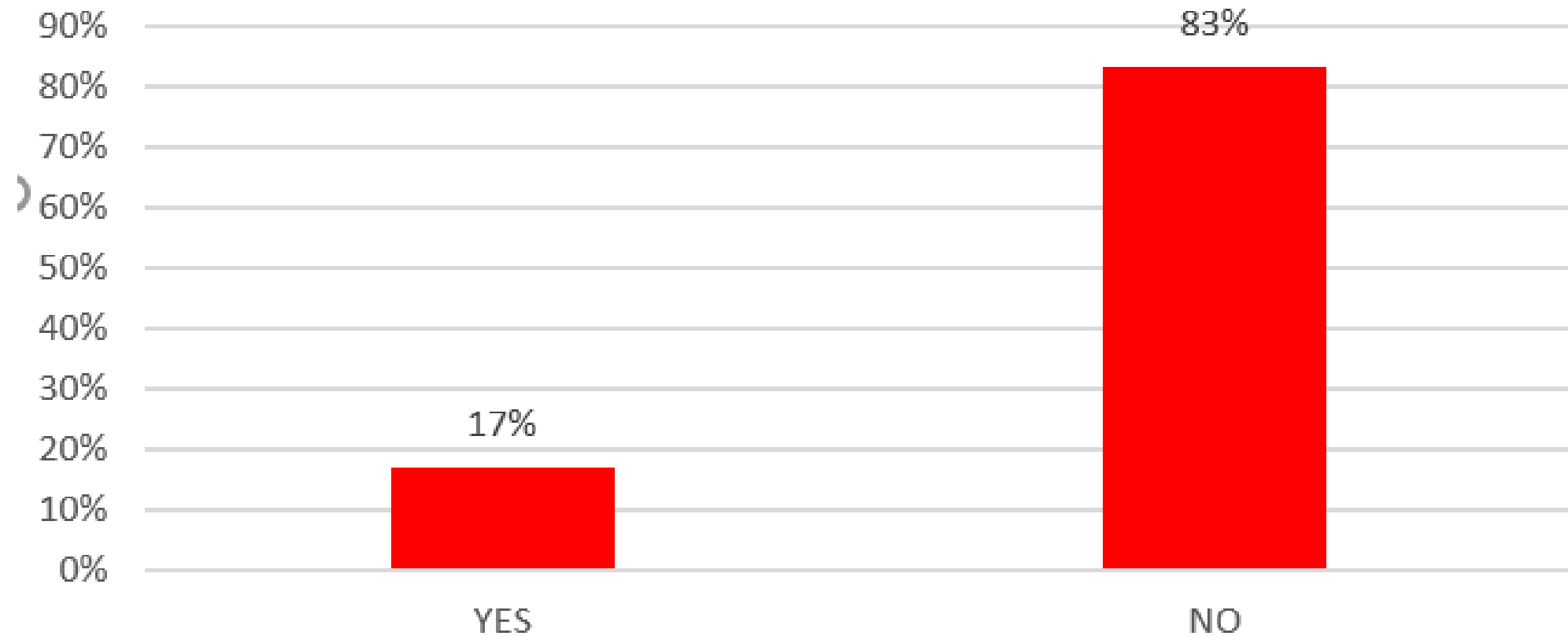


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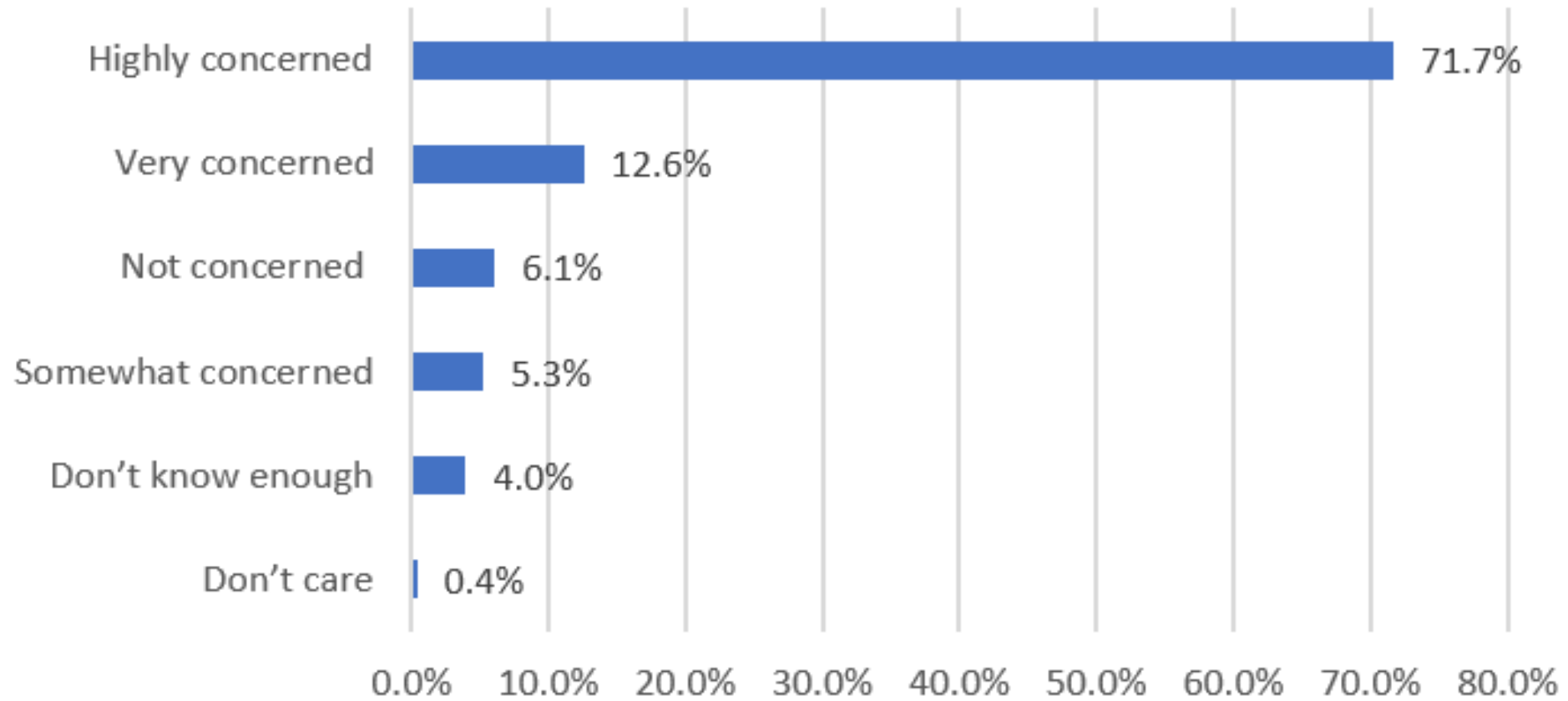
4A. Were you aware proposed HB plan calls for 550+ LOW,
AFFORDABLE & MODERATE INCOME HOMES WITHIN NEXT 8
YEARS?



5A. Are you aware that similar Bay Area communities such as Atherton have TARGETs 50% OR LESS THAN HILLSBOROUGH'S ?

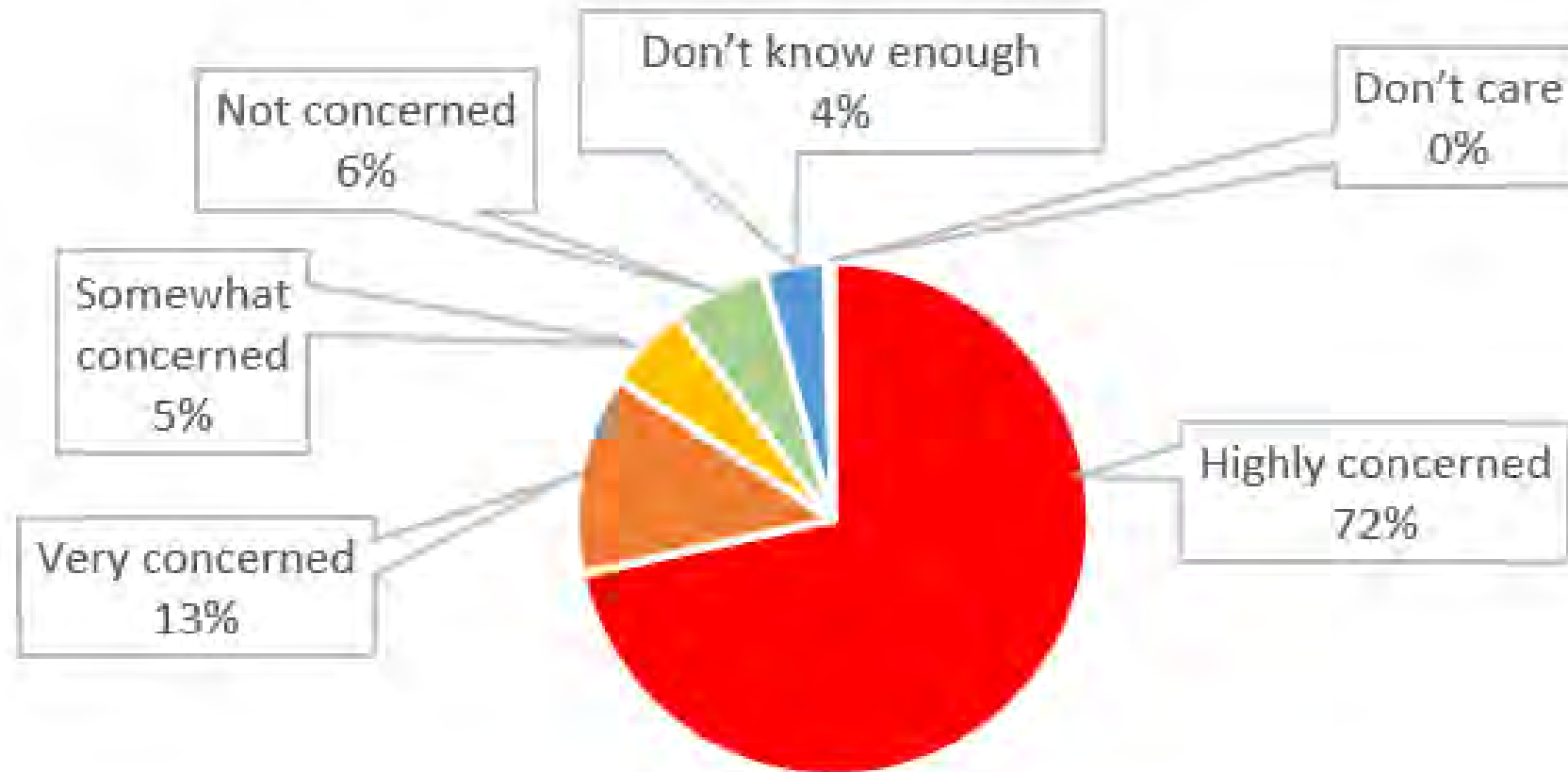


6A. How concerned are you CURRENT PLAN would RE-ZONE ENTIRE TOWN?



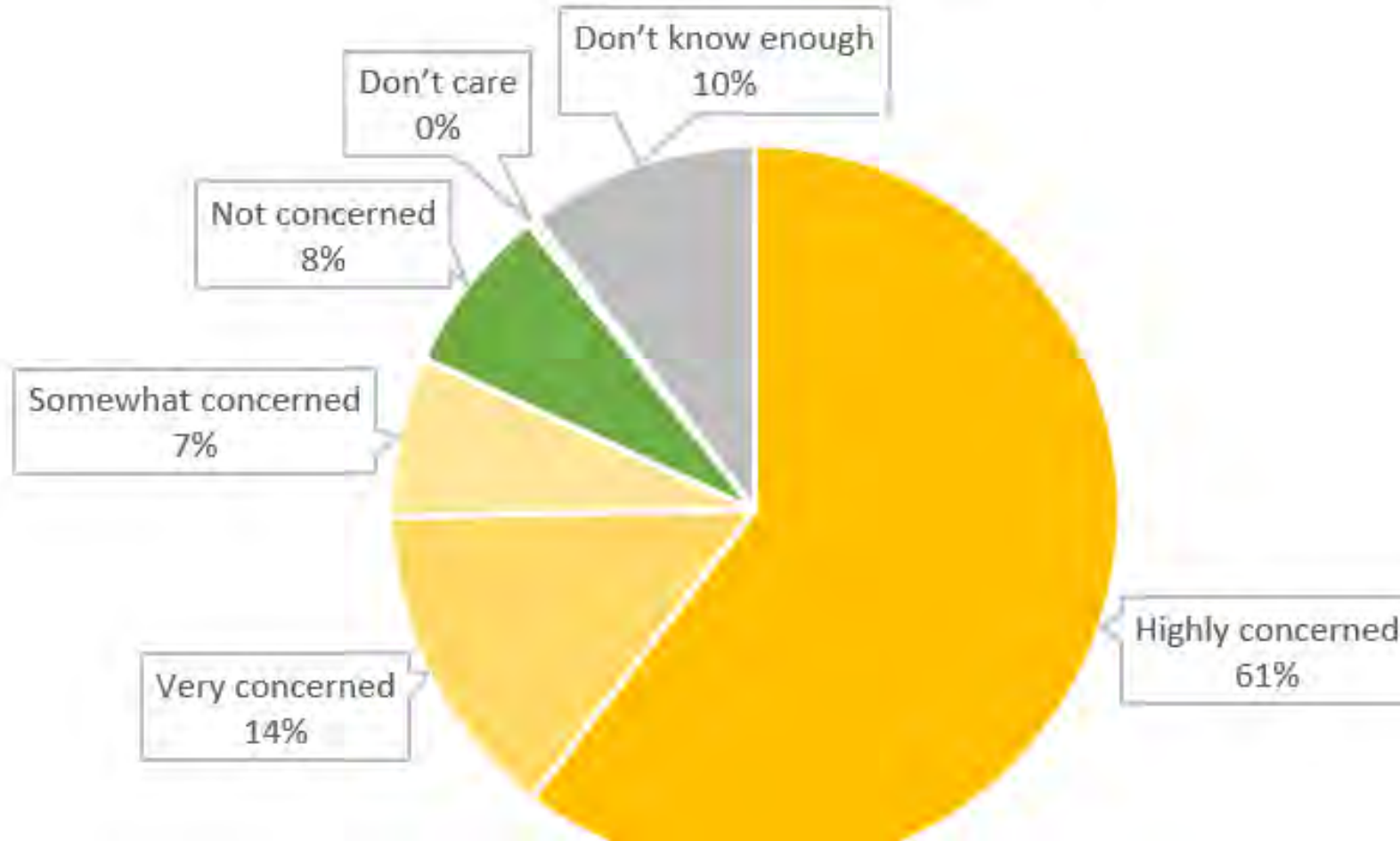
***By a margin of nearly 14 to 1, the town is highly, very,
or somewhat concerned about the re-zoning.***

6A. How concerned are you CURRENT PLAN would RE-ZONE ENTIRE TOWN?



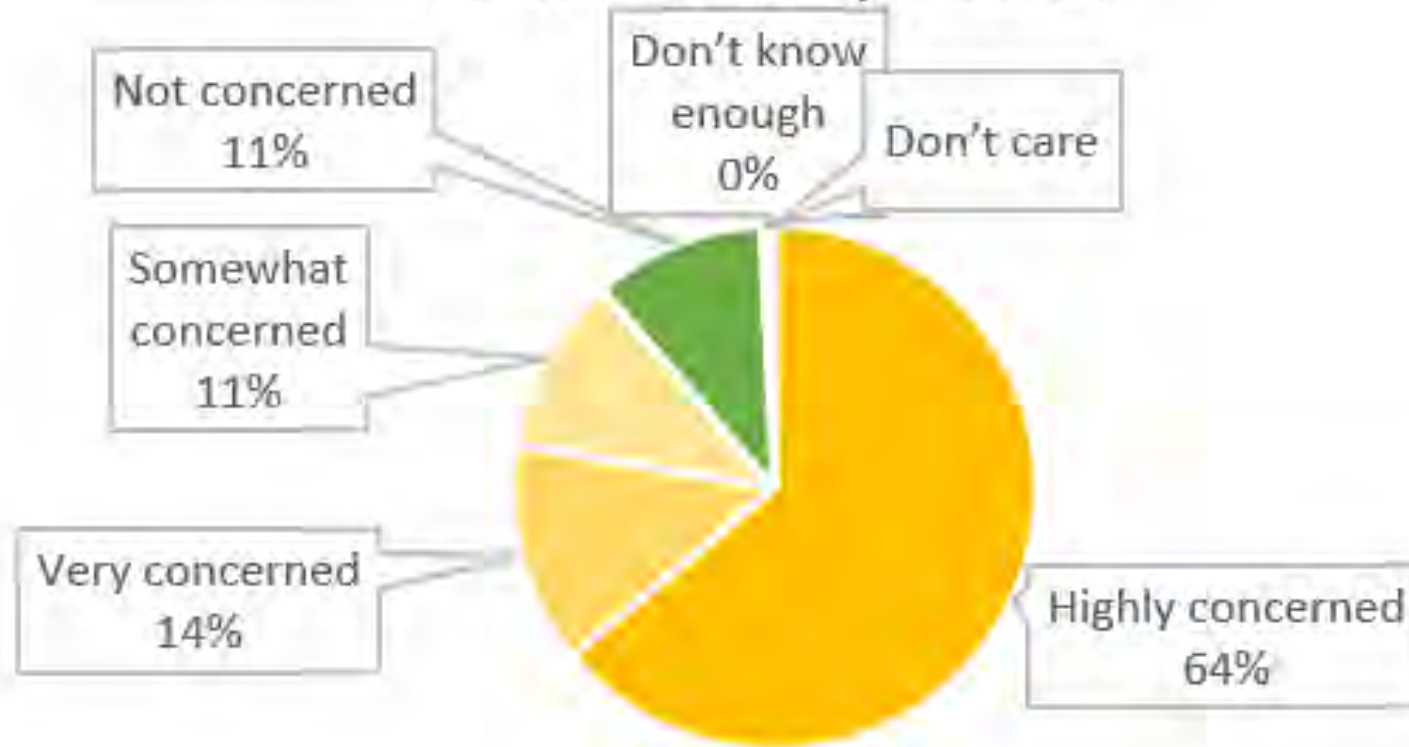
By a margin of nearly 14 to 1, the town is highly, very, or somewhat concerned about the re-zoning.

7A. How concerned are you CURRENT PLAN EXCLUDES ANY CONSIDERATION
OF 250+ "OPEN SPACE" ACRES?



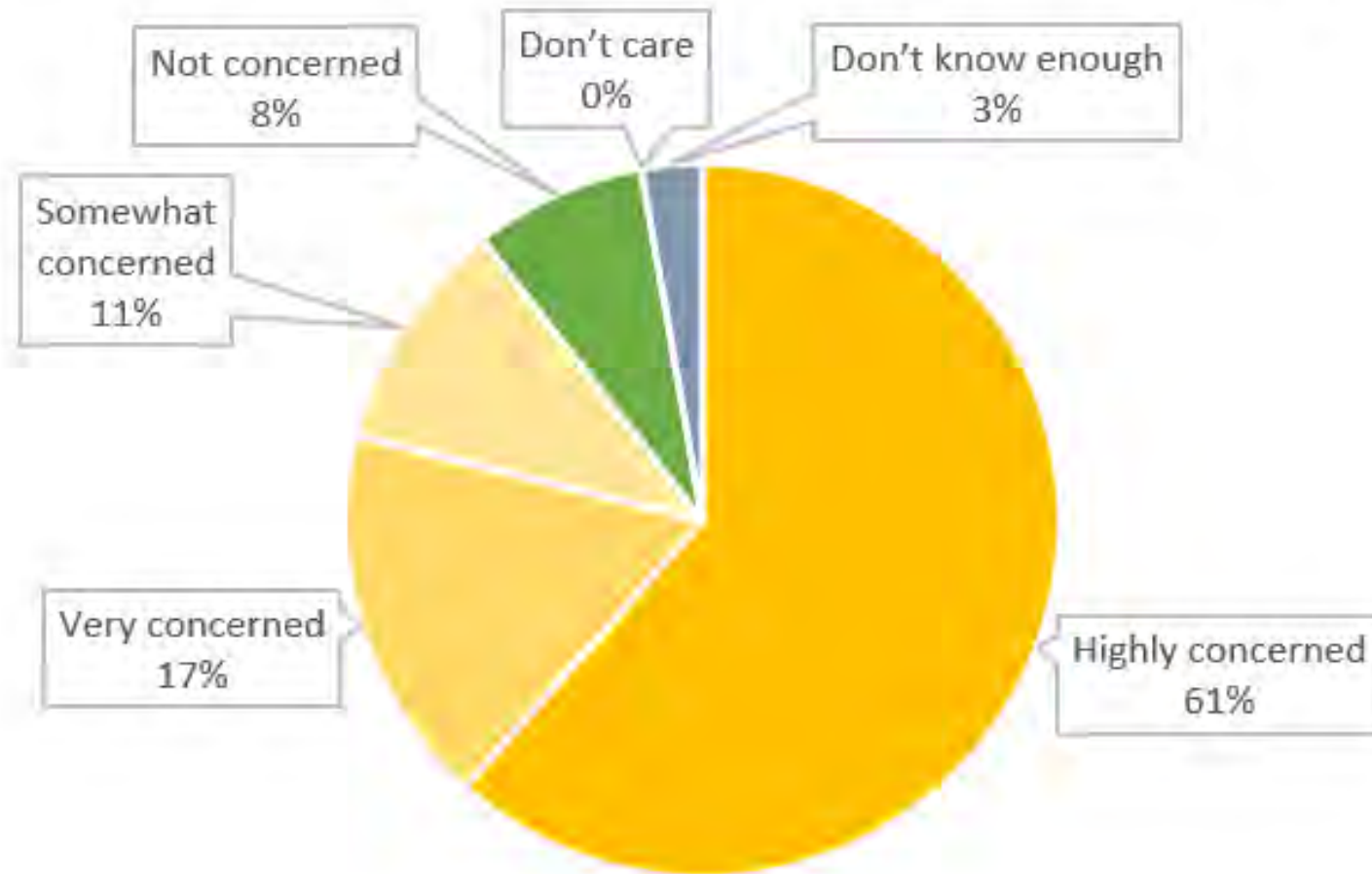
***By a margin of more than 10 to 1, our town is concerned
about excluding town-owned open space.***

8A. How concerned are you CURRENT PLAN
REDUCES MINIMUM LOT SIZES from current 1/2
to as low as 1/3 acre?



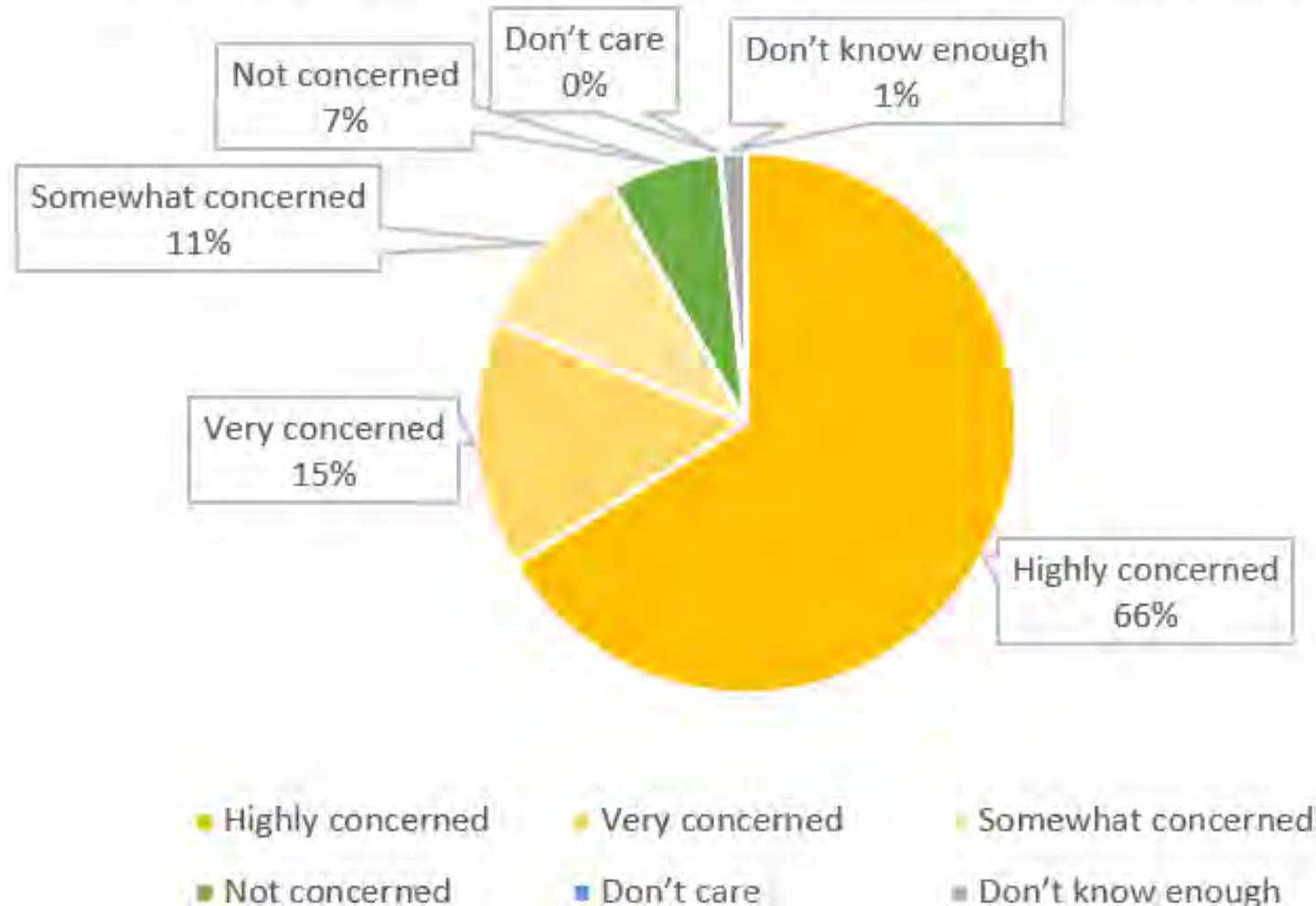
By a margin of more than 8 to 1, our survey respondents are concerned about reducing minimum lot sizes according to the draft Housing Element.

9A. How concerned are you CURRENT PLAN MINIMIZES
"FRONTAGES" (from current 150' to as low as 50')?



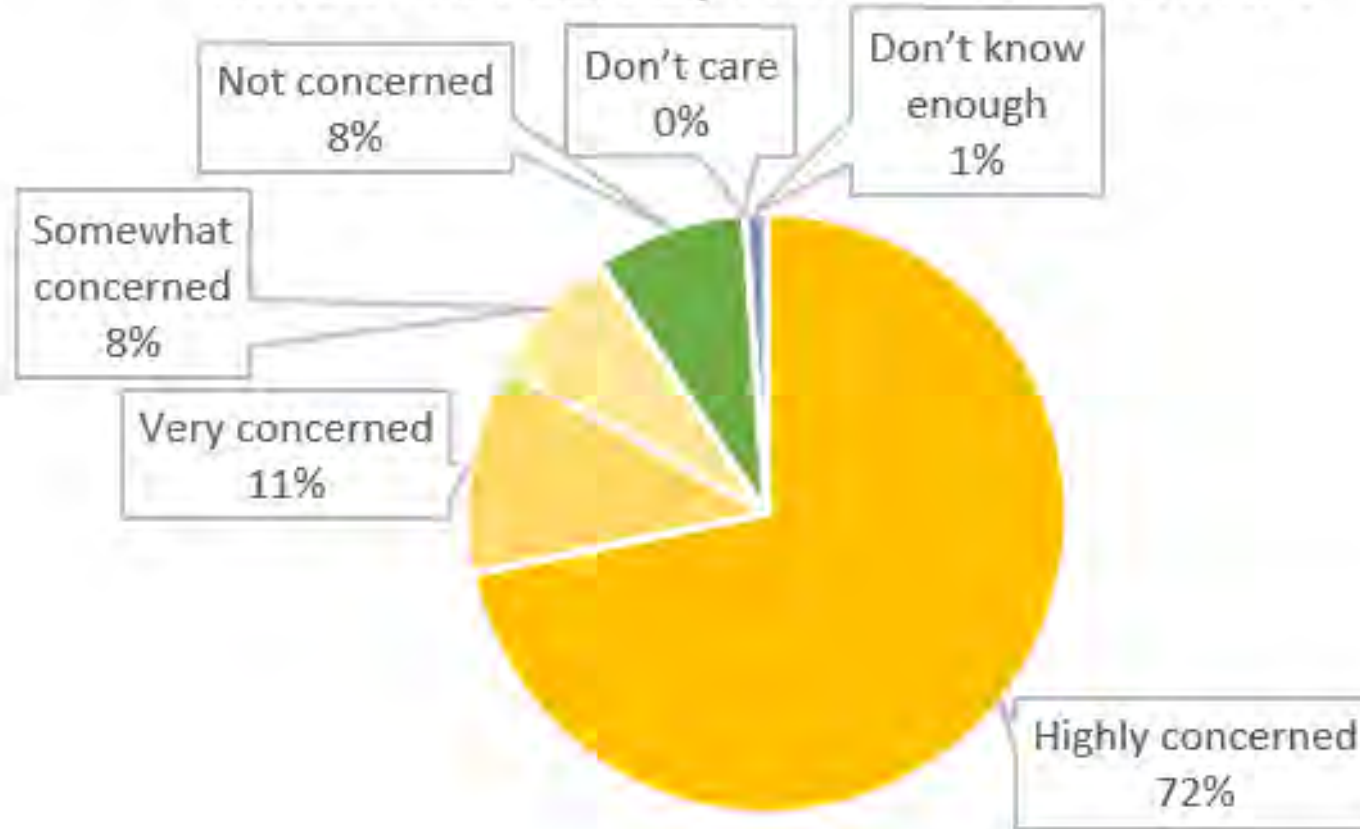
***By a margin of more than 11 to 1, our residents care about preserving
150 foot street frontages.***

10A. How concerned are you CURRENT PLAN REDUCES
"SETBACK" DISTANCES (from current 20' to as low as 5')?



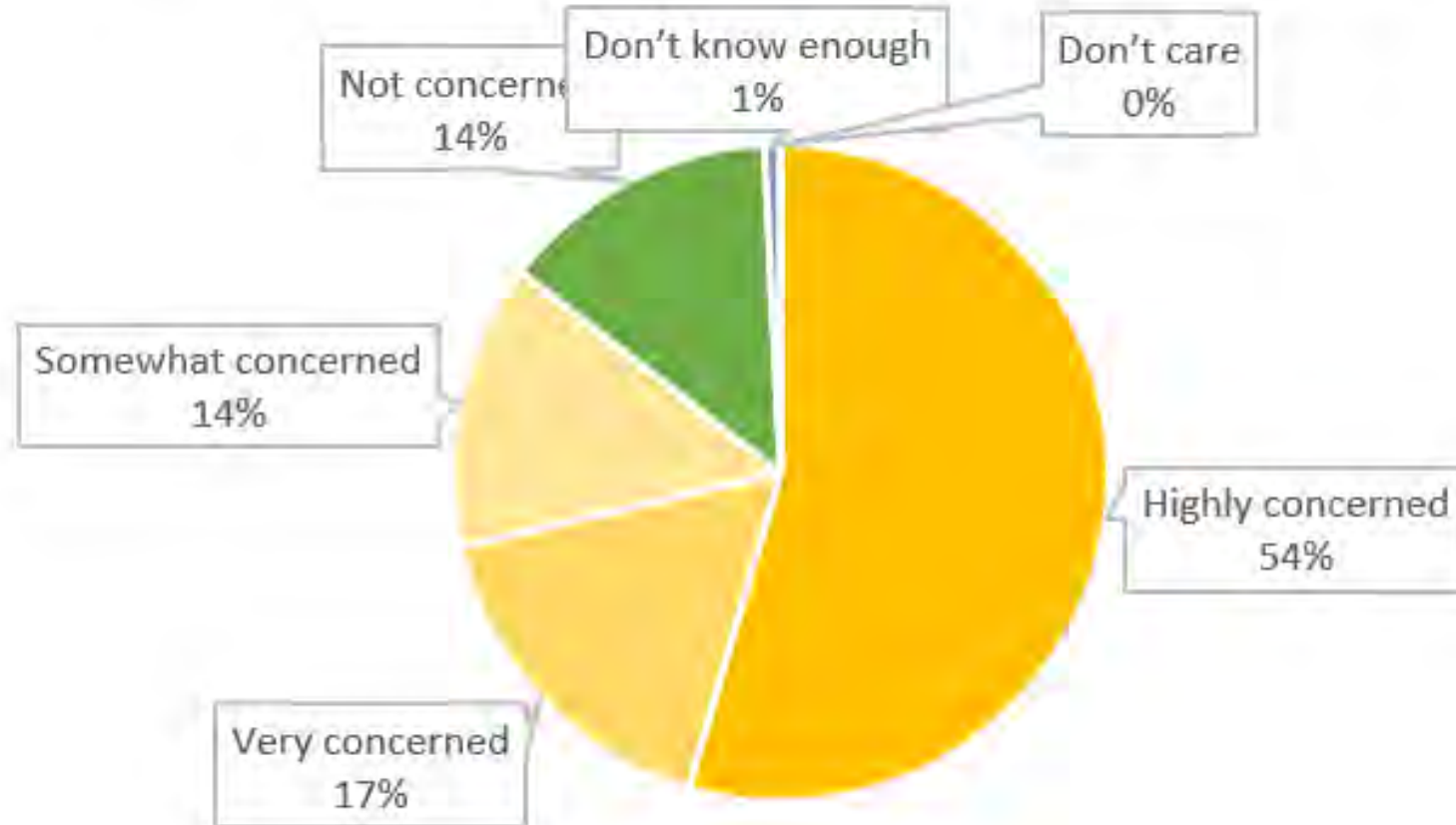
***By a margin of almost 14 to 1, our residents are concerned
about reducing setbacks.***

11A. How concerned are you CURRENT PLAN
changes zoning laws to ALLOW "LOT SPLITS" TO
BUILD DUPLEXES/TRIPLEXES & MORE?



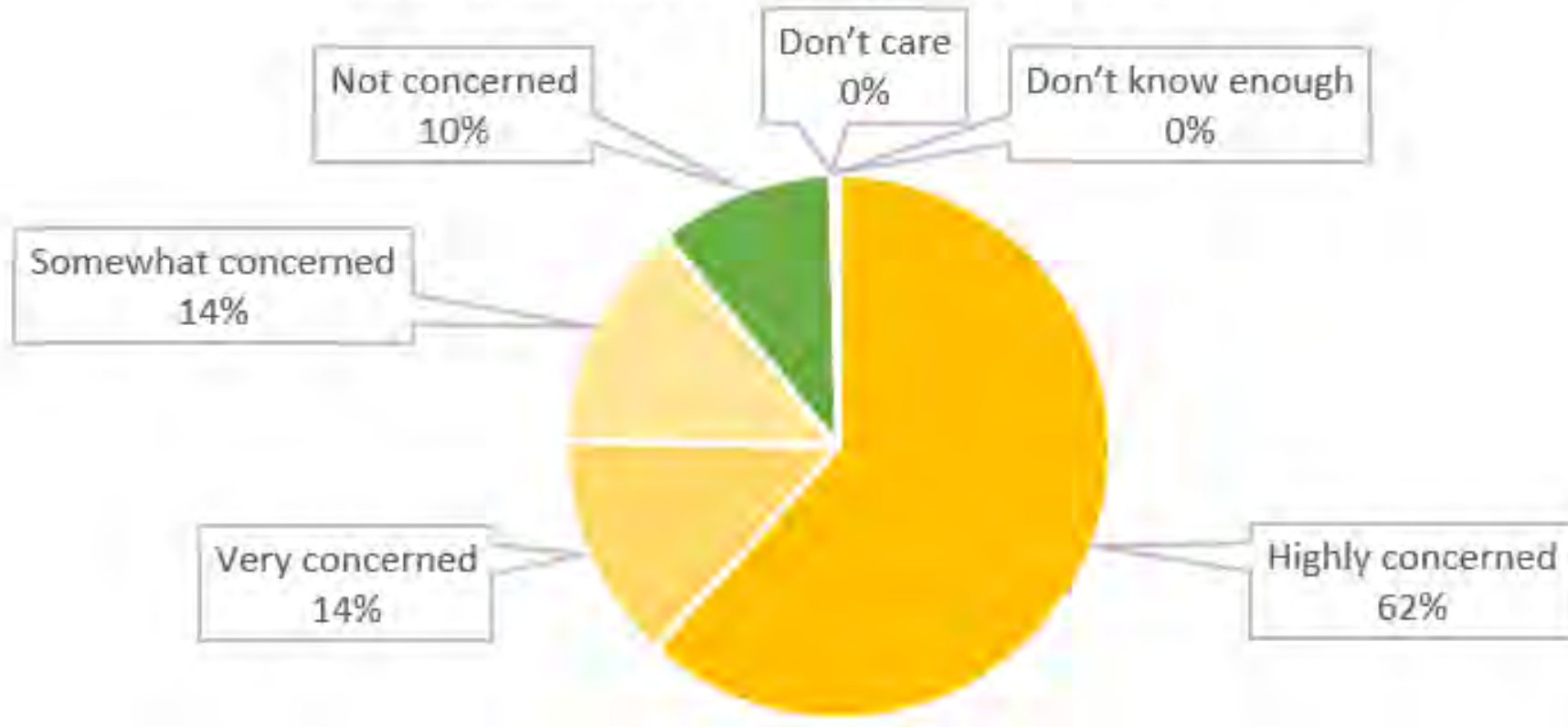
***By an 11 to 1 margin, our citizens don't want to allow or increase the
number of lot splits and duplexes on lots***

12A. How concerned are you CURRENT PLAN REDUCES
MINIMUM LANDSCAPE COVERAGE from 50% to 30%
(structures & hardscaping can be 70% of a lot)?



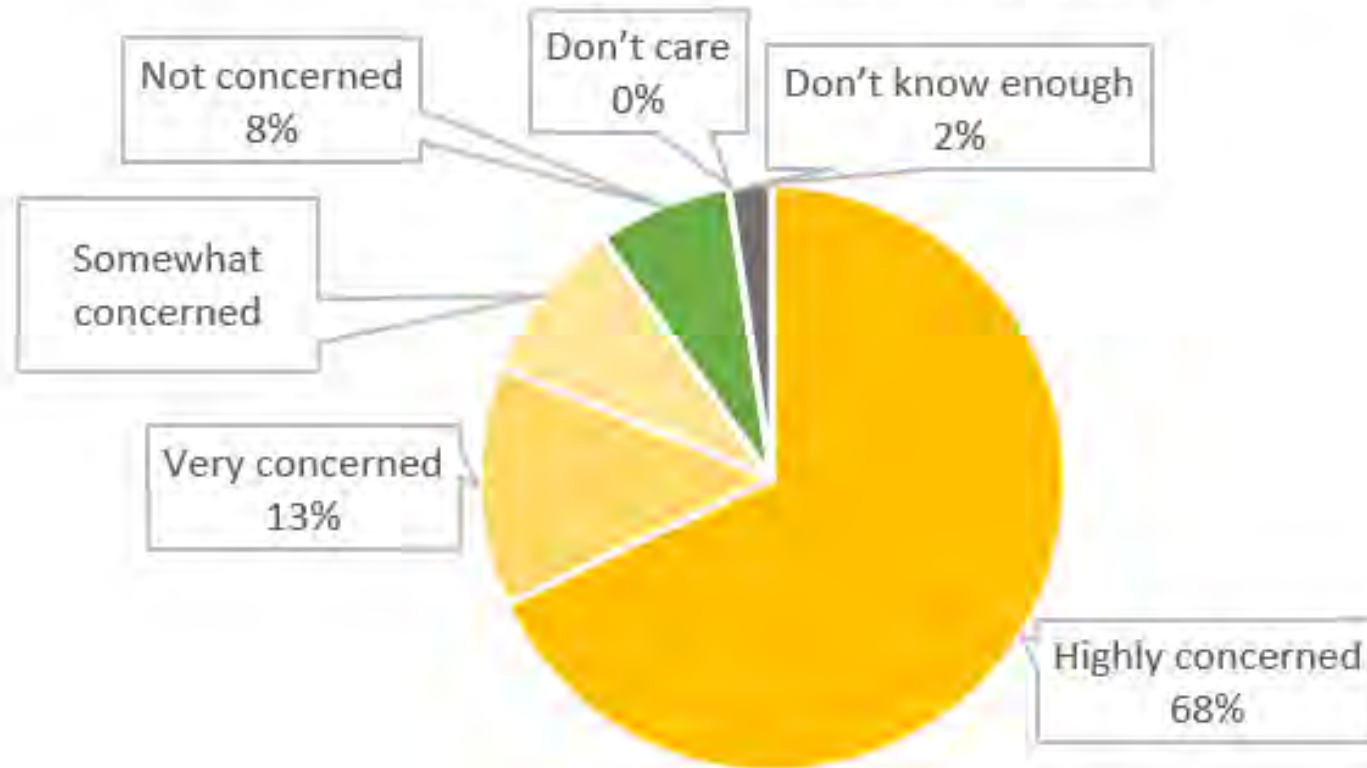
***By almost 6 to 1, our residents don't want a plan that decreases
minimum landscape coverage.***

13A. How concerned are you CURRENT PLAN REDUCES MINIMUM DWELLING SIZE by 70% (from 2500 sq ft to 800 sq ft) to encourage subdivisions of larger parcels for additional single family as well as duplex units..?



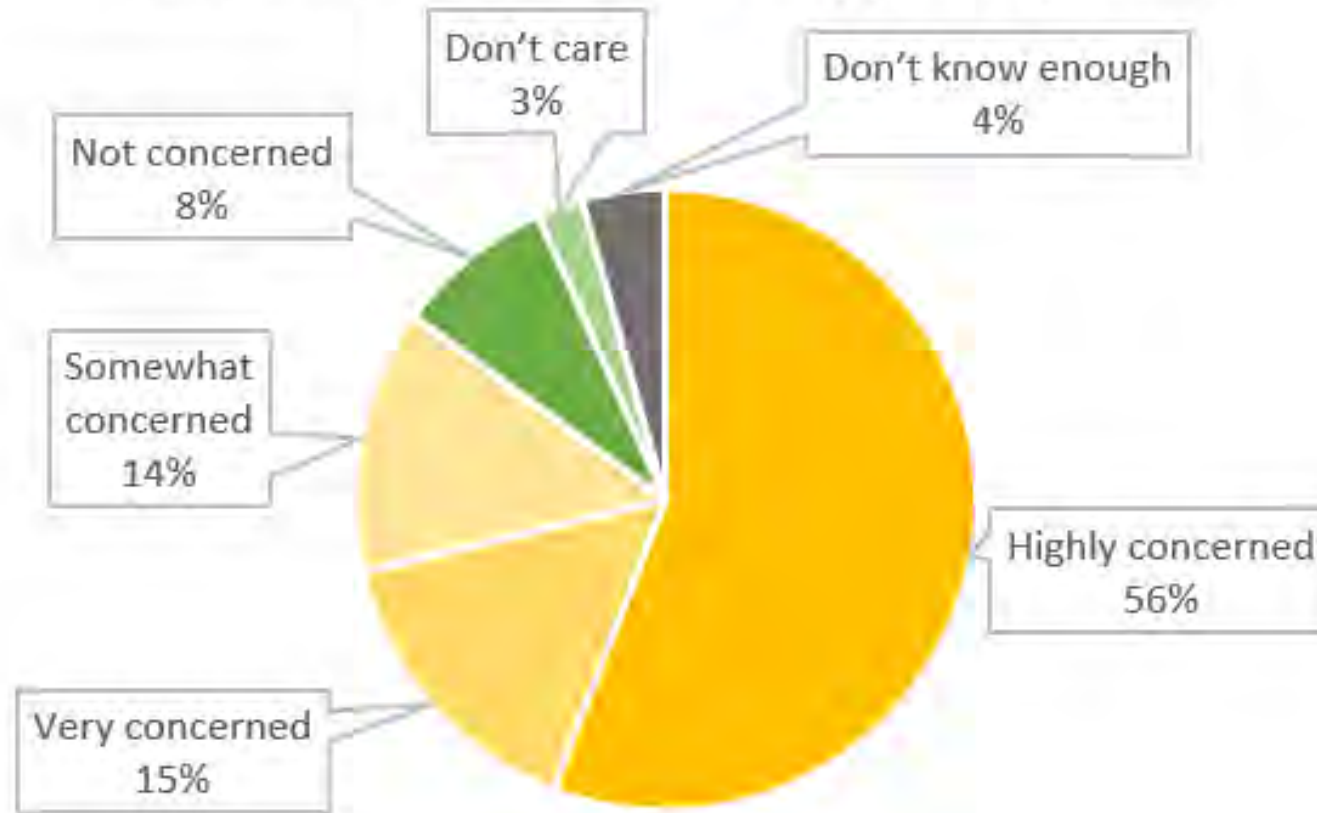
By a margin of more than 8 to 1, our townspeople don't want to reduce the minimum dwelling size from 2500 sq ft to 800 sq ft.

14A. How concerned are you that CURRENT PLAN ALLOWS
HIGH-DENSITY HOUSING AWAY FROM MAJOR TRAFFIC
ROUTES (El Camino Real, etc.)?



***By more than 12 to 1, our town doesn't want high-density housing
anywhere but near El Camino or another high traffic route.***

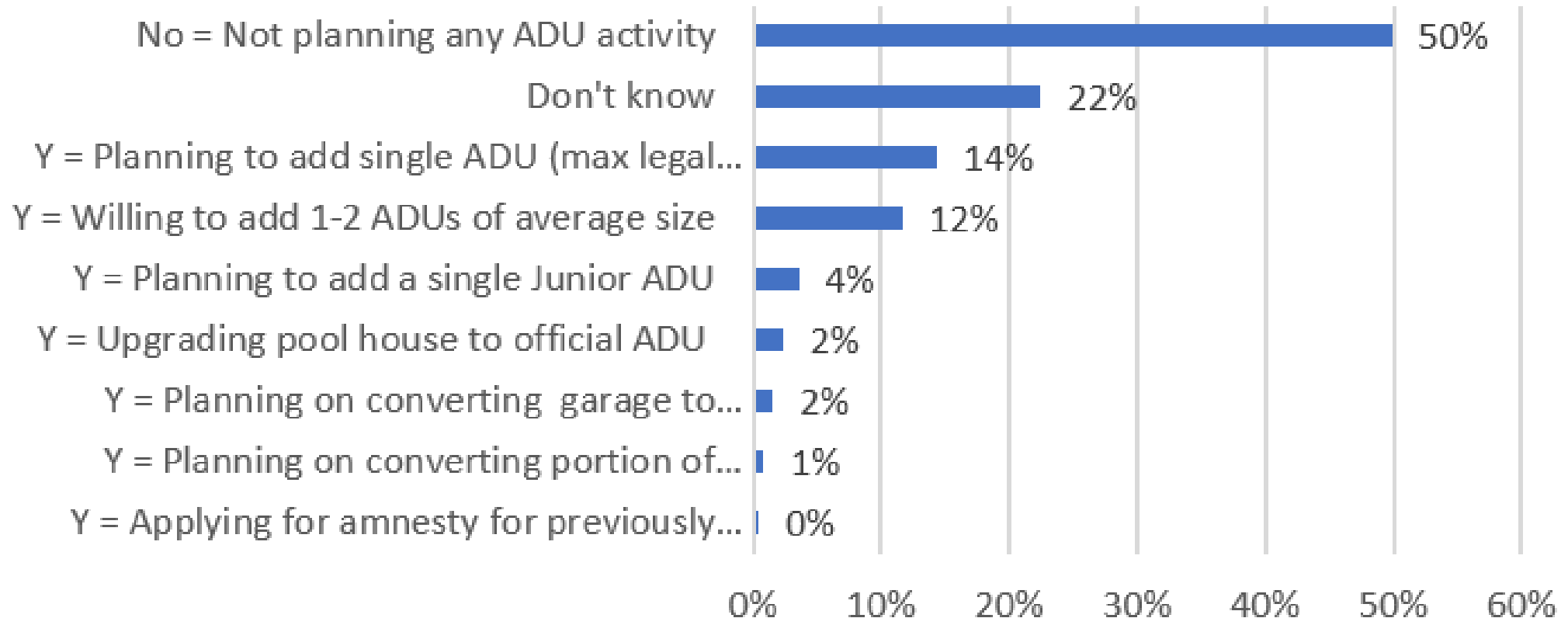
15A. How concerned are you CURRENT PLAN DEVELOPERS HAVE NOT APPROACHED 10+ ACRE PARCEL OWNERS for their feedback/participation?



Our town overwhelmingly thinks the Housing Element team should have approached the owners of the large parcels included in the plan.

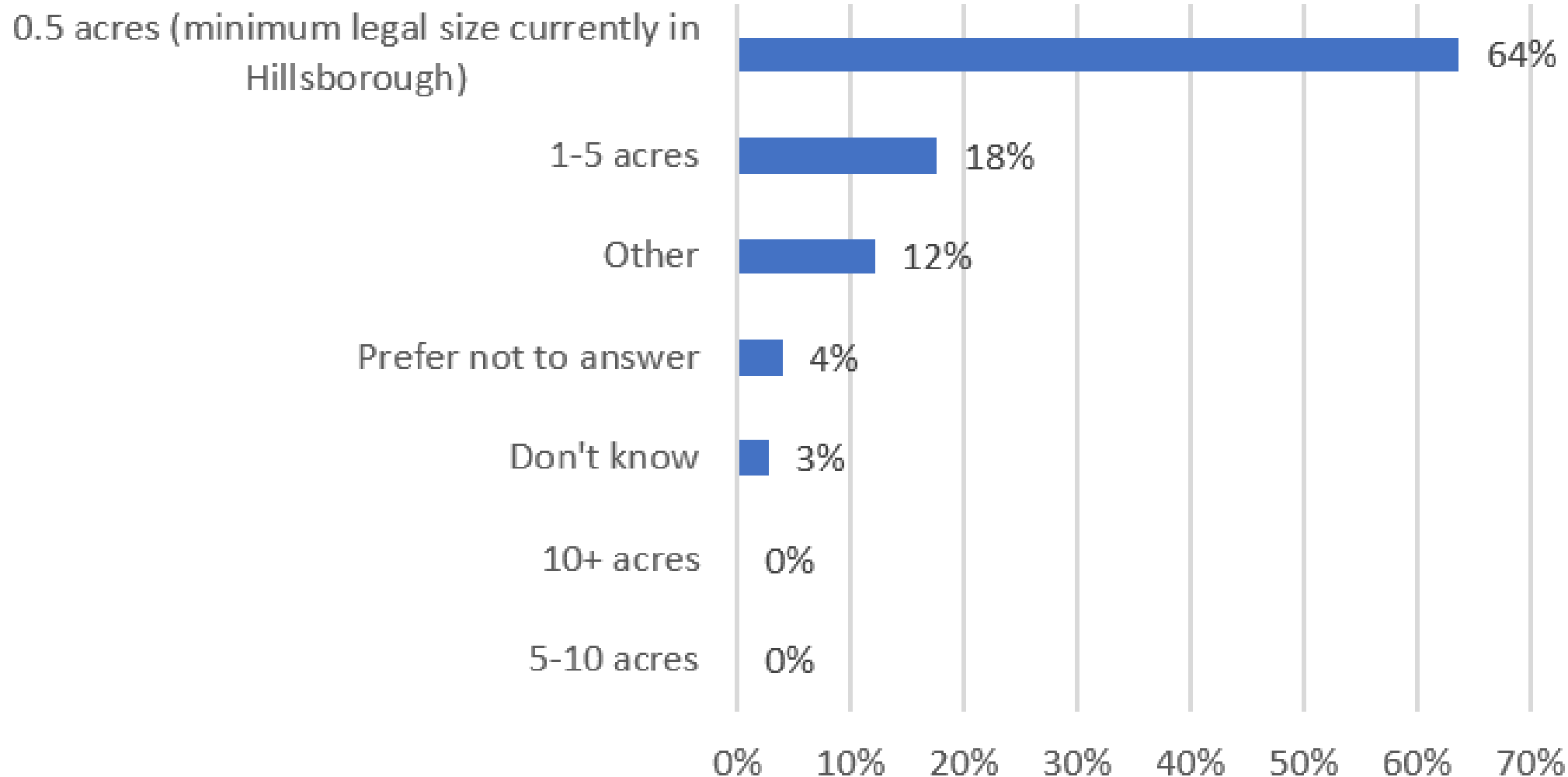
16A. Are you planning on adding ADU next 5 years (thru 2027)?

[multiple choices = select all that apply]

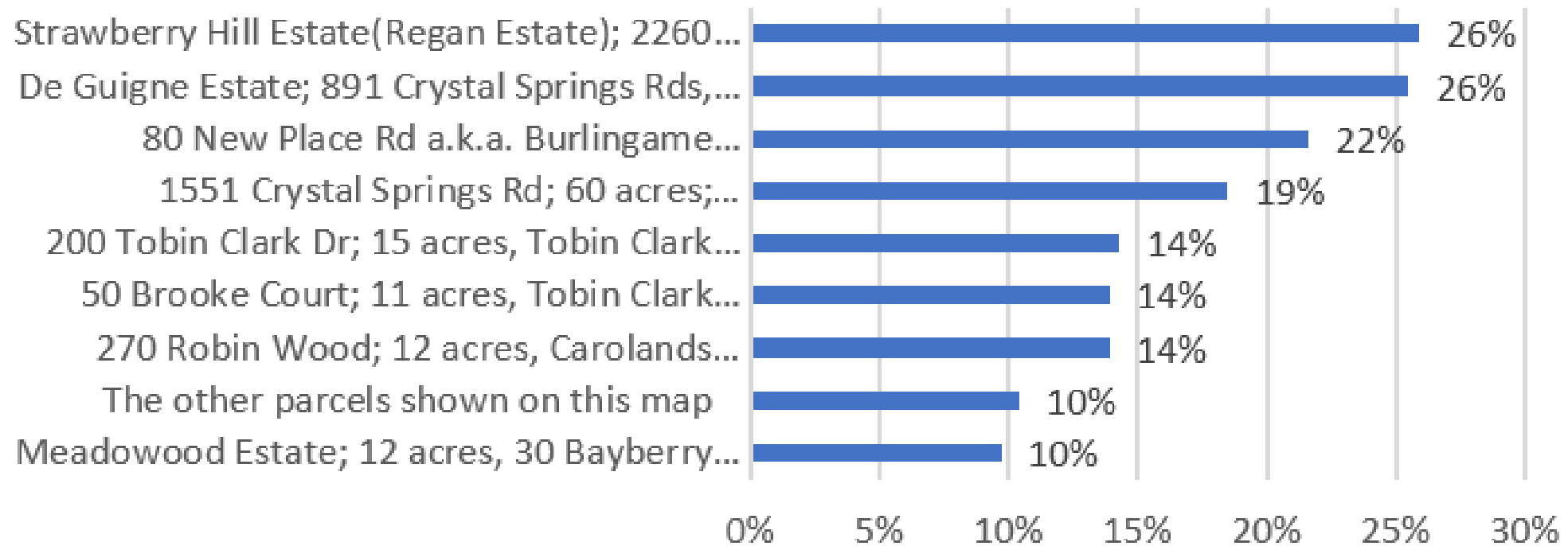


About 1/3 of our town is planning on adding at least one ADU now, with fewer than half not currently planning (and about 1/5 unsure)

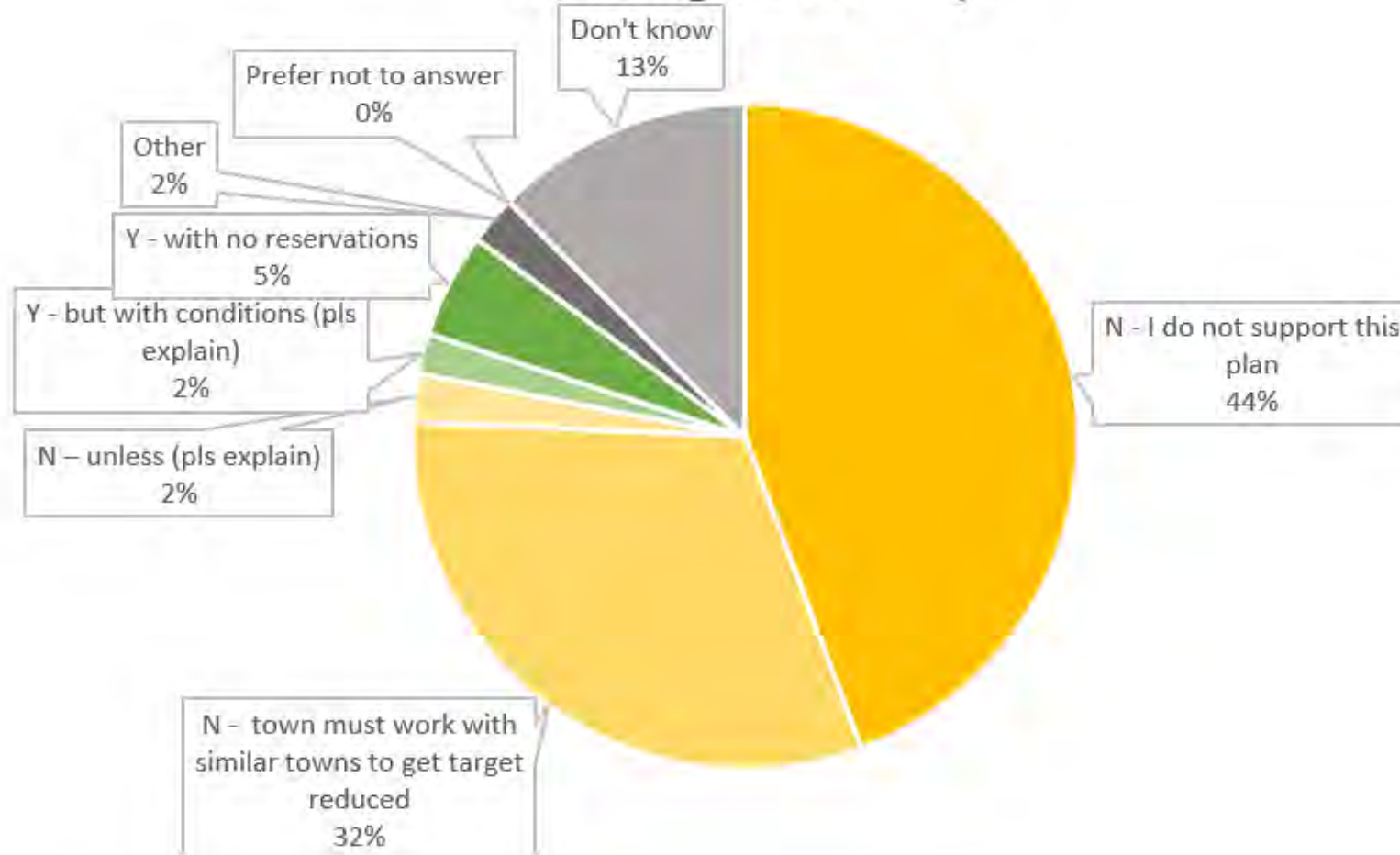
17A. What is your LOT SIZE?



18A. Are you aware of these 10+ ACRE SITES
THAT ARE ELIGIBLE UNDER PROPOSED PLAN FOR
REDEVELOPMENT into multi-tenant, multi-story
housing (40% low income)?



19A. Do you APPROVE of Hillsborough's current
"HOUSING DENSITY" plan for 2023-2031 (a.k.a.
"Housing Element")?



By more than 11 to 1, our town opposes this plan.

OVERWHELMING CONSENSUS ON THESE ITEMS:

- By more than 11:1, our town opposes this Housing Element plan as drafted
- By ~14:1, the town opposes re-zoning
- By >10:1, our town is concerned about excluding town-owned open space
- By >7:1, our town wants our proposal to be based on ADU/JADUs
- By ~14:1, residents really want the town to understand what other towns like Hillsborough are doing, & to engage with them to fight for our common interests

OTHER KEY FINDINGS**:

- There is NO consensus about multiple detached ADUs, so the town must make a good case for this to our citizens, if this is to be included in our Housing Element
- There is a small plurality in favor of exploring denser housing at the Town Hall campus site, so the Town must make a proposal and get feedback from residents (especially local neighborhoods) before including this in our Housing Element
- There is a plurality opposed to considering taller building heights at the Town Hall campus site, so the Town must make a proposal and get feedback from residents before including this in our Housing Element
- By a margin of ~ 3:2, the Town supports the concept (but not any specific plan) of focusing on the area near El Camino Real for appropriately locating higher density housing. However, there is a very large undecided block, so the town should get approval from our citizens before making any specific plans.
 - *** Items without a consensus, where the Town Council must make a strong case to gain support (or exclude the item from the plan), and then must go out and survey the town to ensure there is a consensus*

ADDITIONAL FINDINGS**:

- By >8:1, our town opposes reducing minimum lot sizes according to the draft Housing Element.
- By >11:1, our residents want to preserve 150 foot street frontages.
- By ~14:1, our residents oppose reducing setbacks.
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- By >12:1, our town opposes high-density housing anywhere but near El Camino or another high traffic route.
- By ~3:1, the residents oppose including highest density housing near the I-280 corridor
- By 8:11, our town overwhelmingly thinks the Housing Element team should have approached the owners of the large parcels included in the plan.
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- By ~3:1, our residents support increasing the ADU component of our plan, and eliminating any "up-zoning" and overlay zones. The town must explore and attempt this approach.
- By >5:1, our residents support using Town-owned parcels (including better ingress/egress for evacuation safety) to achieve a portion of our RHNA housing unit allocation.

OTHER FINDINGS RE: MESSAGING

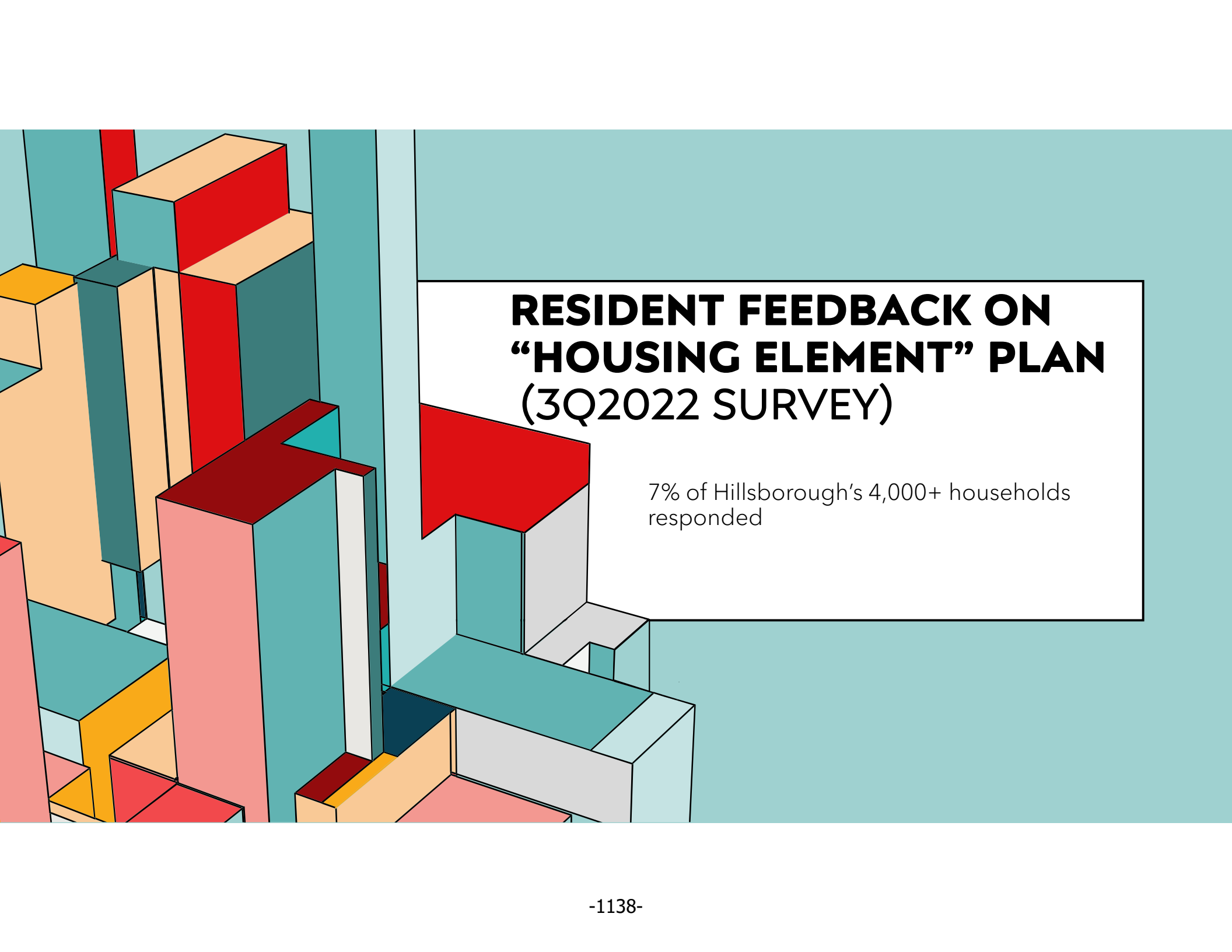
- The town needs bolster its online marketing methods/channels
 - Better outbound communications via social networking sites Nextdoor Hillsborough & Hillsborough Together
 - Strengthen email & SMS key messaging opportunities for topics such as this plan, elections, etc.
 - Weekly town newsletter is good for community relations, but the town needs to better assertively communicate re: key timely issues (residents can ALWAYS opt out)
- Surveys provide both educational oppty & data capture capability ... This enables council members to "better represent, rather than rule, their constituents"

THANK YOU

(MORE ANALYSIS TO FOLLOW
LATER THIS WEEK

Aaron ZORNES





RESIDENT FEEDBACK ON “HOUSING ELEMENT” PLAN (3Q2022 SURVEY)

7% of Hillsborough’s 4,000+ households
responded

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THANK YOU

(MORE ANALYSIS TO FOLLOW
LATER THIS WEEK

Aaron ZORNES



7/1/20XX

Pitch deck title

31

From: [Noelle Langmack](#)
To: [Al Royse](#); [Christine Krolik](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#)
Cc: [General Plan](#)
Subject: Sep 12th City Council Meeting Comments - Housing Element
Date: Monday, September 12, 2022 10:25:12 PM

Dear City Council and Staff,

Please see below for the text version of the comments I delivered at tonight's (Sep 12) City Council Meeting, delivered over email as requested by the mayor due to difficulties hearing them in the City Council chambers.

- - - - -

Hello, my name is Noelle Langmack and I am a 21-year resident of Hillsborough. I went to West and Crocker, and am currently on Eugenia Way. I would like to speak in favor of the proposed Housing Element draft.

The HEAC committee went through an extensive planning and advisory process to identify a unique and tailored plan for Hillsborough, including a large proportion of ADUs (arguably too many as it relates to Affirmatively Furthering Fair Housing, echoing Anne Paulson's prior comments). In fact, in 21 years of living in Hillsborough, this is the first year I have heard of a person actually renting an ADU, and it was only one person.

We have utilized higher density housing as is appropriate and would largely maintain the current character of the town, as well as provide an opportunity for senior housing, and done so in a manner that distributes such housing across various sections of the town. In addition, we have distributed zoning changes to lot sizes across the town to make the changes more equitable.


I applaud the town for utilizing appropriate safe harbor ADU projection as specified by the state, of taking the past 3 year's data and averaging it, and using that project over the planning period. I also applaud the town for not including SB-9 units in the projection as they would not be appropriate, given a total of 0 complete or approved SB-9 projects so far, and a projection of $8 \times 0 = 0$. Further, Hillsborough's additional SB-9 restrictions make it unlikely any homeowners will utilize the law in the future without removing those extra restrictions.

I would also like to encourage the reduction of permitting fees and timelines to help expedite housing development, as well as encourage placing as few as possible additional housing amenity requirements to help make the potential for development more feasible.

I believe our council, staff, and consultants have proposed a thoughtful, realistic, appropriate, and largely compliant plan which provides our good-faith attempt to do our duty to remove barriers to housing.

As may have been noted prior, penalties for non-compliance shall be \$10,000 per month to \$600,000 per month, opening us to lawsuits both by the attorney general and private parties, which would waste both staff time and money that could be used elsewhere.

Thank you.

Best,
Noelle Langmack


From: [Davina Murphy](#)
To: [General Plan](#)
Subject: Opposition to Current Housing Plan
Date: Monday, September 12, 2022 9:00:38 PM

Hello,

As a Hillsborough resident I have many concerns with the proposed plan because it will completely change the feeling of our unique town and the reason we all pay a premium to live here. We are all drawn and want to protect the very issues that this plan is drastically changing.

First of all, there is not enough being done to fight to keep our town from drastically changing with the proposed zoning and rule changes. The city council, housing committee, Mayor and other elected officials need to do more! They have to get more aggressive with the number of ADU's, including passing ordinances now before submitting our plan, allowing for more ADU's and more incentives for ADU's. If the Council passes such ordinances, it can justify a much higher number of ADU's, which would potentially eliminate (or at least drastically slash) any high density housing in their plan. Other towns similar to ours have done this and we need to fight for that as well!

You must also demand that there be no "up-zoning", as this imposes a very unfair restriction on anyone who currently owns a smaller home, and no to smaller minimum lot sizes, no to reduced setbacks, no to increased high allowances, no to increased FAR (floor area ration), and no to reduced landscaping coverage.

If any of the proposed zoning changes are approved, they must be limited to a one time exception and not the norm, as that would ensure our town doesn't get taken over by developers, but rather stays a town of predominantly single family homes, as it was intended to be, and why it's so highly coveted.

If affordable housing absolutely has to be added, then the developers must be required to stick to strict architectural guidelines that are regulated and enforced by the town.

These guidelines must be put in place so the new buildings blend in with the beautiful architecture that is all around Hillsborough.

Dennis Moore has proposed a new plan that is much improved over the original and I support aspects of that plan, although I still think there is more work to be done to preserve our small town and ensure we've exhausted all options first, and laid out very specific changes/guidelines in zoning and architecture that will only apply to the new developments going in related to this mandate.

The best solution is to incorporate much higher numbers of ADU/JADU's as other surrounding towns with similar demographics have done and that have proven

successful and reject all other strategies. Please keep Hillsborough Hillsborough!

Take Care,

Davina

From: [Jon Ross](#)
To: [General Plan](#)
Subject: Improve the plan
Date: Monday, September 12, 2022 7:58:02 PM

Dear Members of the Town Council:

We oppose a number of elements of the proposed housing plan. We recognize California's need to build more housing, and the need for the Town of Hillsborough to contribute to the effort by rezoning to some extent. However, we should not be disadvantaged in this effort in comparison to other communities on the Peninsula which are generally similar.

We have no interest in enlarging our home which is on a smaller lot to begin with. We are older and do not enjoy seeing the new giant castles being built near us on every hilltop. But it does seem unfair to restrict younger owners' ability to upgrade and enlarge smaller homes which they may well have acquired with the intent of making such changes—changes to accommodate families.

We have one definite complaint. The Housing Element plan notice came in the mail early last week, I think. Certainly no more than 10 days ago. Strangely, it got our attention immediately with a fairly attentive review on-line. The maps got studied, a new vocabulary of urban planning got figured out to some extent. And now I understand today, September 12, is the deadline for submitting comments. Tell me that isn't so! This is a complex plan, and its implications are not immediately evident.

For example, the effect on schools completely eluded us on first review. Why such haste? Did we miss an earlier train?

Sincerely,
Jon Ross
Carol Merryfield


[Sent from AT&T Yahoo Mail for iPad](#)

From: [Michelle Richmond](#)
To: [General Plan](#)
Subject: fire and erosion risk & housing sites
Date: Monday, September 12, 2022 5:08:08 PM

I am writing to express my concern over the proposal to designate the hillside areas along Hayne Rd for HD-2 housing.

Extreme fire risk:

Until you have heard a neighbor across the canyon shout "Fire! Fire" and watched the fire trucks speed toward the scene due to a single wayward spark from a car, as I witnessed a few years ago, you cannot properly understand the fire dangers along this stretch of road. A fire official who visited for our inspection once told us that, if the canyon catches on fire, the fire department will be fighting a losing battle. Adding years of construction and dense housing here would exponentially increase the risk of fire in the canyon, threatening the safety of the entire town. Dense housing would also severely limit residents' ability to escape to 280 in case of a canyon fire, putting both current residents and residents of the proposed new units in danger.

Has the Hillsborough Fire Department been consulted about the proposed use of this site? The professionals who battle and study fires, and who would be called upon to risk their lives in the event of a canyon fire, should certainly be a part of this conversation.

Serious erosion already underway:

In addition to being an area of extreme fire risk, the area along Hayne is subject to serious erosion. The town has only recently undergone a major renovation at Robinwood and Hayne to deal with erosion caused by the creek, which overwhelms its banks during heavy rains. In the area where the town proposes to build, you can already see an entire hillside covered with tarp in an attempt to stave off further erosion. Assuming that civil engineers have been called in to assess the erosion risk associated with building multi-story housing units along this hilly stretch of road, I am eager to see their report.

To conclude, allowing dense housing along Hayne would be extremely short-sighted and would prove to be not only environmentally disastrous, but also economically fraught.

280 access

In addition to the fire and erosion risks, dense housing, and the years of construction preceding it, would cut off the primary access to 280 for many town residents.

The town would be far better served by complying with the state law by way of ADUs, like other nearby towns have done, and by concentrating dense housing on the flat, town-owned property by El Camino, which poses much lower fire risk and no risk of erosion.

Sincerely,
Michelle

From: [Jerry Weissman](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Draft Plan
Date: Monday, September 12, 2022 5:00:06 PM

Dear Hillsborough Councilmembers:

We have read the full Draft Plan and various associated documents posted on the Town website and developed an understanding of the State's RHNA6 mandate. To all of the Councilmembers, thank you for your service on behalf of Hillsborough, both generally and especially as we navigate this challenging issue. I am supportive of the objective to develop more affordable housing throughout the State and in the Bay Area but we must ensure we do so in a thoughtful, carefully considered, and long-term manner. Unfortunately, the current Draft Plan is not that.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

We are strongly opposed to the current Draft Plan, which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.

We are supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

We voice our strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service.

Kind regards,

Jerry and Lucie Weissman

[REDACTED]

Hillsborough, California 94010

From: [Kirk Syme](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Draft Housing Element Objections
Date: Monday, September 12, 2022 4:19:13 PM
Attachments: [Letter to Town re Housing Element.pdf](#)

Thank you for considering the attached letter regarding the current proposed Housing Element Plan

Kirk C Syme



Hillsborough, CA 94010

Kirk C. Syme
[REDACTED]
Hillsborough, CA 94010

September 12, 2022

Via email to: Mayor Royce, Vice Mayor Krolak, Council Members Cole, May and Chuang, City Clerk Natusch and City Attorney Diaz

By way of background, I moved to Hillsborough in 1976 with my parents and 5 siblings. I married in 1981 and after eight years in San Mateo, my wife and I moved back to Hillsborough in 1989. Our five children attended South School and Crocker Middle School. We love the community we call home.

I would like to voice my personal opposition to the current draft Housing Element Plan recently shared with the public.

I would personally support a Housing Element Plan which would:

1. Leave the RD zoning in Hillsborough as-is except (possibly) for the redevelopment of the Hillsborough Town Hall properties that would include a reasonable number of multi-family residential units. I would add that the Town should require any redevelopment plan at the Town Hall property to pay/cover its share for any added incremental costs for the Town's infrastructure (ie school construction and operations, water, sewer, police and fire protection, emergency services, etc);
2. Increase significantly the forecast number of ADU's and JADU's;
3. Eliminate the net loss buffer.

Sincerely,



Kirk C Syme

From: [Dana Morse](#)
To: [General Plan](#)
Subject: Proposed Zoning Plans
Date: Monday, September 12, 2022 4:06:02 PM

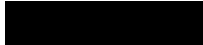
Members of the Planning Committee,

I grew up in Hillsborough and have called Hillsborough home for forty years. During a brief period after law school while residing outside of the Bay Area, we carefully considered where we wanted to raise a family and chose Hillsborough for its extraordinary community. I strongly oppose the proposed plan because it will destroy the character of Hillsborough and I cannot imagine continuing to pay a premium to remain in a town with the proposed zoning plans implemented as I understand them to be--higher population density, potentially smaller lot sizes, reduced setbacks, reduced landscaping coverage etc.

I hope that all options that will help protect the character of our town as much as possible will be evaluated before any plan proceeds.

Thank you for your consideration.

Dana Morse



From: [Gina Haggarty](#)
To: [General Plan](#); [Al Royse](#); [Larry May](#); [Lisa Natusch](#); [Christine Krolik](#); [Marie Chuang](#); [Sophie Cole](#); [Christopher Diaz](#); [Ann Ritzma](#)
Subject: Hillsborough Town Counsel and HEAC members
Date: Monday, September 12, 2022 3:47:44 PM

WE ARE **OPPOSED** TO THE PROPOSED HOUSING ELEMENT PLAN INCLUDING THE TOWN HALL SITE PLAN AND WOULD LIKE THE CITY COUNCIL TO REJECT THE PLAN.

Please include this email in today's town meeting

Dear Council members and HEAC members,

Our names are Gina and Charley Haggarty, we live at 420 Darrell Road. We have lived, raised our family, and worked as Real Estate agents in Hillsborough for over 34 years.

We are **OPPOSED** to the proposed housing element plan and implore the town to start over with a plan that includes ALL ADU/ADJU housing options only.

Hillsborough has incredible schools, a tight community, and larger home lots due to the lack of underlying infrastructure. The lack of roads large enough to support a Bus system, and the finite water supply make the rezoning proposal unrealistic. Additionally, the larger lot sizes in Hillsborough allow for the quiet and safe neighborhood our community expects. This was as true 30 years ago as it is today.

The proposed Housing Element Plan will be detrimental not only to the esthetics of Hillsborough, but will also negatively impact real estate values. It has been estimated that this proposal may reduce real estate values by upwards of 25%. In addition, the plan does not account for the increased usage of public resources including; roads, schools, fire, police & medical response teams.

As Mayor Rice has stated many times "this is one of the most important decisions Hillsborough will be making in the past 50 years".

We and many other residents feel the notification of such MAJOR changes was not communicated.

The Housing Element postcard which was sent out from the Town of Hillsborough was very vague. It did not include any of the drastic measures the town is proposing - rezoning on all Hillsborough lots. Instead, this news traveled through the community via word of mouth, leading to this letter. We as a community are fundamentally opposed to this proposal.

We, the Haggarty's, and many in the entire Hillsborough community are opposed to this proposal. We are fundamentally against the rezoning of Hillsborough. We oppose the housing element plan, we oppose the town hall expansion and campus site plan, we oppose all zoning or rezoning of any lot and any other changes to our current "RD" zoning, and we are opposed to having a goal to discourage redevelopment of sites with existing smaller single-family homes.

OPPOSE:

1.
We Oppose the Housing Element Plan - Residential District 1 (RD-1); Residential District 2 (RD-2) and Residential District 3 (RD-3).
2.
We Oppose the Town Hall Expansion/Campus Site Plan - which was delivered to us this past week and is on the 9/12 agenda.
3.
We Oppose any/all zoning or rezoning of any lot and any other changes to our current "RD" zoning.

4.

We Oppose having a goal (Policy 4, Goal 4.5) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate homeowners' property rights and penalize those homeowners with no compensation. Remove this goal and do not implement it in the future.

Thank you for your time.

Warmly,
Gina + Charley Haggarty

[REDACTED]



[REDACTED]

#1 Hillsborough Agent | Compass | License#01163760

To obtain a Market Update visit GinaHaggarty.com

I HAVE NOT AND WILL NOT VERIFY OR INVESTIGATE ANY INFORMATION SUPPLIED BY OTHERS

"My philosophy has always been to put my clients first. The greatest compliment anyone in the business of client relations can receive is the endorsement of one's clients in the form of the referral of their friends and family. I am proud to call each one of my clients and neighbors not only satisfied customers, but friends as well."

From: [Moji Saniefar](#)
To: [General Plan](#)
Subject: Opposition to housing plan
Date: Monday, September 12, 2022 3:12:55 PM

I am a Hillsborough resident and property owner and disapprove of the pending housing plan. Our elected officials can and must do better. The current proposal is simply inappropriate and not well thought out. I believe the key is coordinating a better plan for incentivizing more ADUs, which I believe will gain support from our community. Further the proposed restrictions on upsizing is unfair and will ultimately result in depreciation of property as there will be a lack of willingness to invest in properties to make them more up to date, which will ultimately impact the attractiveness of our community.

Moji Saniefar

Lisa Natusch

Subject: FW: Housing element

-----Original Message-----

From: Katie Haggarty [REDACTED]
Sent: Monday, September 12, 2022 2:33 PM
To: General Plan <generalplan@HILLSBOROUGH.NET>
Subject: Housing element

Hello,

I wanted to share my strong objection to the current housing element plan. I do not support any rezoning or lot splitting that do not meet the current zoning of 0.5 acres of land. This goes against the main goal of our founding fathers of this town and what makes Hillsborough so special.

I strongly oppose any plan to develop Town Hall. You will cut off Walnut Ave and leave a very narrow street which will be detrimental in the case of an emergency. The vehicles will not fit down that narrow street.

I strongly oppose the way this has been handled and the lack of clear information provided in a timely manner for the tax-paying citizens of this city.

I strongly oppose the town hall development, use of private land for the planning process, lack of infrastructure planning, and fire preparedness.

We need the city council to step up and at least try a better plan that fits our town (all ADUs). Please listen to what each citizen of this town has stated in many meetings and emails and hear our opposition.

I am in support of a plan that is only ADU and JADU forward, and absolutely no rezoning.

Thank you for your time,


Katie Haggarty
[REDACTED]

From: [Aaron Zornes](#)
To: [Lisa Natusch](#)
Subject: PDF of PPT for submission to Council Members & town mgmt as part of today's study session
Date: Monday, September 12, 2022 2:36:56 PM
Attachments: [Housing Element - 3Q2022 survey result presentation - Monday 12-Sep-2022.pdf](#)

Not to PRESENTED

Rather as more info for council to consider during "study session"

OK to enter as part of PUBLIC COMMENTARY



RESIDENT FEEDBACK ON “HOUSING ELEMENT” PLAN (3Q2022 SURVEY)

7% of Hillsborough’s 4,000+ households
responded

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SURVEY INVITATION

Subject survey re: Hillsborough's "Housing Density Mandate" (HEAC plan)



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Clearly, every possible permutation of this so-called Housing Element "opportunities" exercise we are now going through necessitates a potentially DRAMATIC CHANGE TO OUR ZONING LAWS (& quality of life, property values). The majority of Hillsborough residents are UNAWARE of this.

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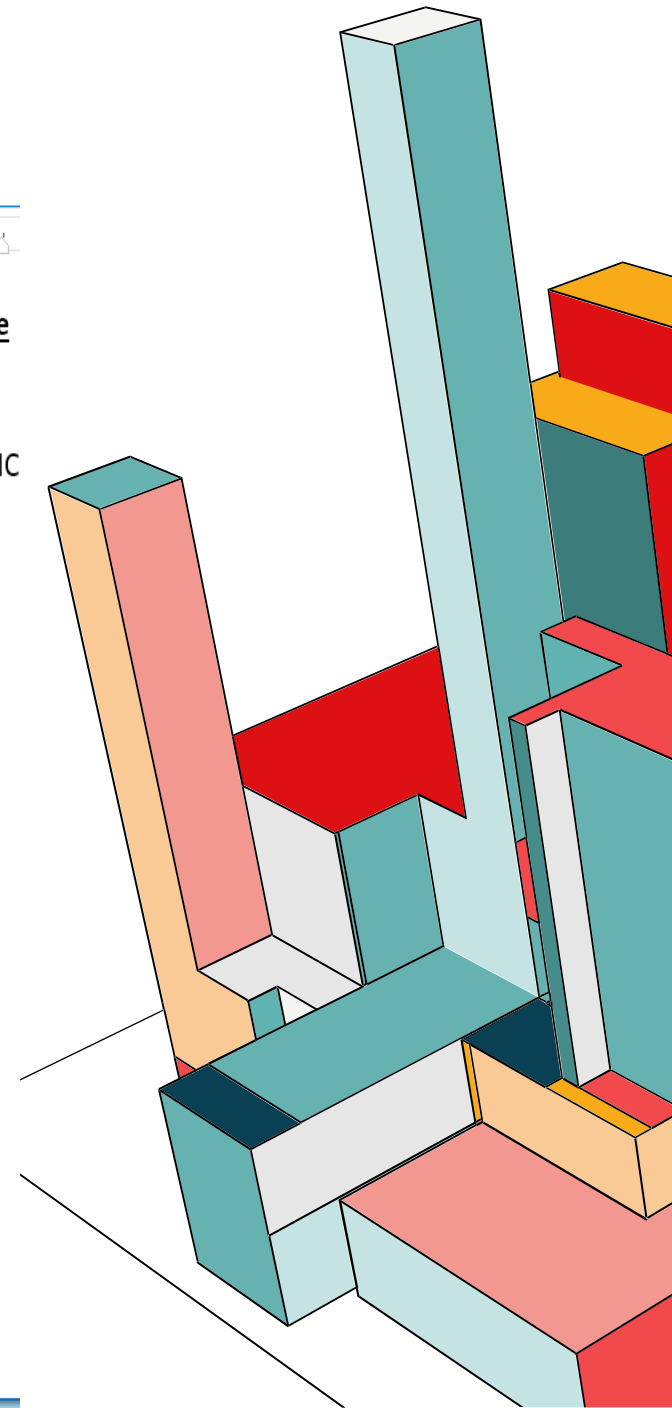
Individual responses are confidential; cumulative data will be analyzed and shared with all survey respondents prior to our presenting such analysis to Hillsborough City Council prior to their next study session on the plan.

TO TAKE THE SURVEY

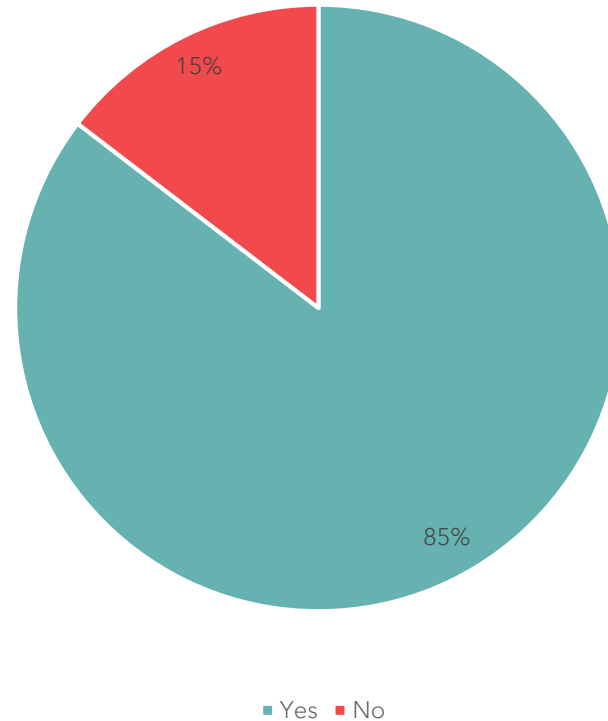
- Click on <http://www.hb-surveys.com/heac-2022-v6.htm>
- FYI = Survey is best experienced on Windows 7/10 or MacOs
- Note = Both Apple & Android phones/tablets may want to flip their devices to LANDSCAPE mode to best enjoy the experience

FOR MORE INFO ON THIS TOPIC

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- Ongoing NextDoor Hillsborough post → https://nextdoor.com/p/CznYxPsshKRS#utm_source=share&extras=MTQ5NDIzMQ%3D%3D

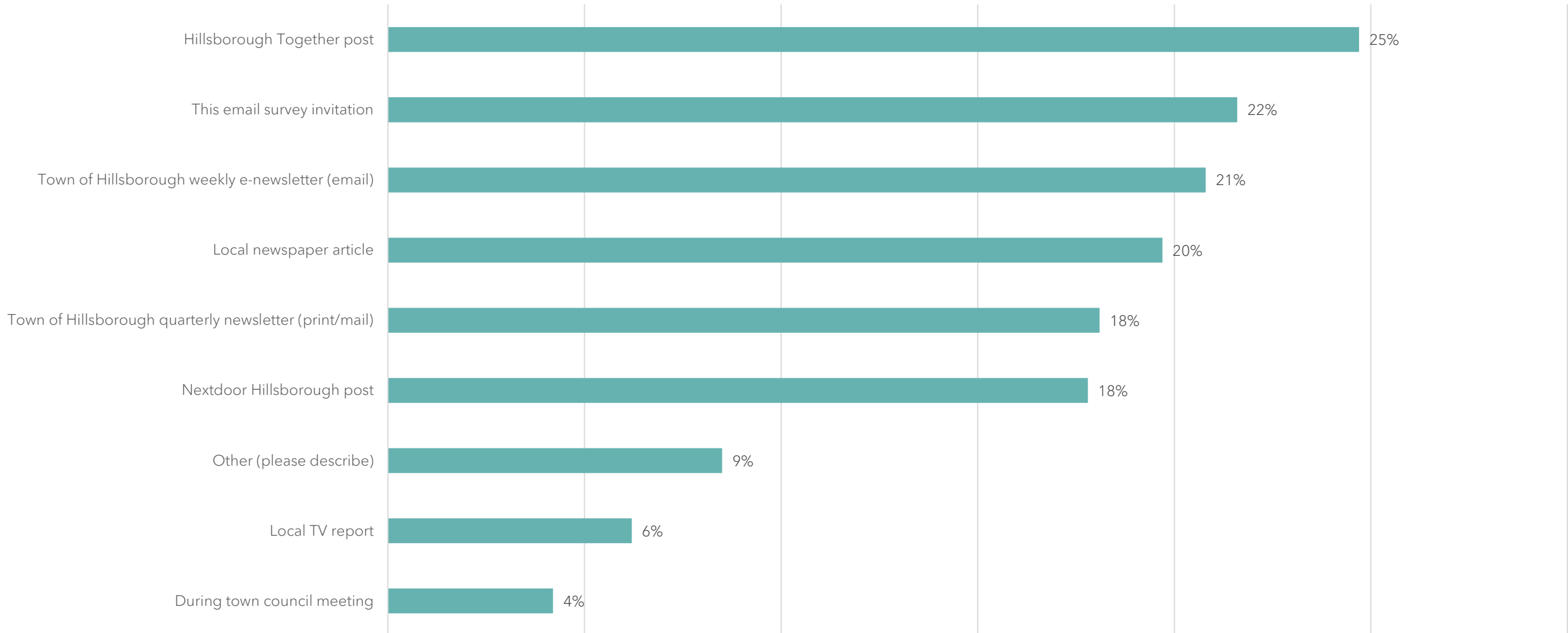


1A. Are you aware state law mandates affordable low income & moderate income housing in ALL cities?



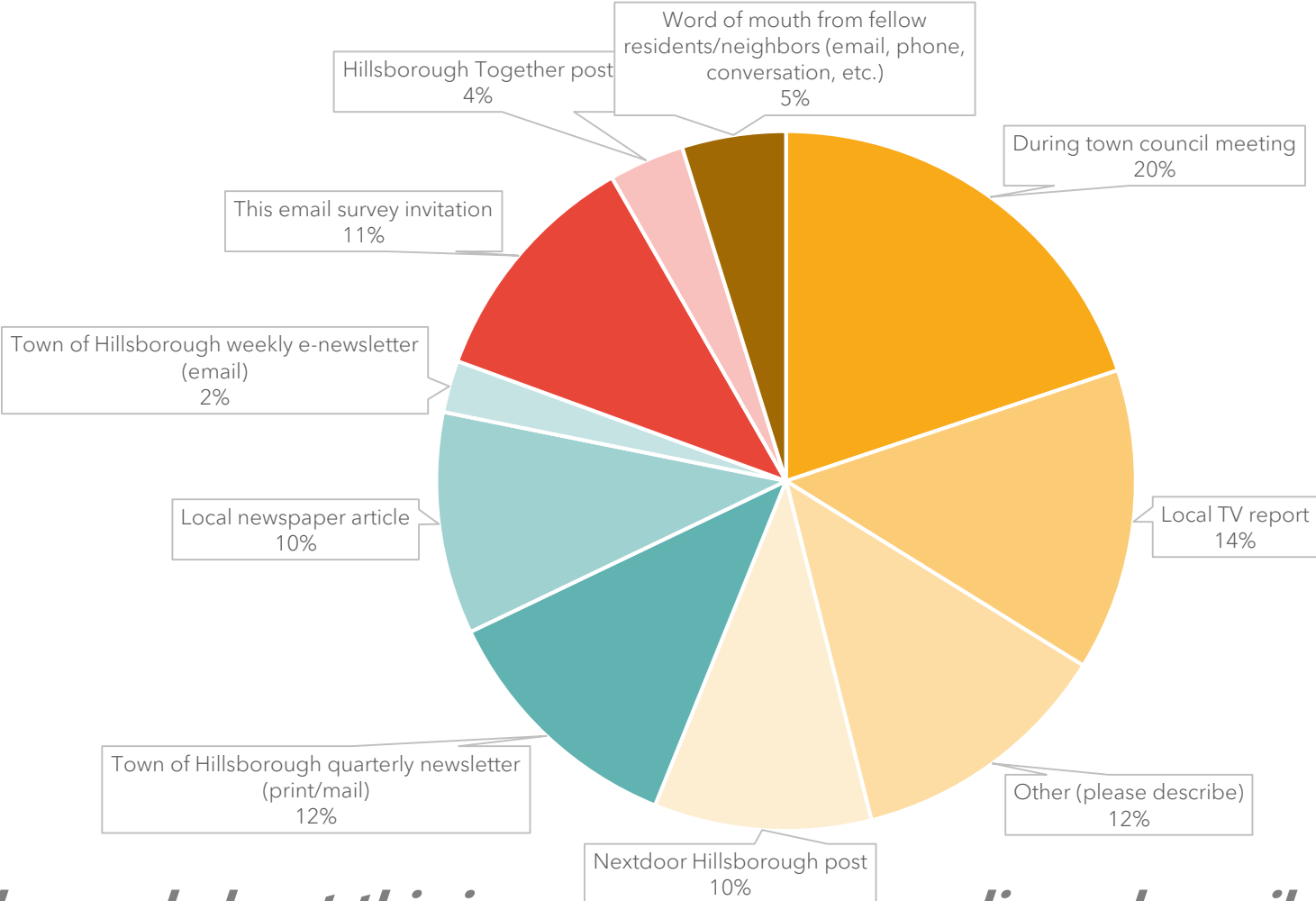
Our goal was to (neutrally) educate, as well as capture feedback on several different viewpoints of the proposed plan

2A - How did you learn of Hillsborough's mandate?



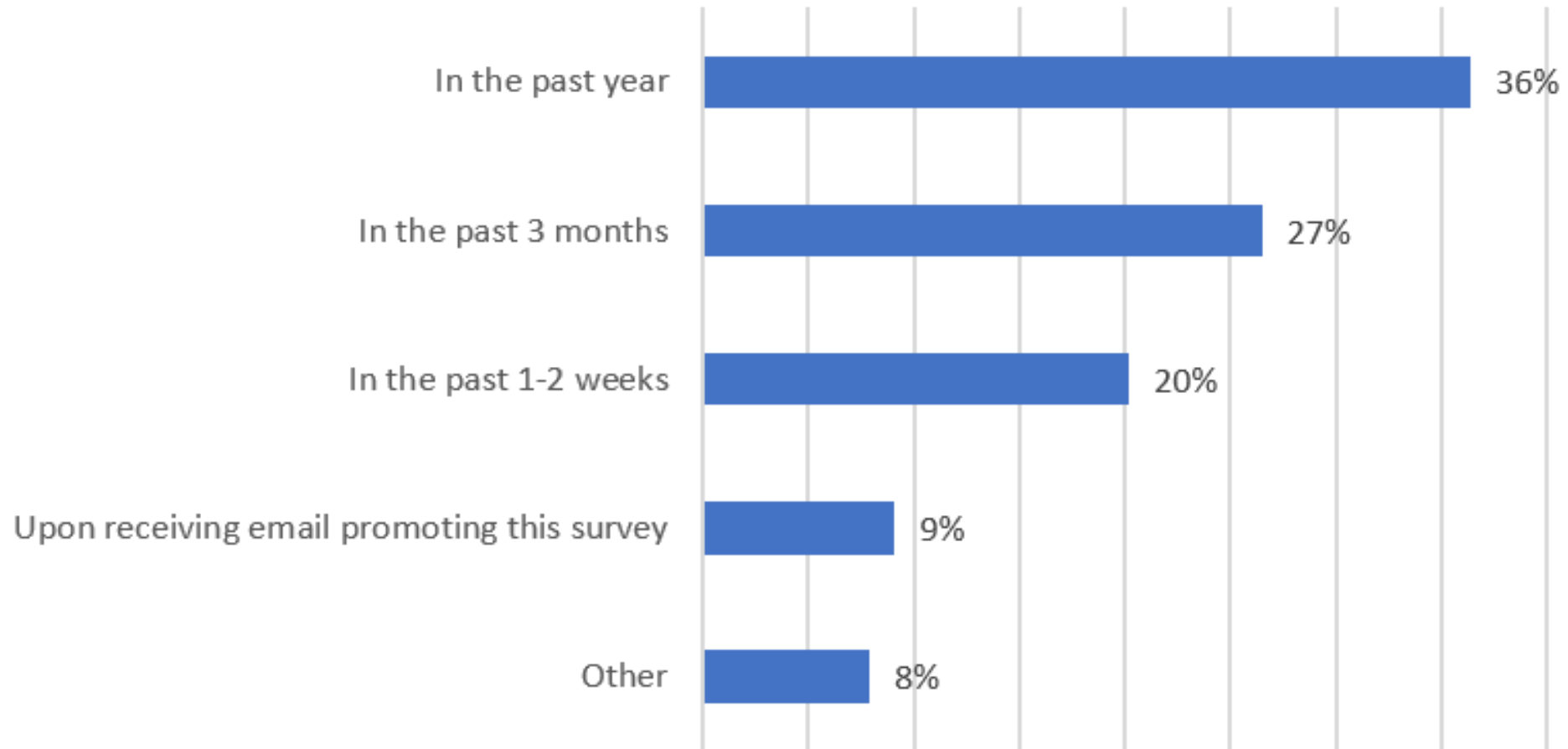
56% learned about this issue from social media and email. 24% learned about this from the town communications. We need to rethink how the town communicates overall, especially on critical issues like this.

2A. How did you learn of this state-mandated housing density mandate requirement for Hillsborough (multiple selections allowed)



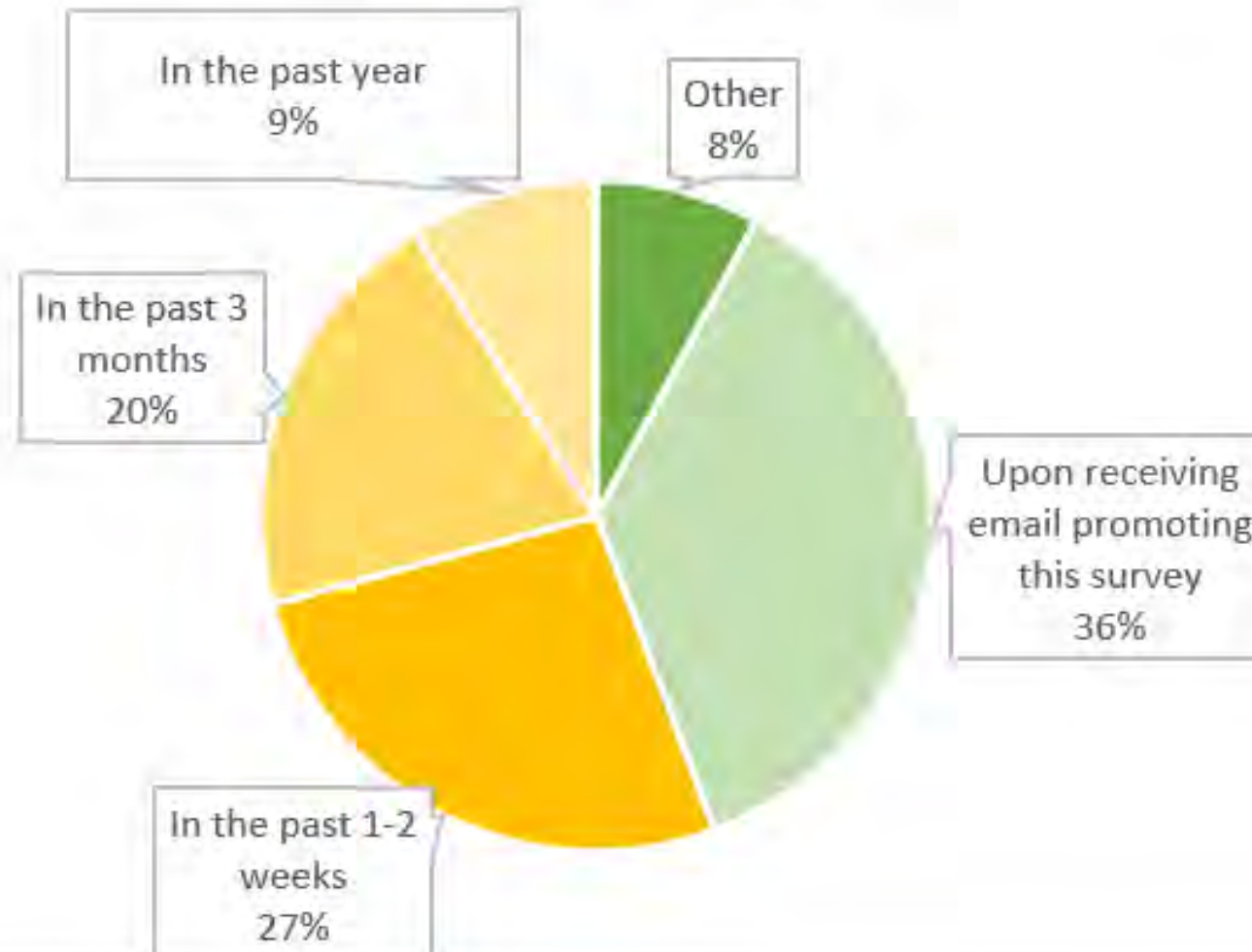
56% learned about this issue from social media and email. 24% learned about this from the town communications. We need to rethink how the town communicates overall, especially on critical issues like this.

3A - When did you learn about the state mandate for 1st time?



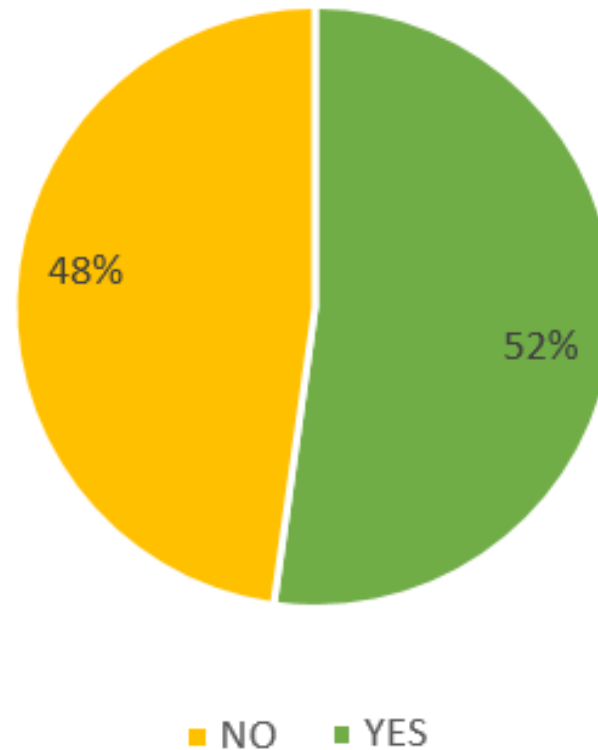
More than half the town respondents were not aware of issue until past 3 months, including almost 3 out of 10 who just learned of this in past 2 weeks before survey.

3A. When did you learn about the state mandate for the first time?

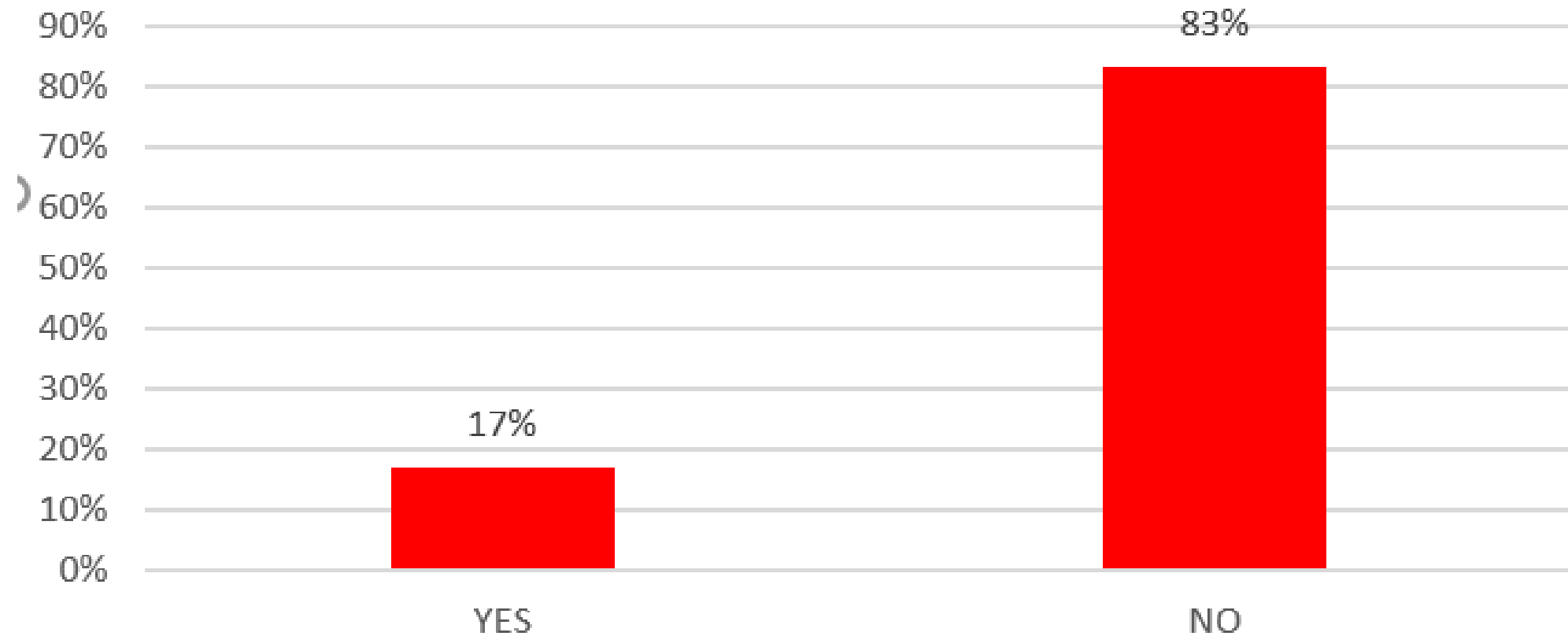


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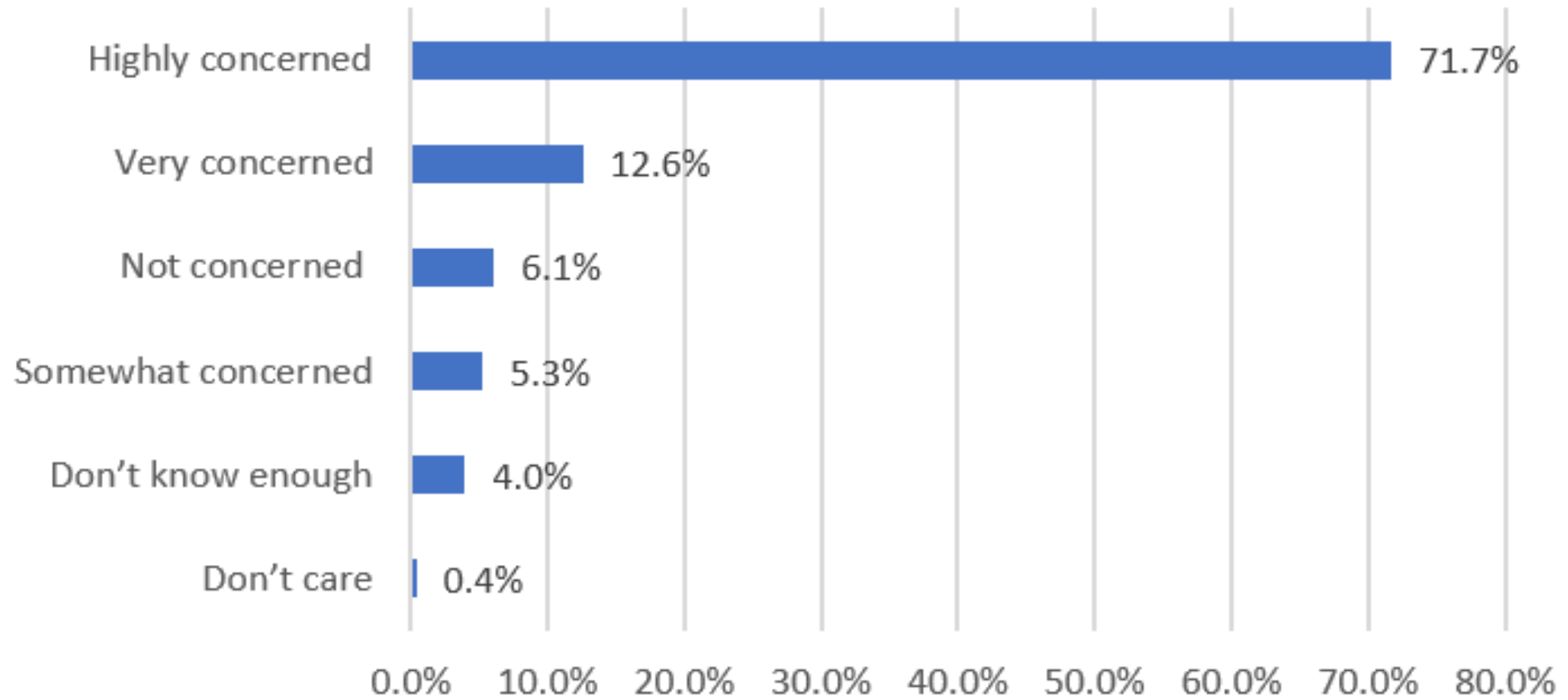
4A. Were you aware proposed HB plan calls for 550+ LOW,
AFFORDABLE & MODERATE INCOME HOMES WITHIN NEXT 8
YEARS?



5A. Are you aware that similar Bay Area communities such as Atherton have TARGETs 50% OR LESS THAN HILLSBOROUGH'S ?

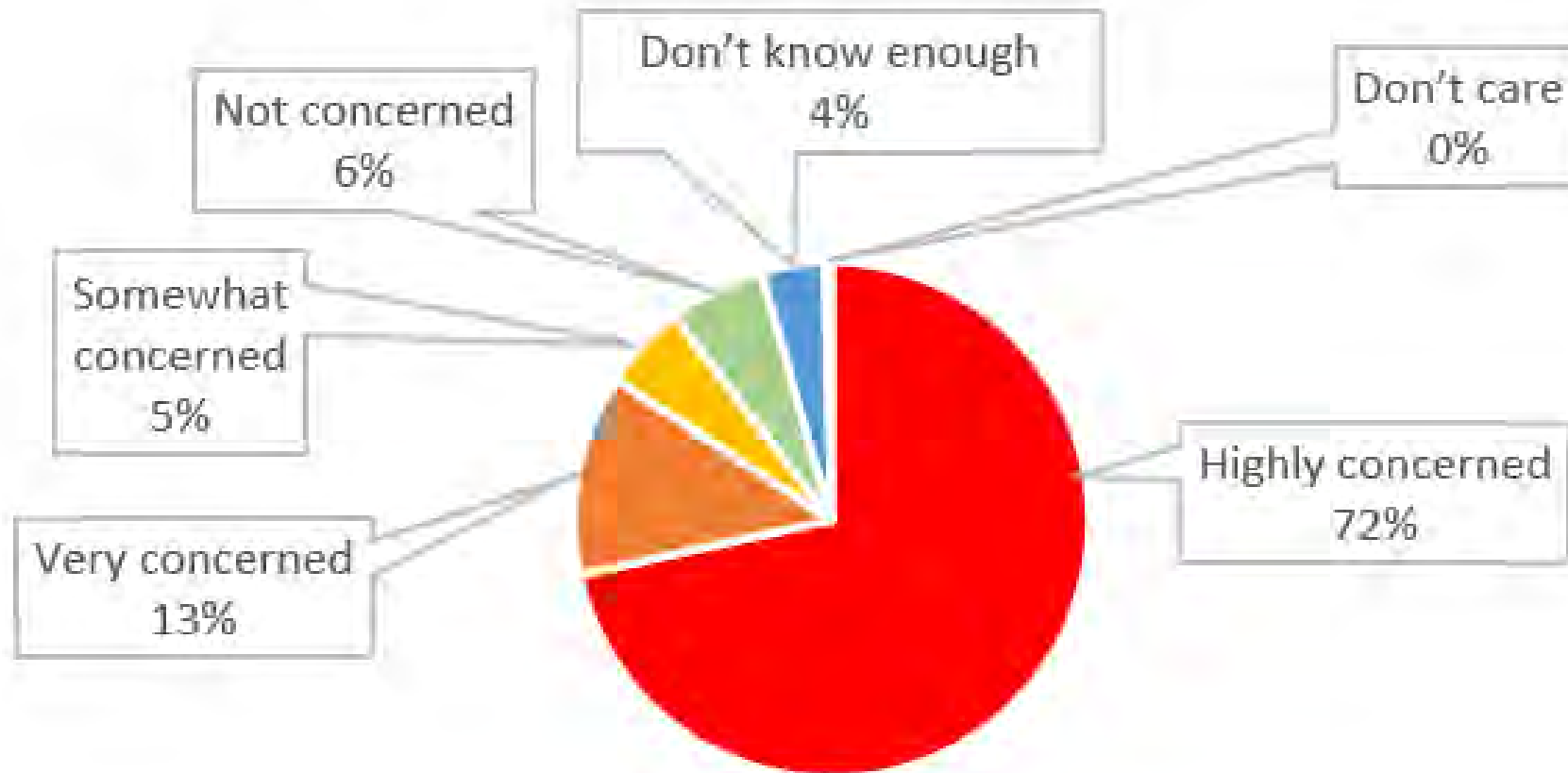


6A. How concerned are you CURRENT PLAN would RE-ZONE ENTIRE TOWN?



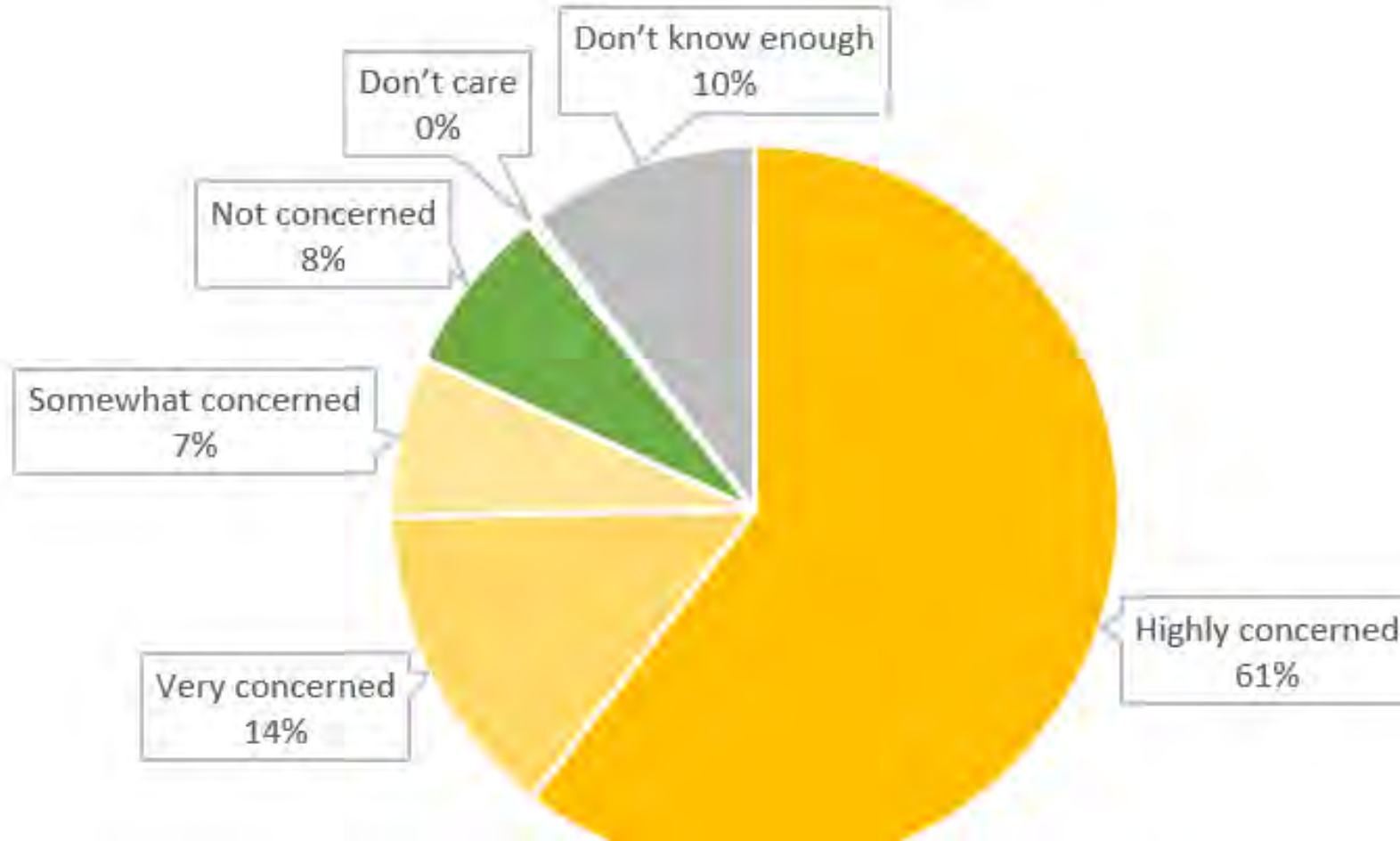
***By a margin of nearly 14 to 1, the town is highly, very,
or somewhat concerned about the re-zoning.***

6A. How concerned are you CURRENT PLAN would RE-ZONE ENTIRE TOWN?



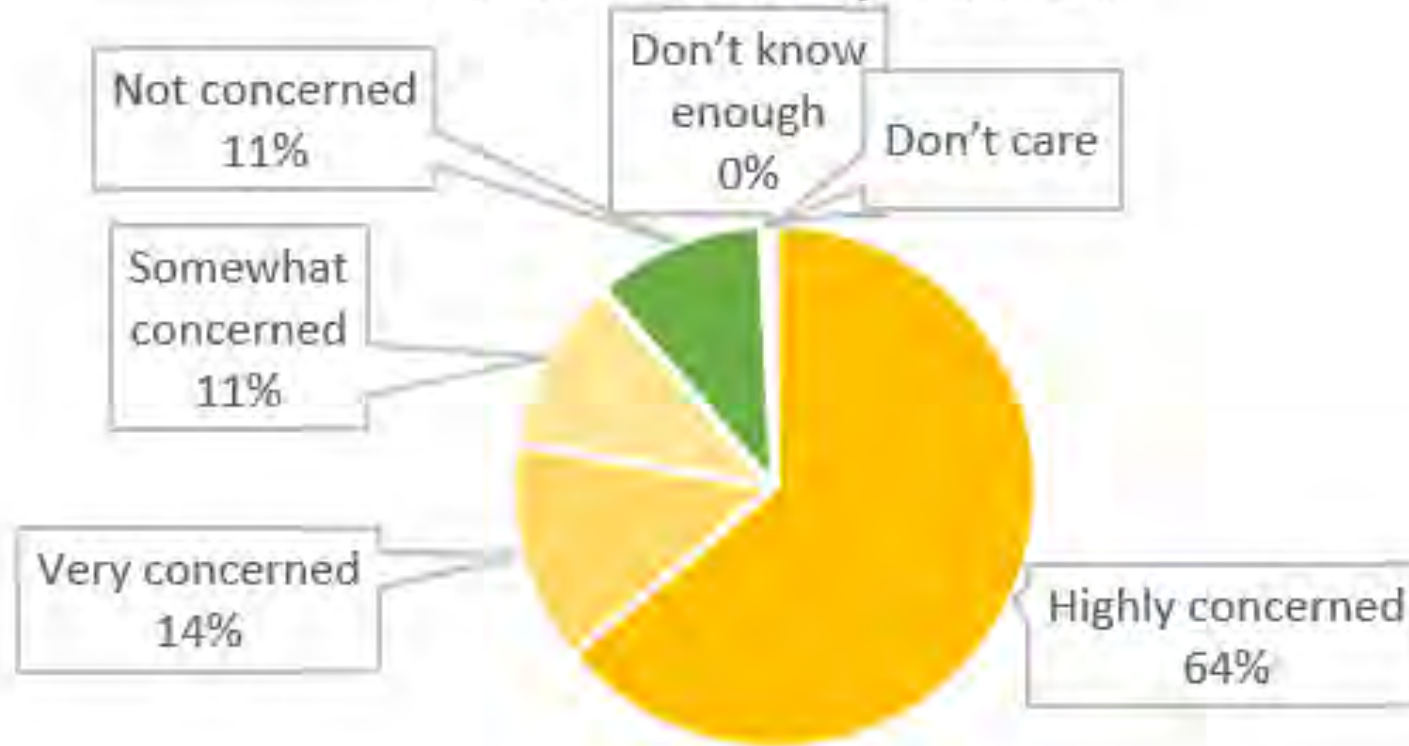
By a margin of nearly 14 to 1, the town is highly, very, or somewhat concerned about the re-zoning.

7A. How concerned are you CURRENT PLAN EXCLUDES ANY CONSIDERATION
OF 250+ "OPEN SPACE" ACRES?



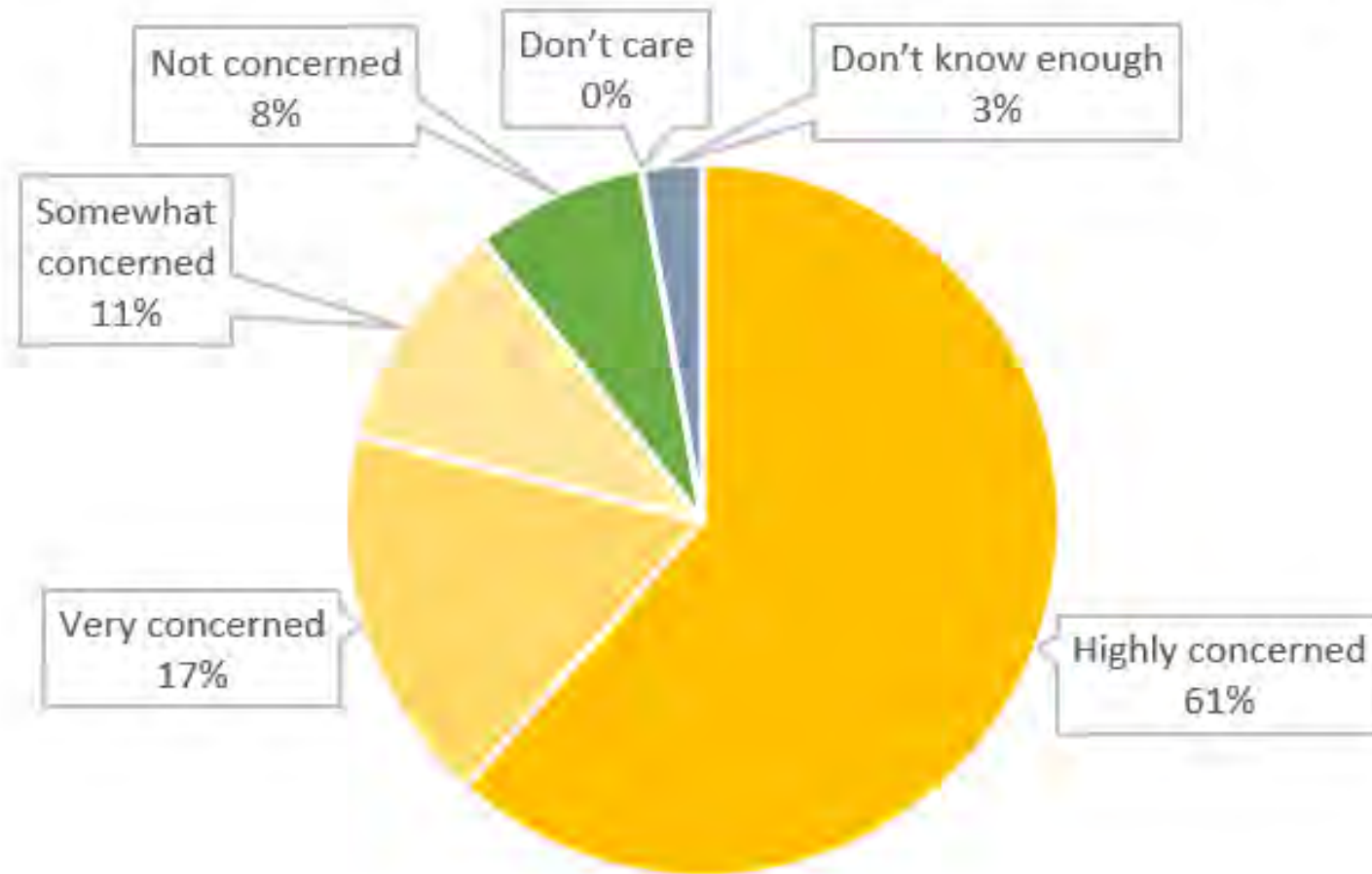
***By a margin of more than 10 to 1, our town is concerned
about excluding town-owned open space.***

8A. How concerned are you CURRENT PLAN
REDUCES MINIMUM LOT SIZES from current 1/2
to as low as 1/3 acre?



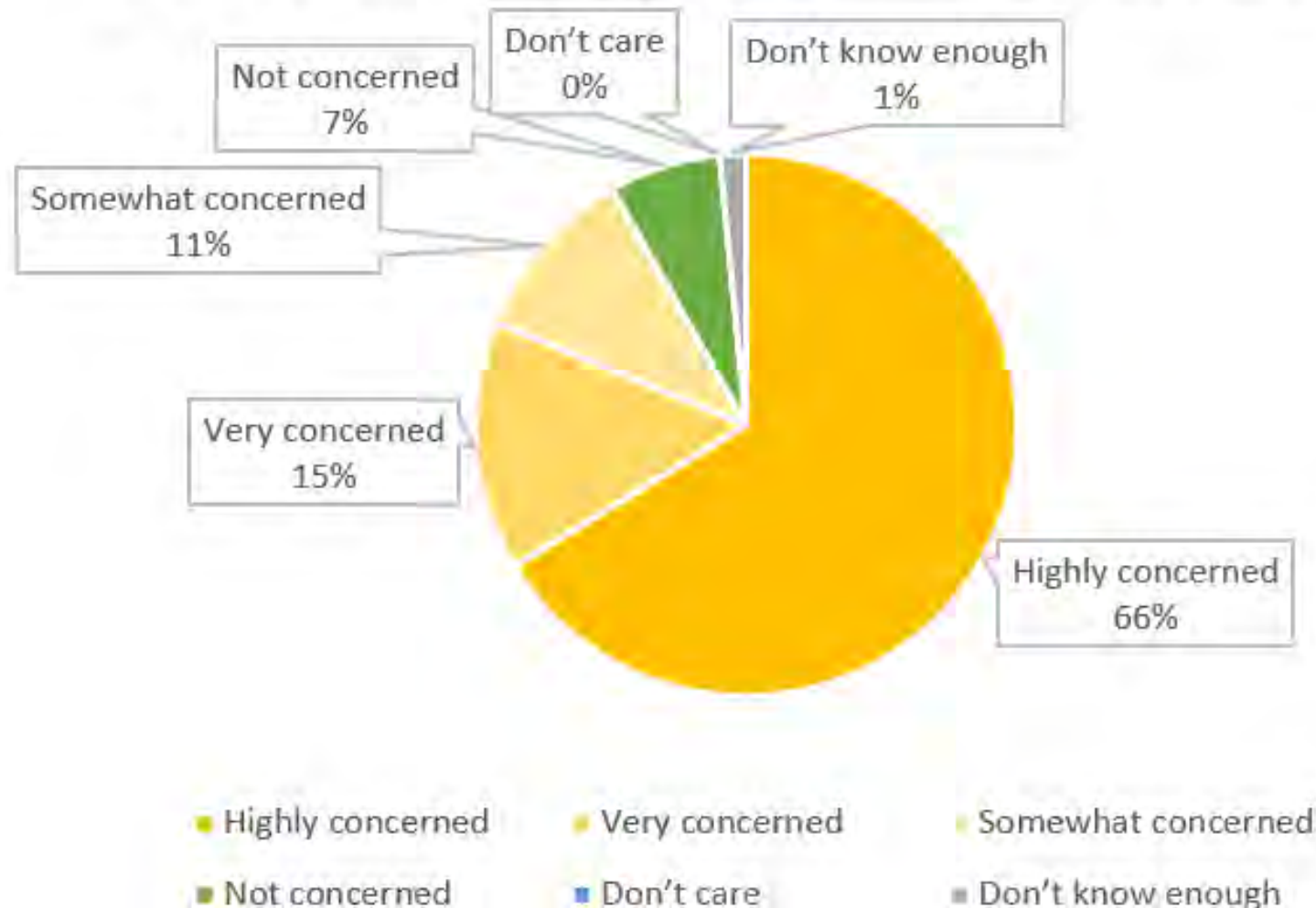
By a margin of more than 8 to 1, our survey respondents are concerned about reducing minimum lot sizes according to the draft Housing Element.

9A. How concerned are you CURRENT PLAN MINIMIZES
"FRONTAGES" (from current 150' to as low as 50')?



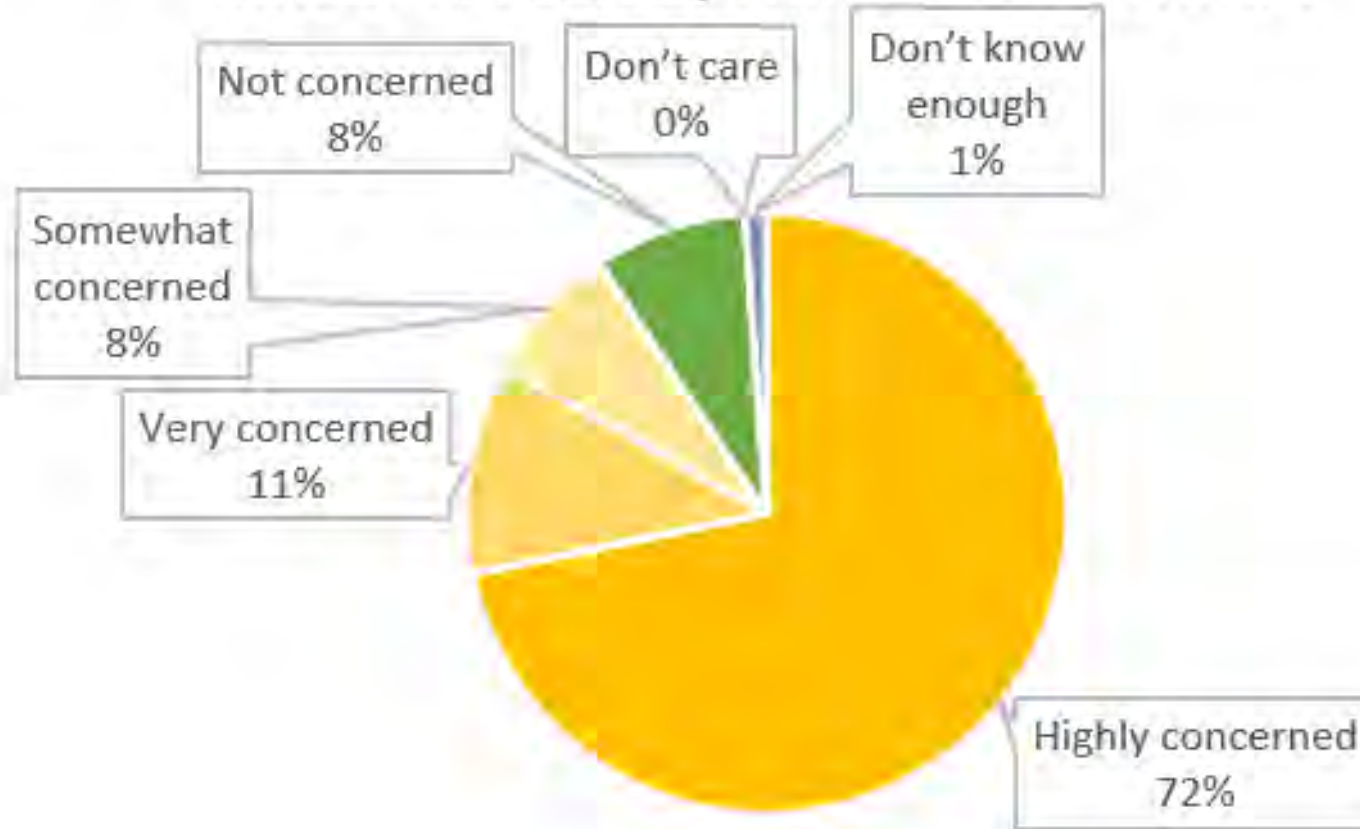
***By a margin of more than 11 to 1, our residents care about preserving
150 foot street frontages.***

10A. How concerned are you CURRENT PLAN REDUCES
"SETBACK" DISTANCES (from current 20' to as low as 5')?



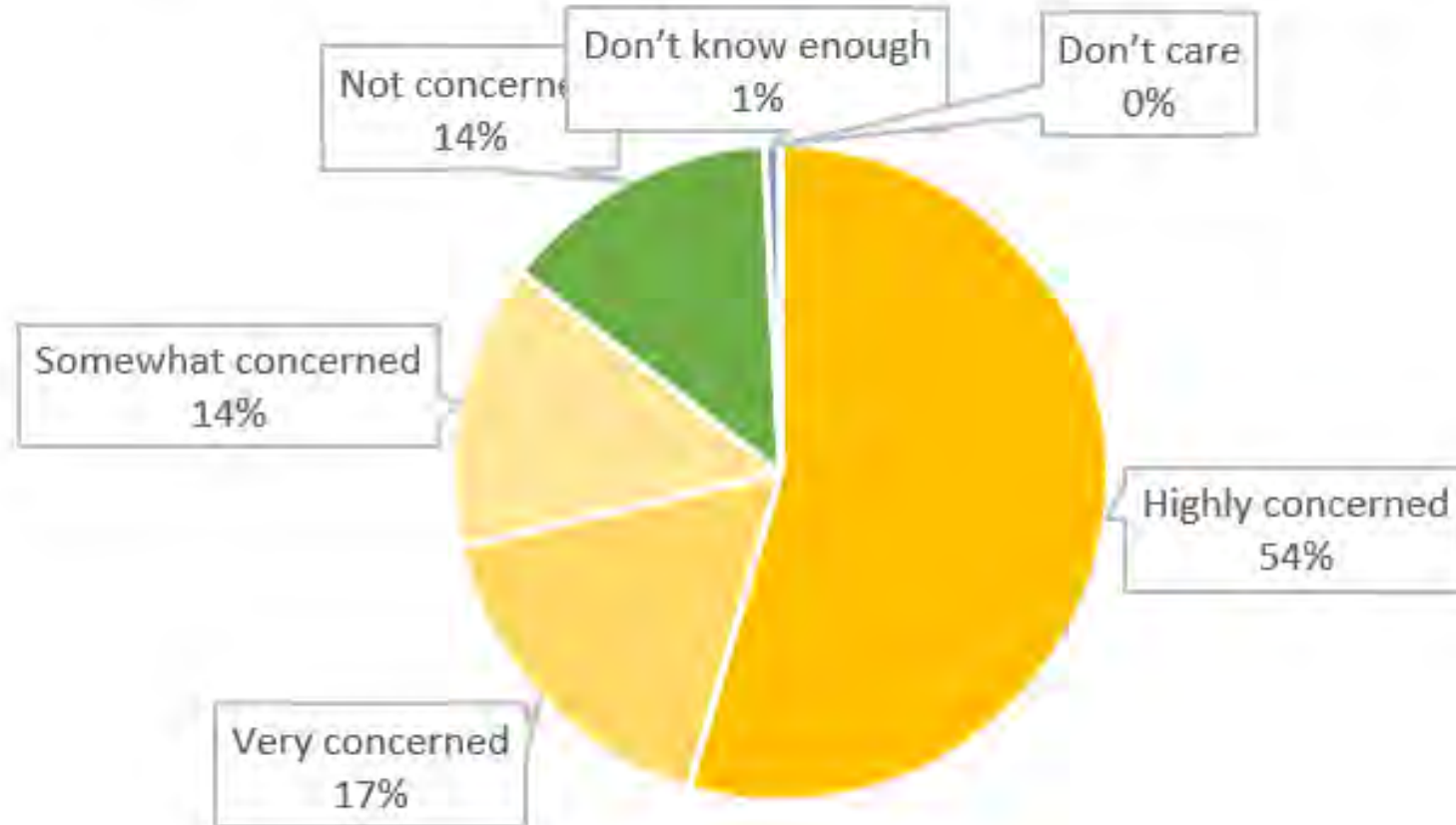
By a margin of almost 14 to 1, our residents are concerned about reducing setbacks.

11A. How concerned are you CURRENT PLAN
changes zoning laws to ALLOW "LOT SPLITS" TO
BUILD DUPLEXES/TRIPLEXES & MORE?



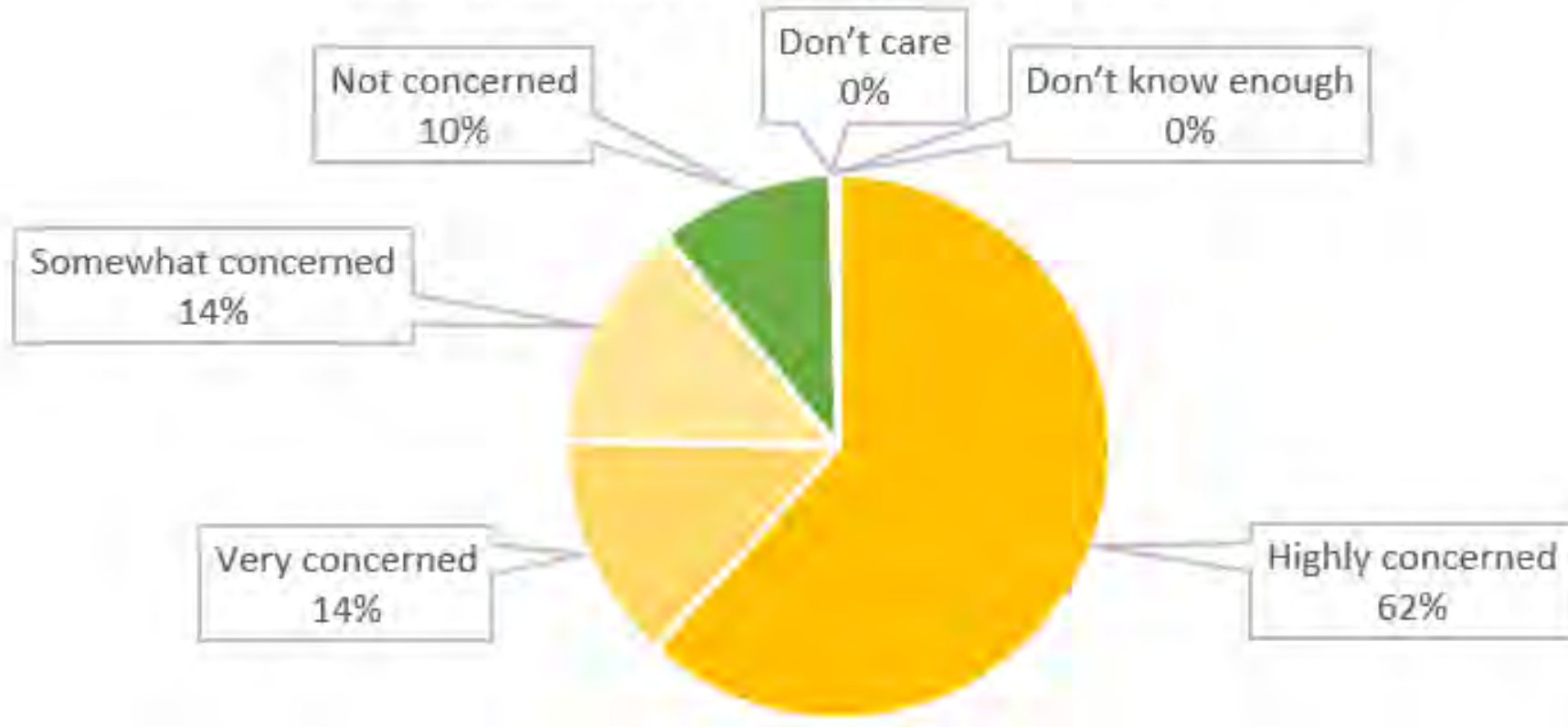
By an 11 to 1 margin, our citizens don't want to allow or increase the number of lot splits and duplexes on lots

12A. How concerned are you CURRENT PLAN REDUCES
MINIMUM LANDSCAPE COVERAGE from 50% to 30%
(structures & hardscaping can be 70% of a lot)?



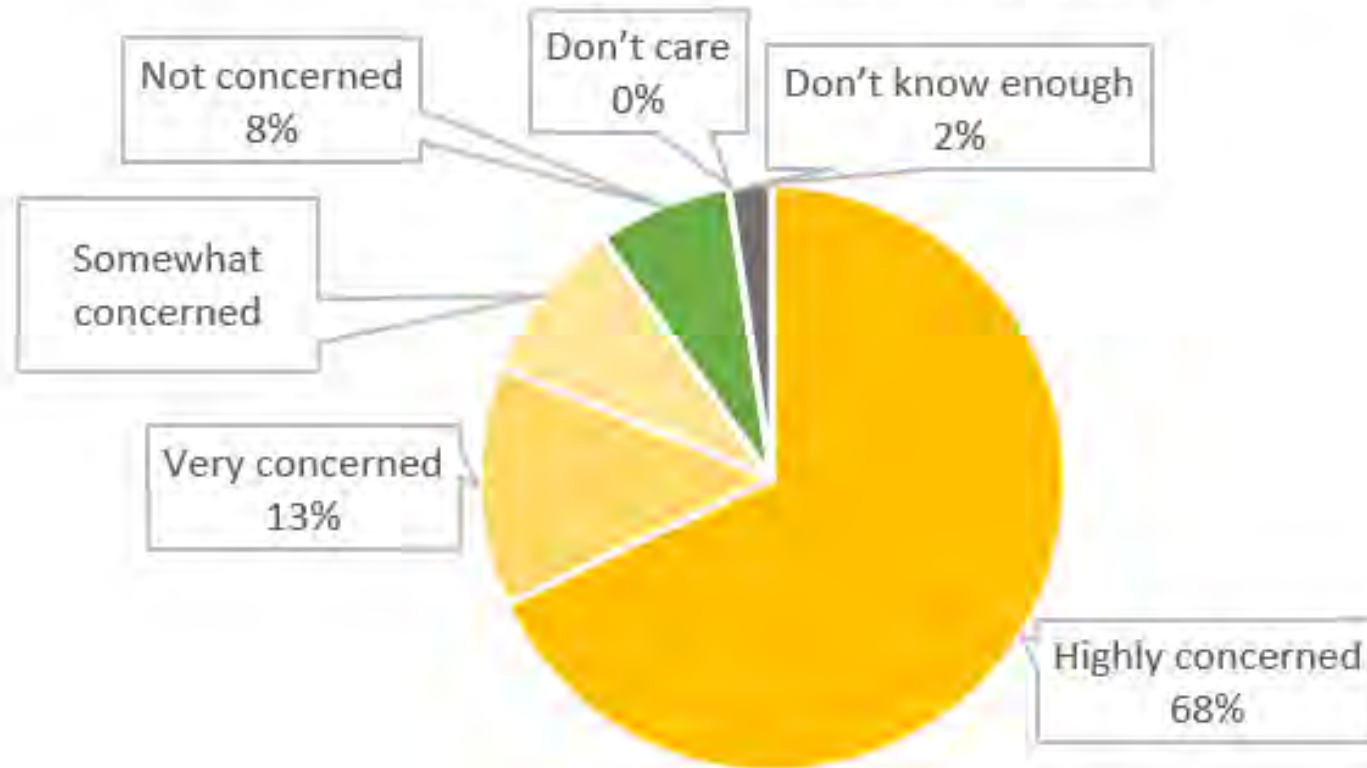
***By almost 6 to 1, our residents don't want a plan that decreases
minimum landscape coverage.***

13A. How concerned are you CURRENT PLAN REDUCES MINIMUM DWELLING SIZE by 70% (from 2500 sq ft to 800 sq ft) to encourage subdivisions of larger parcels for additional single family as well as duplex units..?



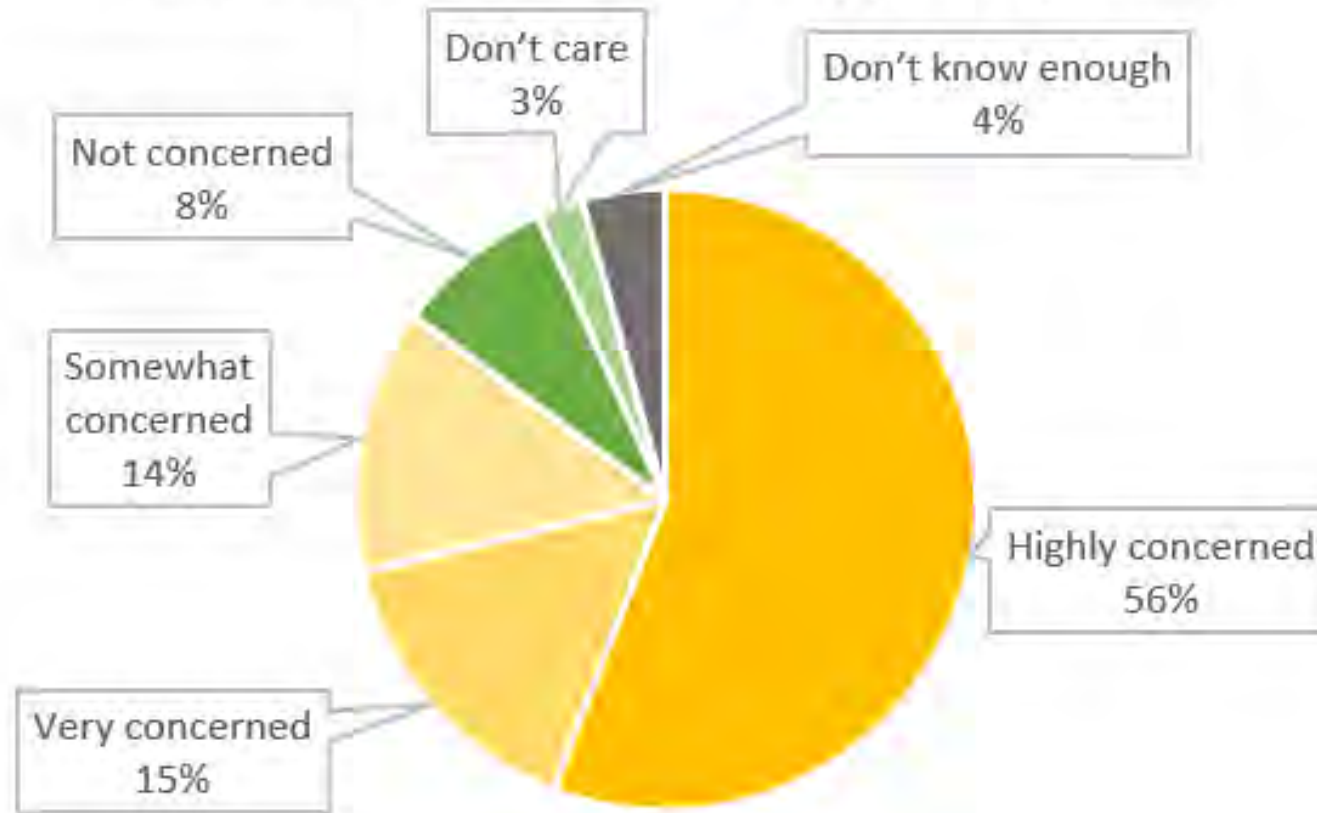
By a margin of more than 8 to 1, our townspeople don't want to reduce the minimum dwelling size from 2500 sq ft to 800 sq ft.

14A. How concerned are you that CURRENT PLAN ALLOWS
HIGH-DENSITY HOUSING AWAY FROM MAJOR TRAFFIC
ROUTES (El Camino Real, etc.)?



***By more than 12 to 1, our town doesn't want high-density housing
anywhere but near El Camino or another high traffic route.***

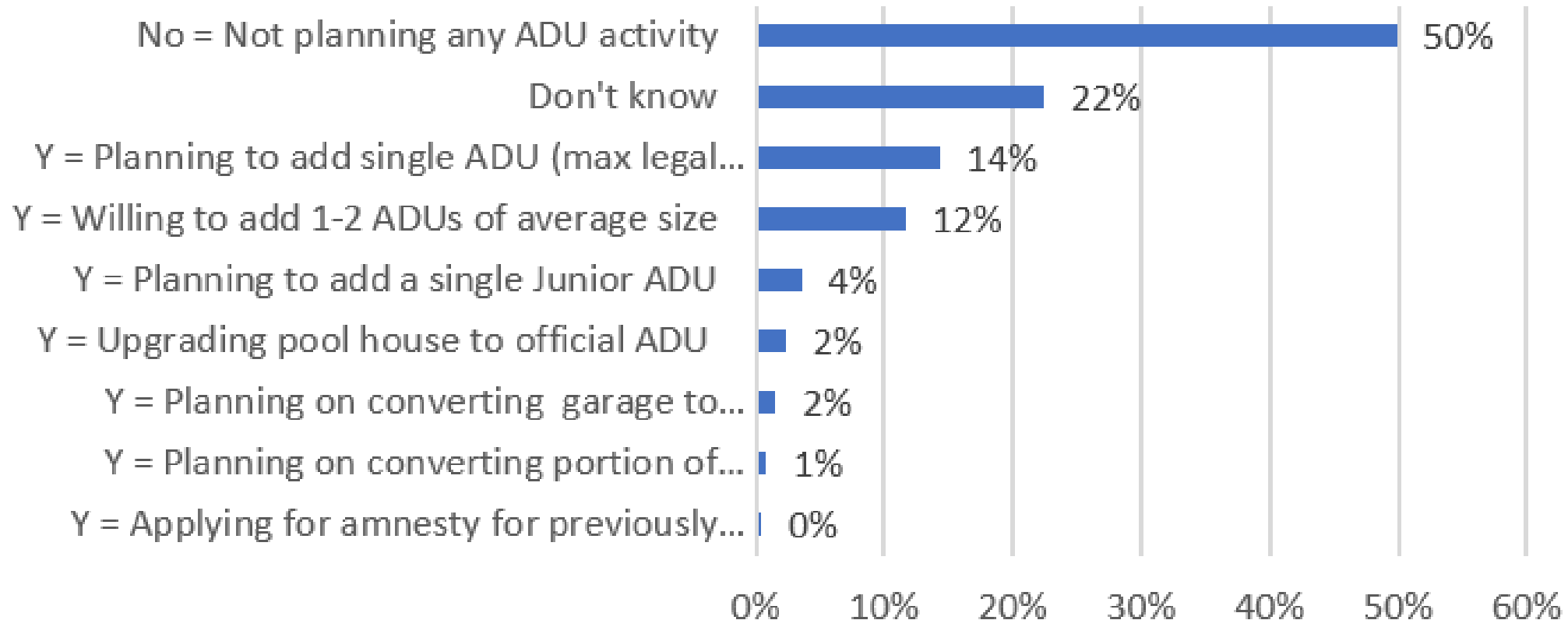
15A. How concerned are you CURRENT PLAN DEVELOPERS HAVE NOT APPROACHED 10+ ACRE PARCEL OWNERS for their feedback/participation?



Our town overwhelmingly thinks the Housing Element team should have approached the owners of the large parcels included in the plan.

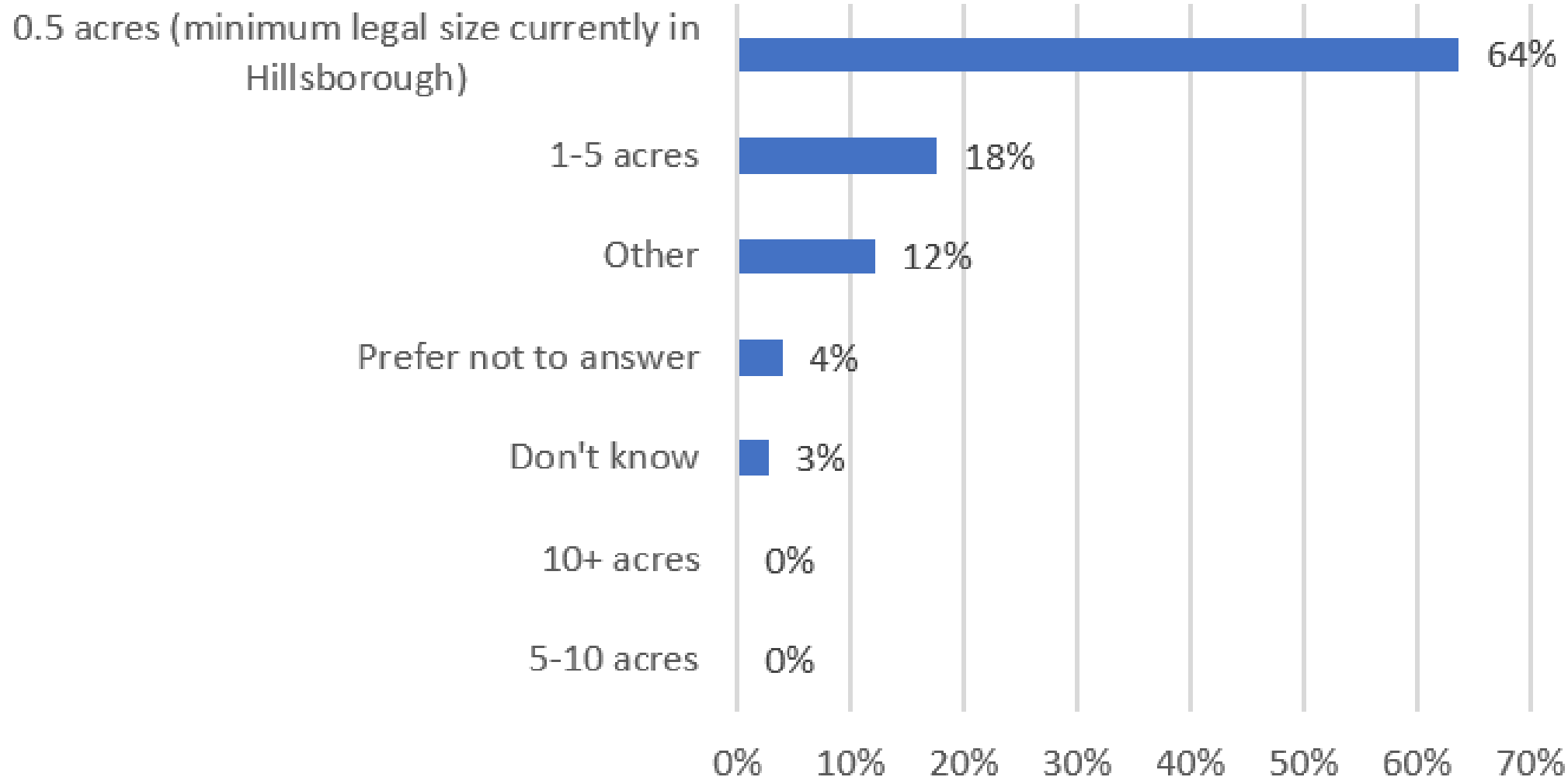
16A. Are you planning on adding ADU next 5 years (thru 2027)?

[multiple choices = select all that apply]

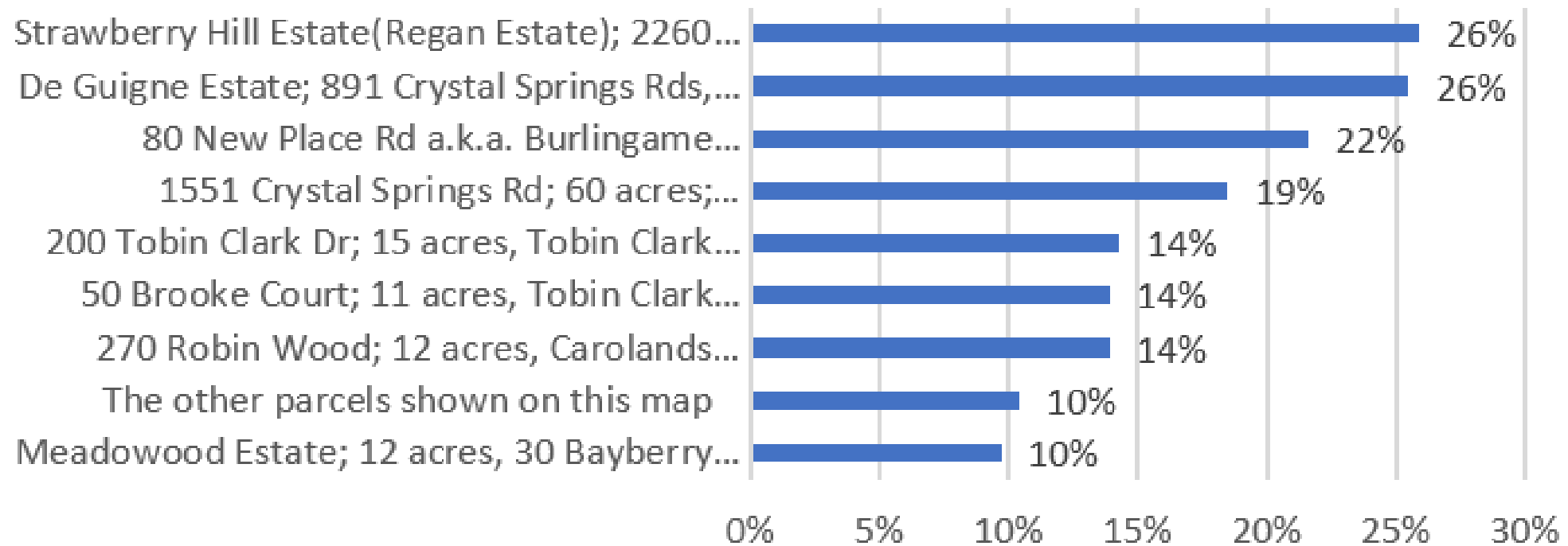


About 1/3 of our town is planning on adding at least one ADU now, with fewer than half not currently planning (and about 1/5 unsure)

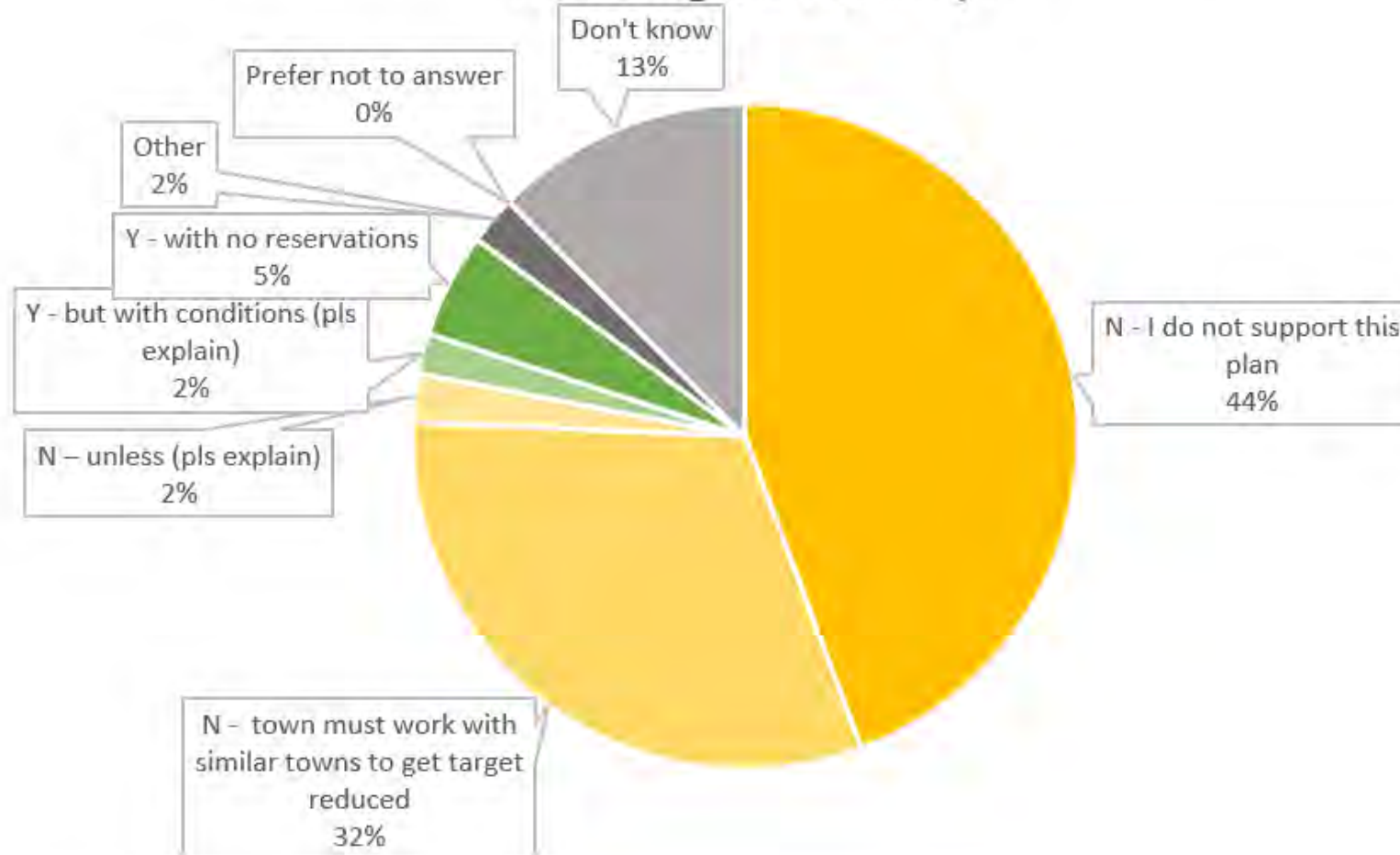
17A. What is your LOT SIZE?



18A. Are you aware of these 10+ ACRE SITES
THAT ARE ELIGIBLE UNDER PROPOSED PLAN FOR
REDEVELOPMENT into multi-tenant, multi-story
housing (40% low income)?



19A. Do you APPROVE of Hillsborough's current
"HOUSING DENSITY" plan for 2023-2031 (a.k.a.
"Housing Element")?




By more than 11 to 1, our town opposes this plan.

THANK YOU

(MORE ANALYSIS TO FOLLOW
LATER THIS WEEK

Aaron ZORNES





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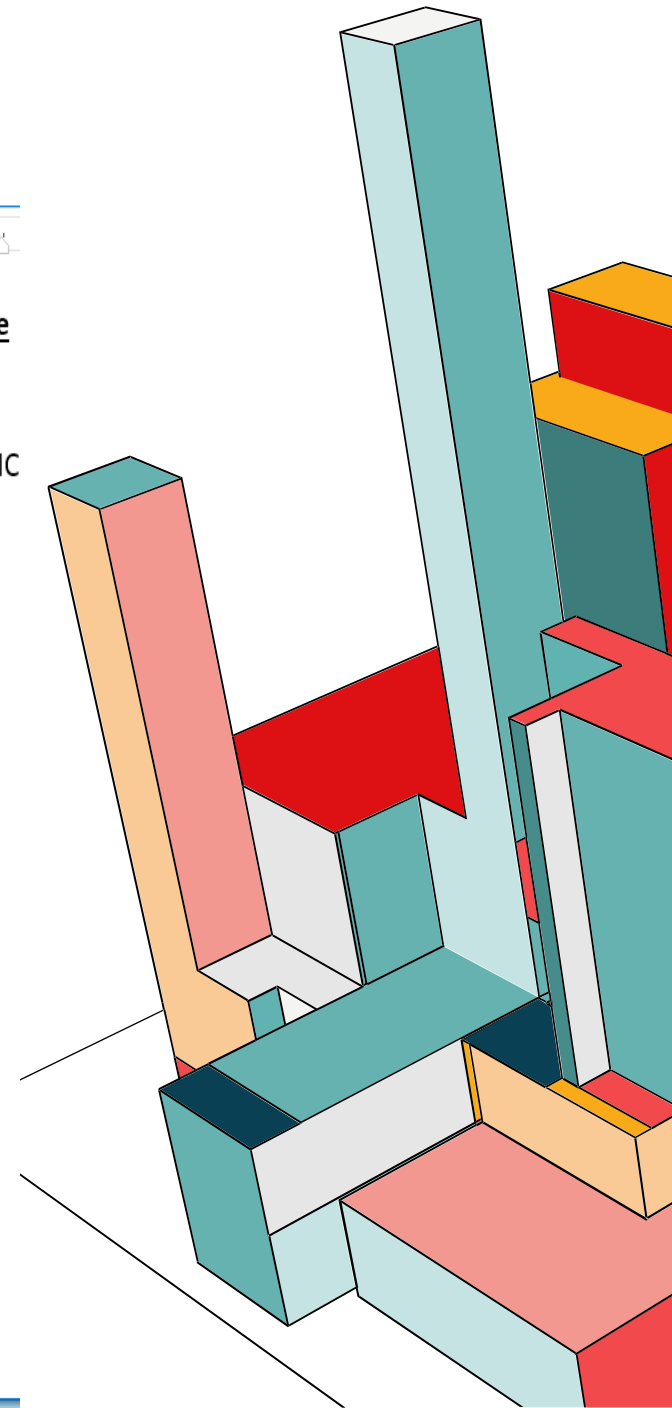
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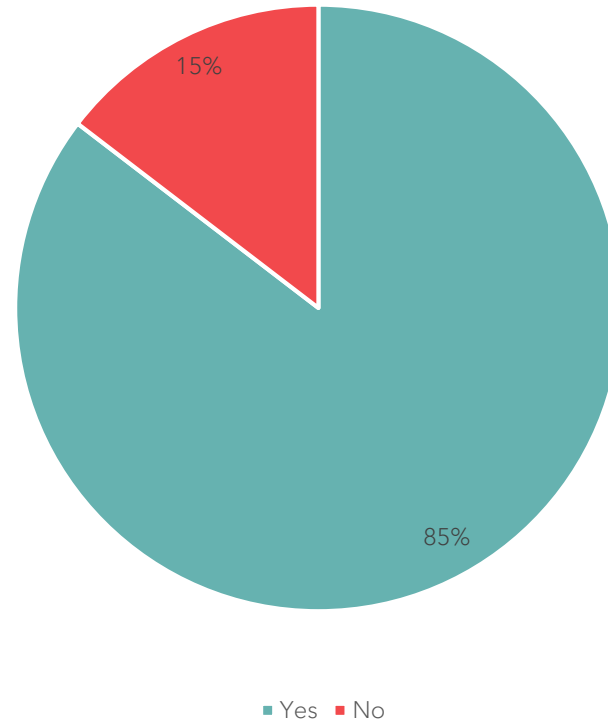
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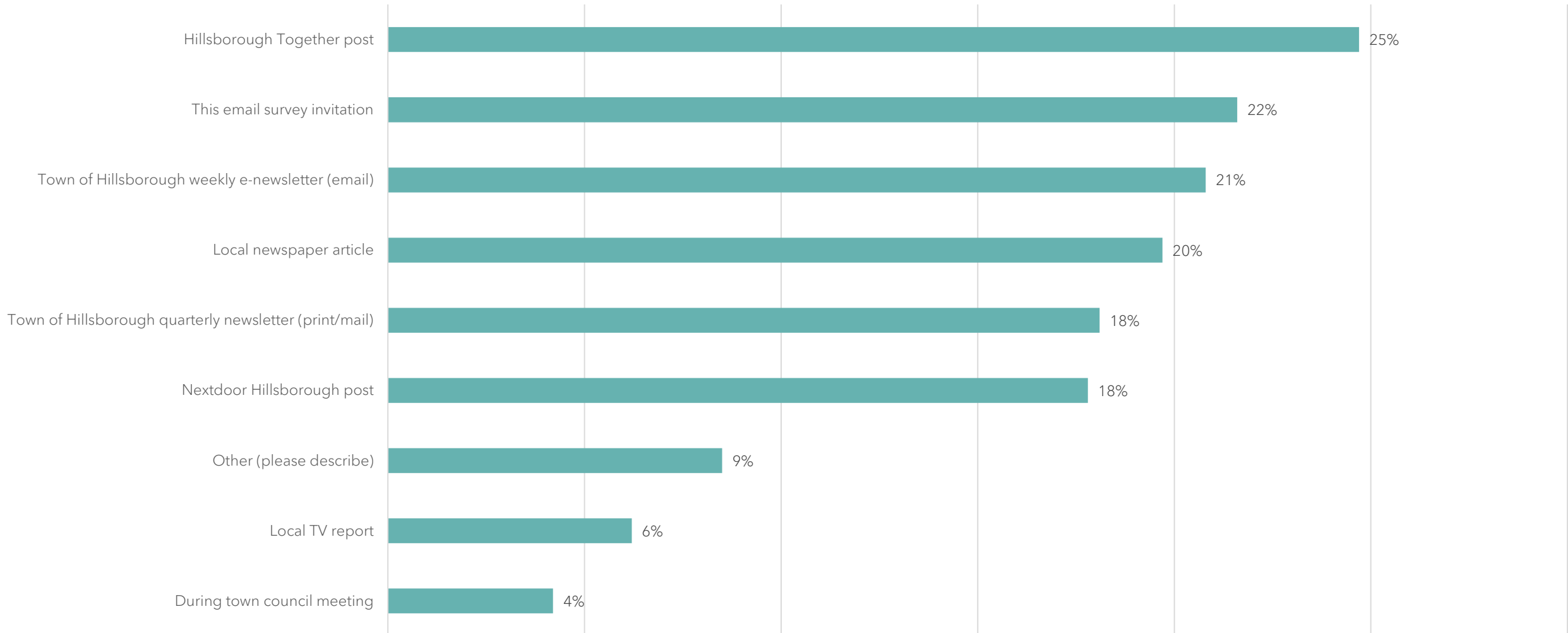


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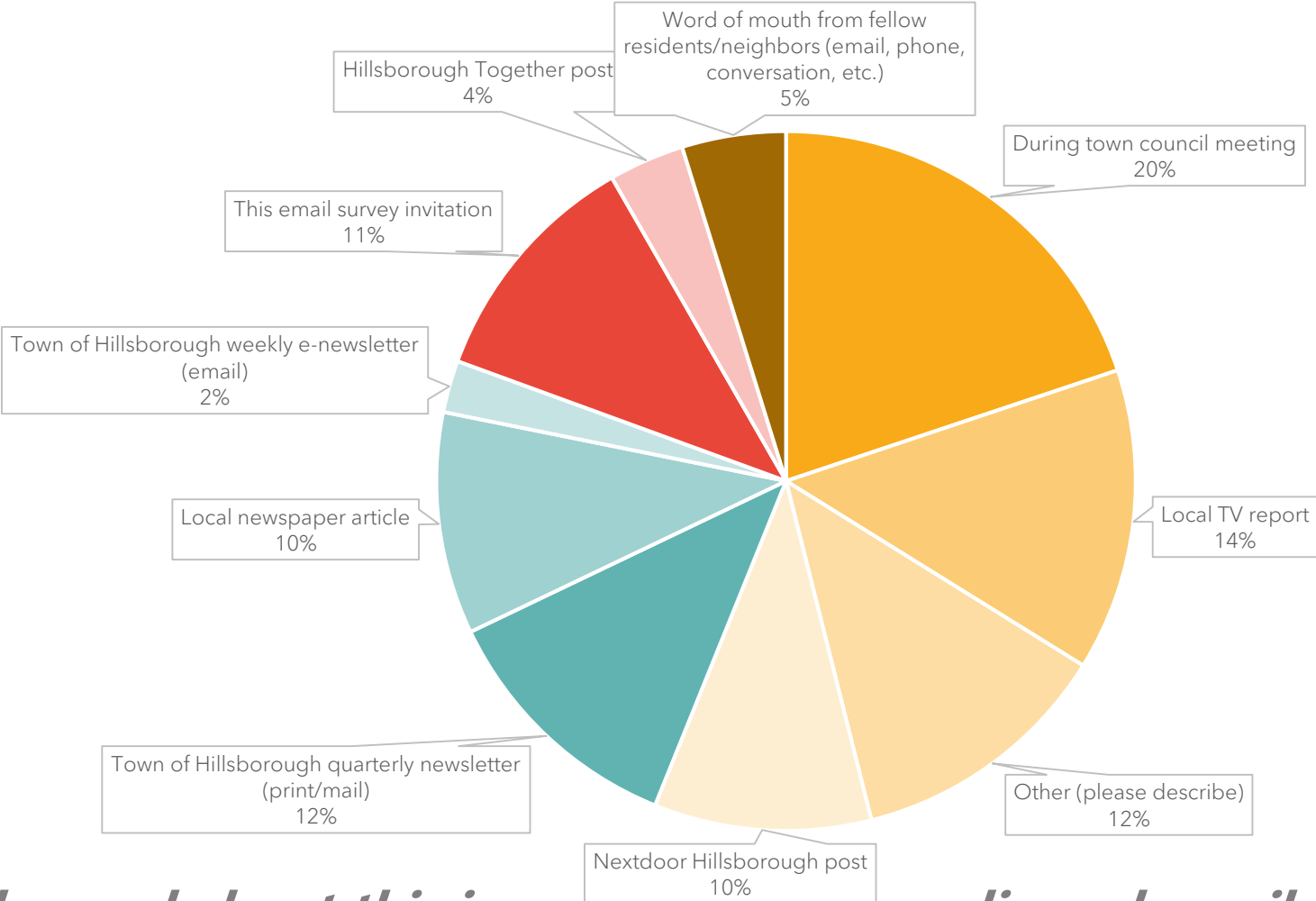
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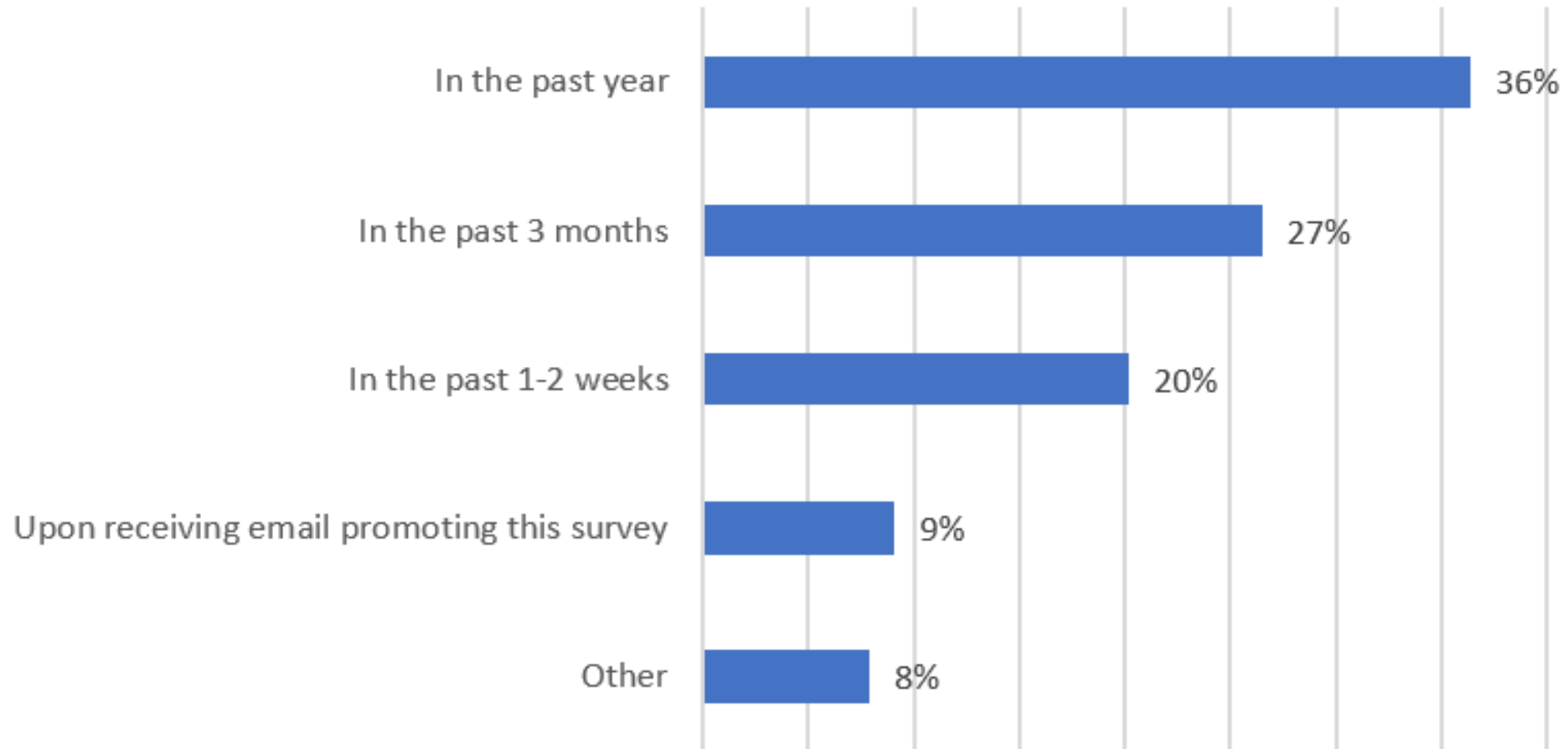
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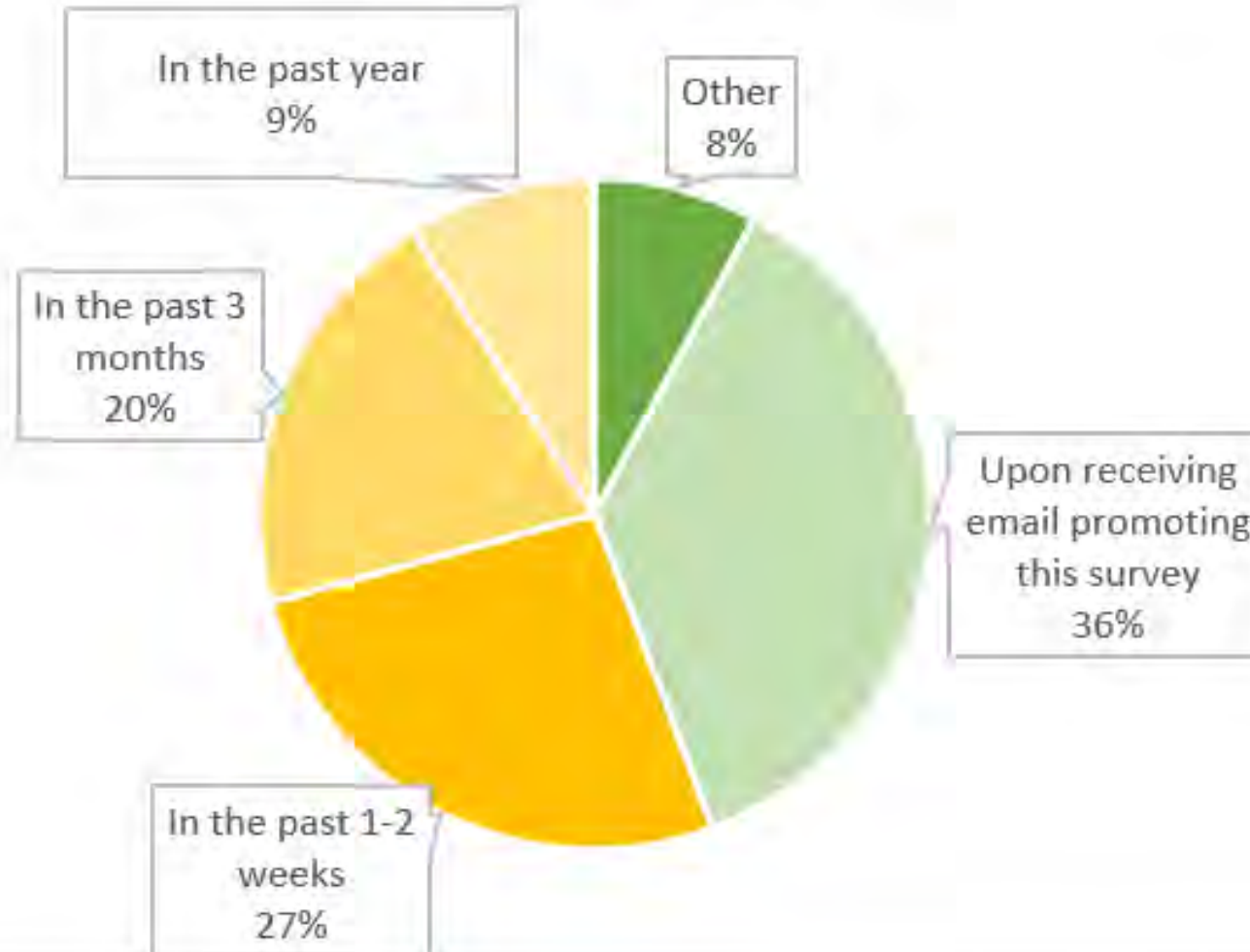
56% learned about this issue from social media and email. 24% learned about this from the town communications. We need to rethink how the town communicates overall, especially on critical issues like this.

3A - When did you learn about the state mandate for 1st time?



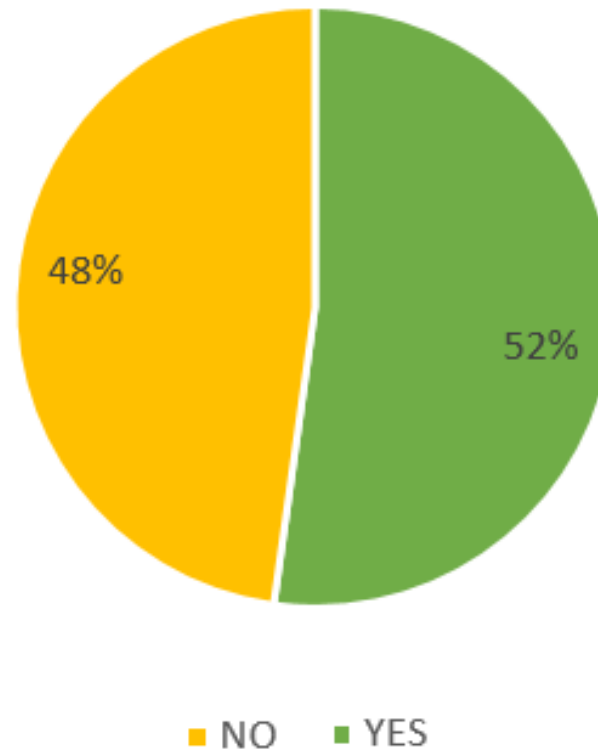
More than half the town respondents were not aware of issue until past 3 months, including almost 3 out of 10 who just learned of this in past 2 weeks before survey.

3A. When did you learn about the state mandate for the first time?

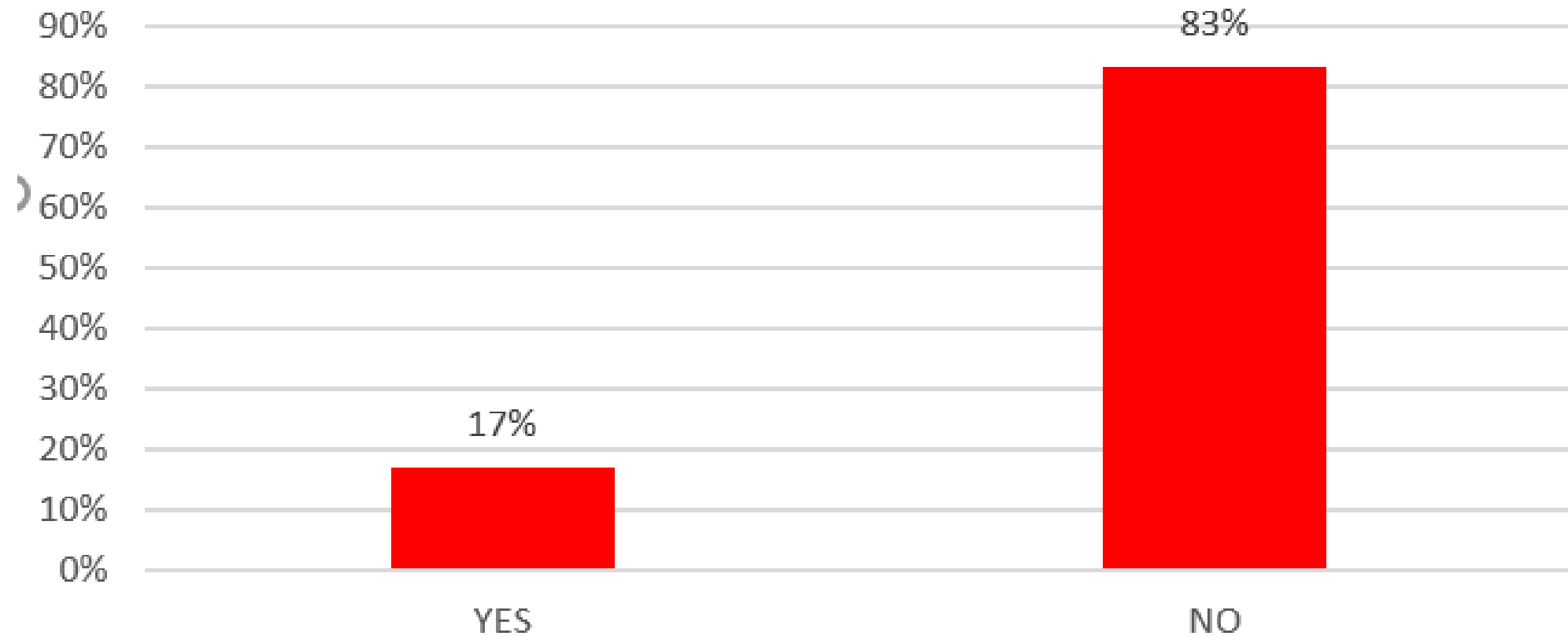


More than half the town respondents were not aware of issue until past 3 months, including almost 3 out of 10 who just learned of this in past 2 weeks before survey.

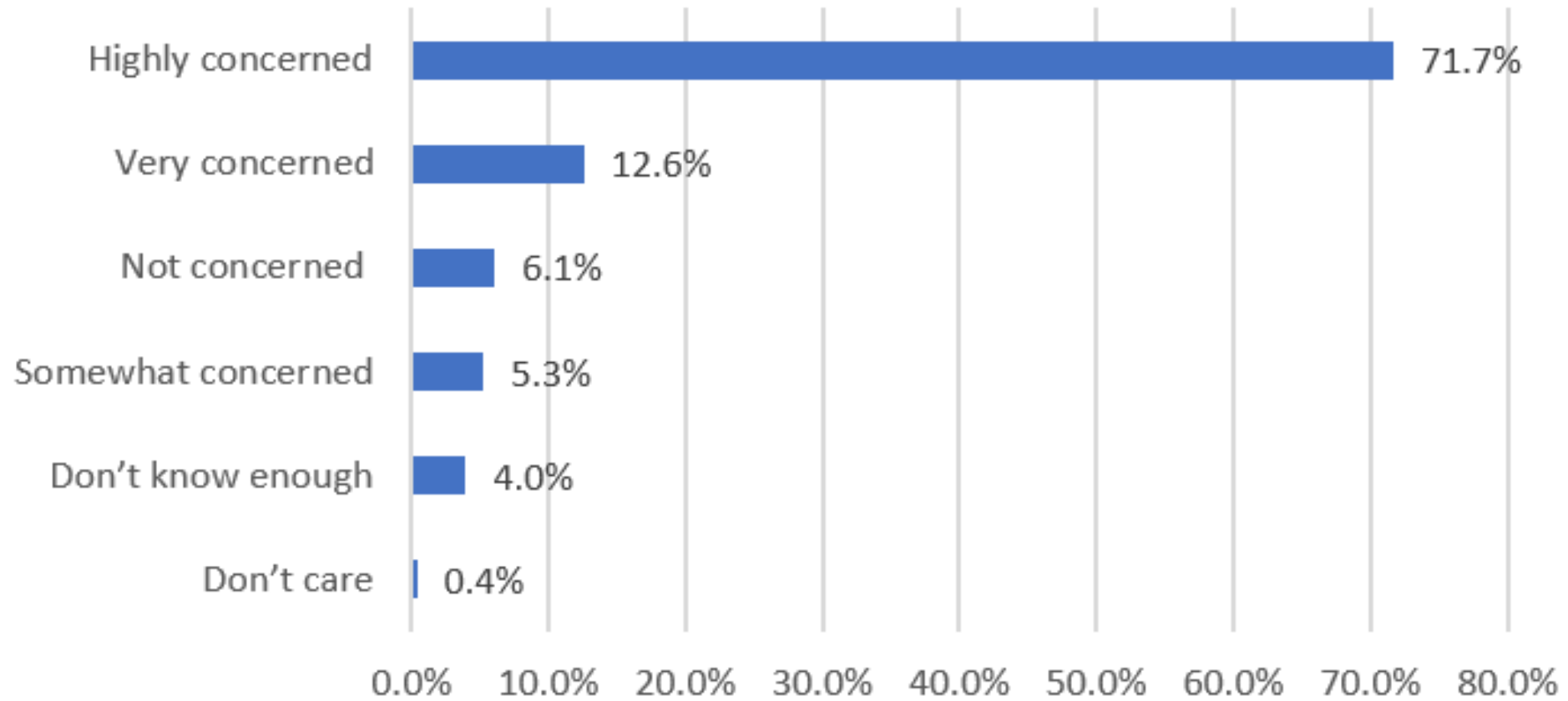
4A. Were you aware proposed HB plan calls for 550+ LOW,
AFFORDABLE & MODERATE INCOME HOMES WITHIN NEXT 8
YEARS?



5A. Are you aware that similar Bay Area communities such as Atherton have TARGETs 50% OR LESS THAN HILLSBOROUGH'S ?

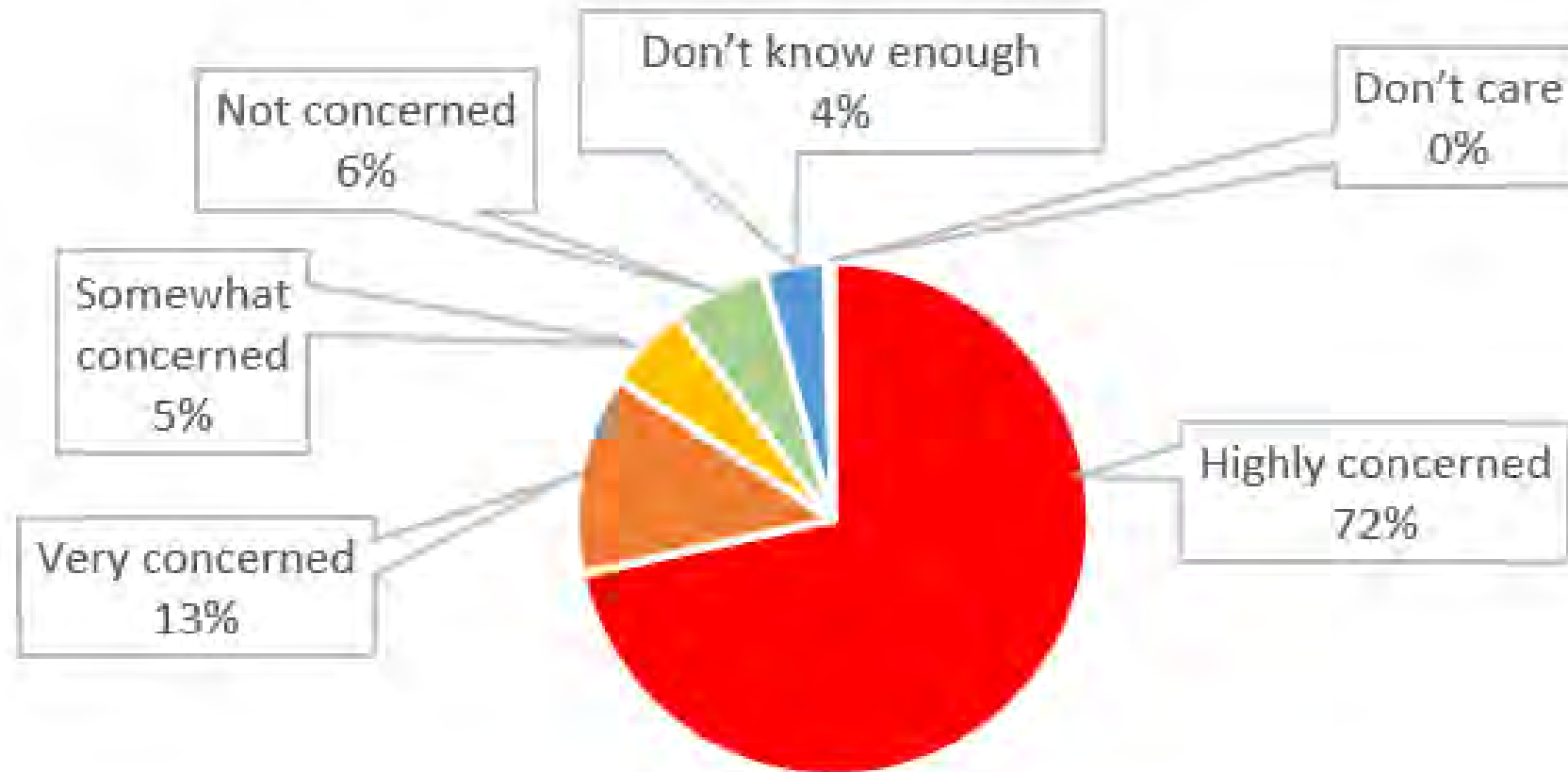


6A. How concerned are you CURRENT PLAN would RE-ZONE ENTIRE TOWN?



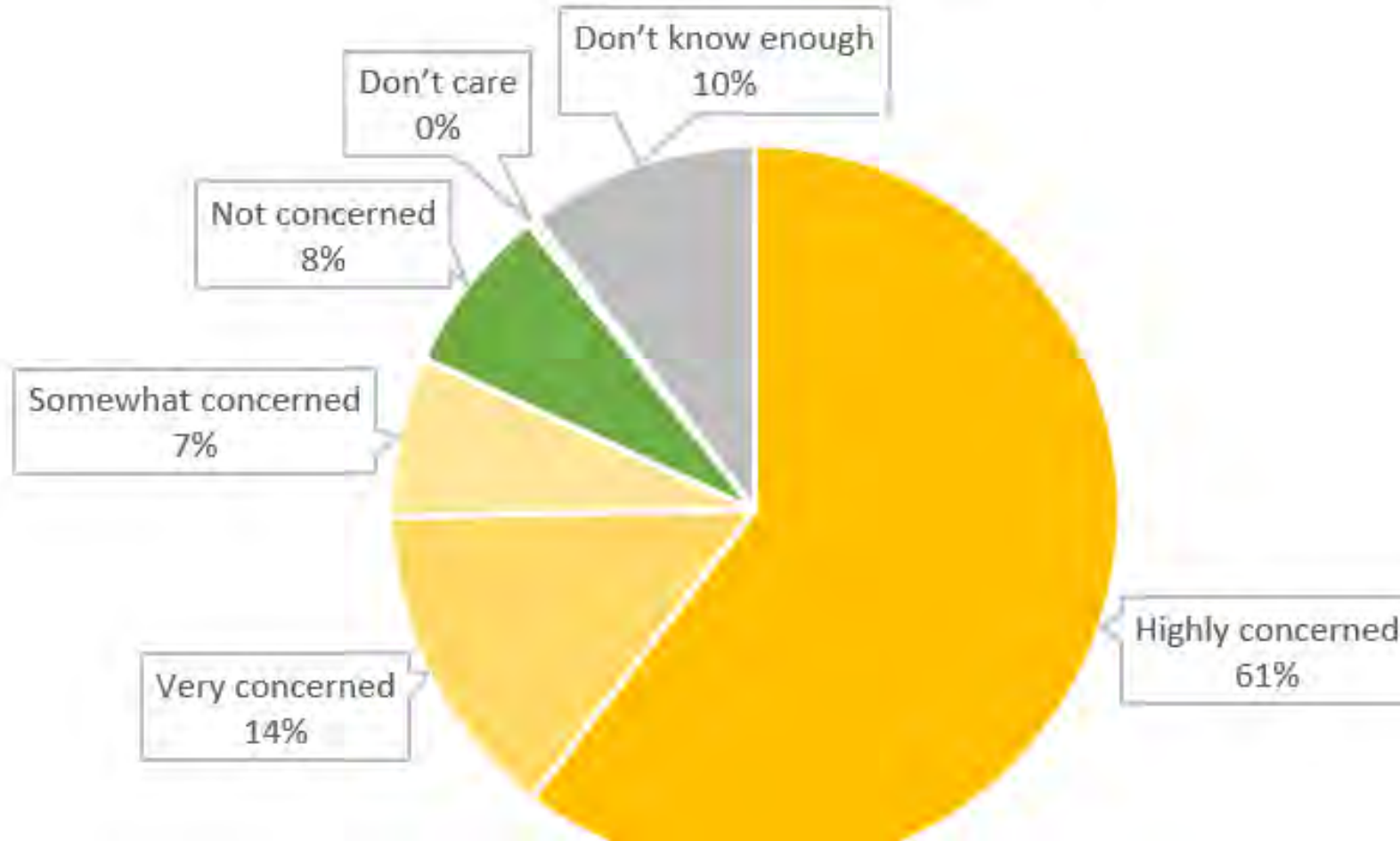
***By a margin of nearly 14 to 1, the town is highly, very,
or somewhat concerned about the re-zoning.***

6A. How concerned are you CURRENT PLAN would RE-ZONE ENTIRE TOWN?



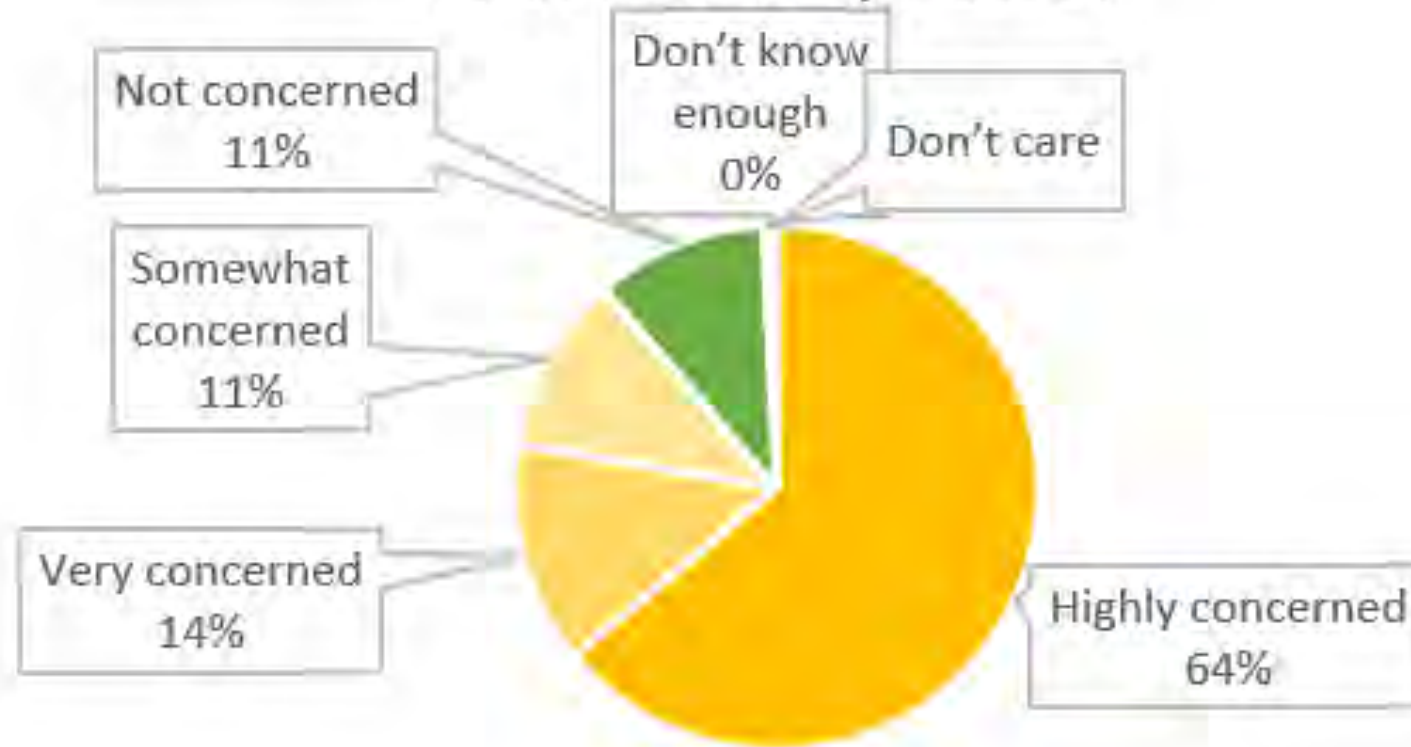
By a margin of nearly 14 to 1, the town is highly, very, or somewhat concerned about the re-zoning.

7A. How concerned are you CURRENT PLAN EXCLUDES ANY CONSIDERATION
OF 250+ "OPEN SPACE" ACRES?



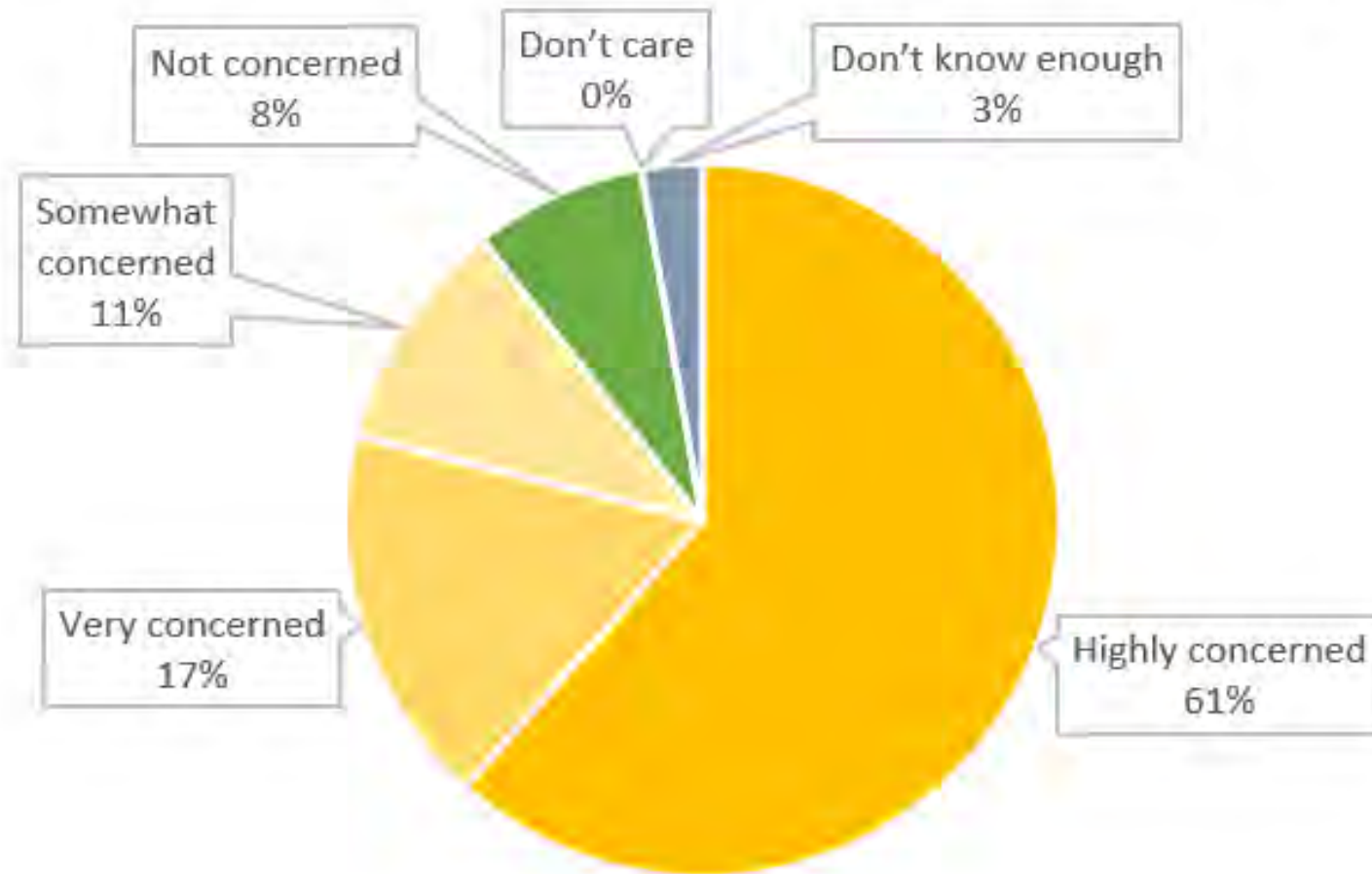
***By a margin of more than 10 to 1, our town is concerned
about excluding town-owned open space.***

8A. How concerned are you CURRENT PLAN
REDUCES MINIMUM LOT SIZES from current 1/2
to as low as 1/3 acre?



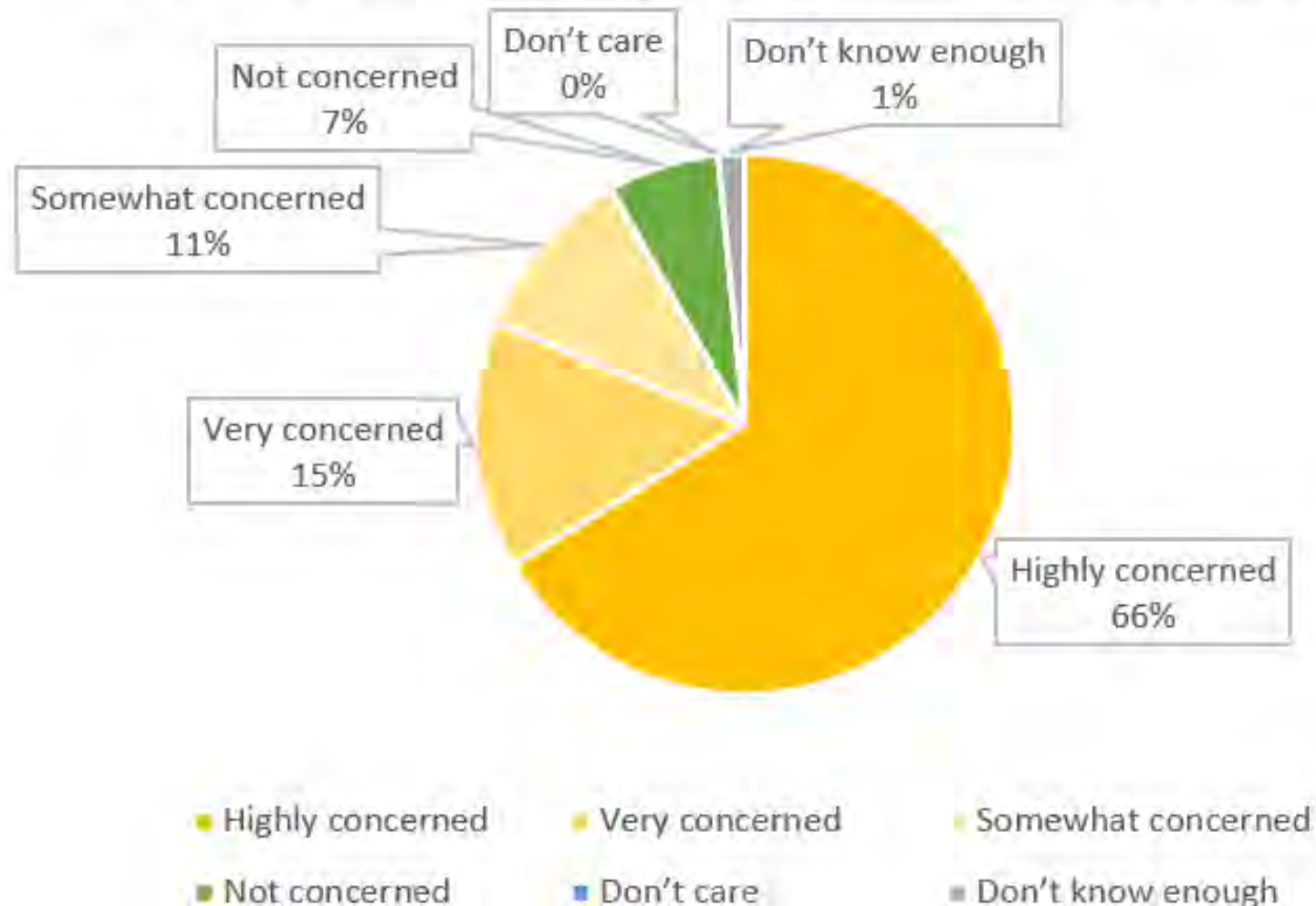
By a margin of more than 8 to 1, our survey respondents are concerned about reducing minimum lot sizes according to the draft Housing Element.

9A. How concerned are you CURRENT PLAN MINIMIZES
"FRONTAGES" (from current 150' to as low as 50')?



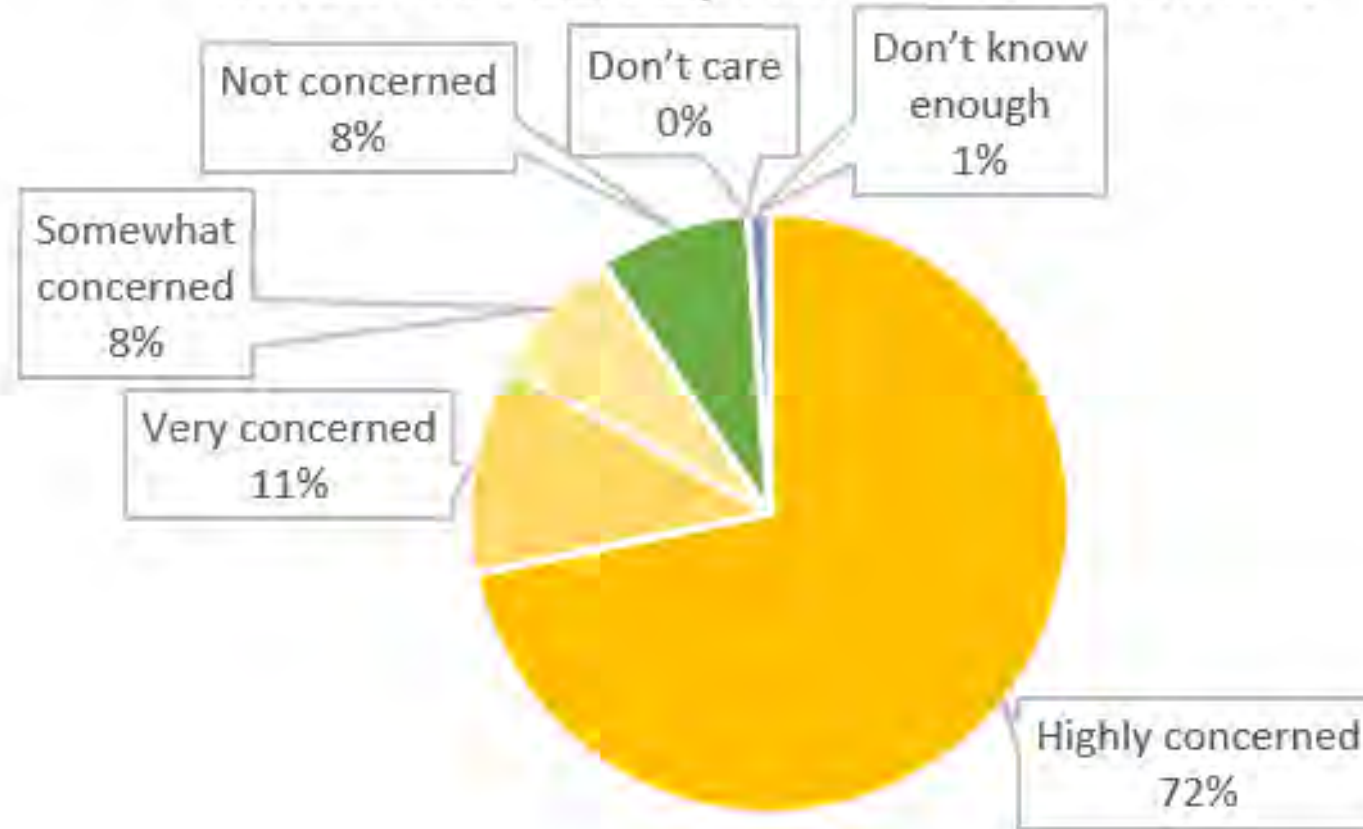
***By a margin of more than 11 to 1, our residents care about preserving
150 foot street frontages.***

10A. How concerned are you CURRENT PLAN REDUCES
"SETBACK" DISTANCES (from current 20' to as low as 5')?



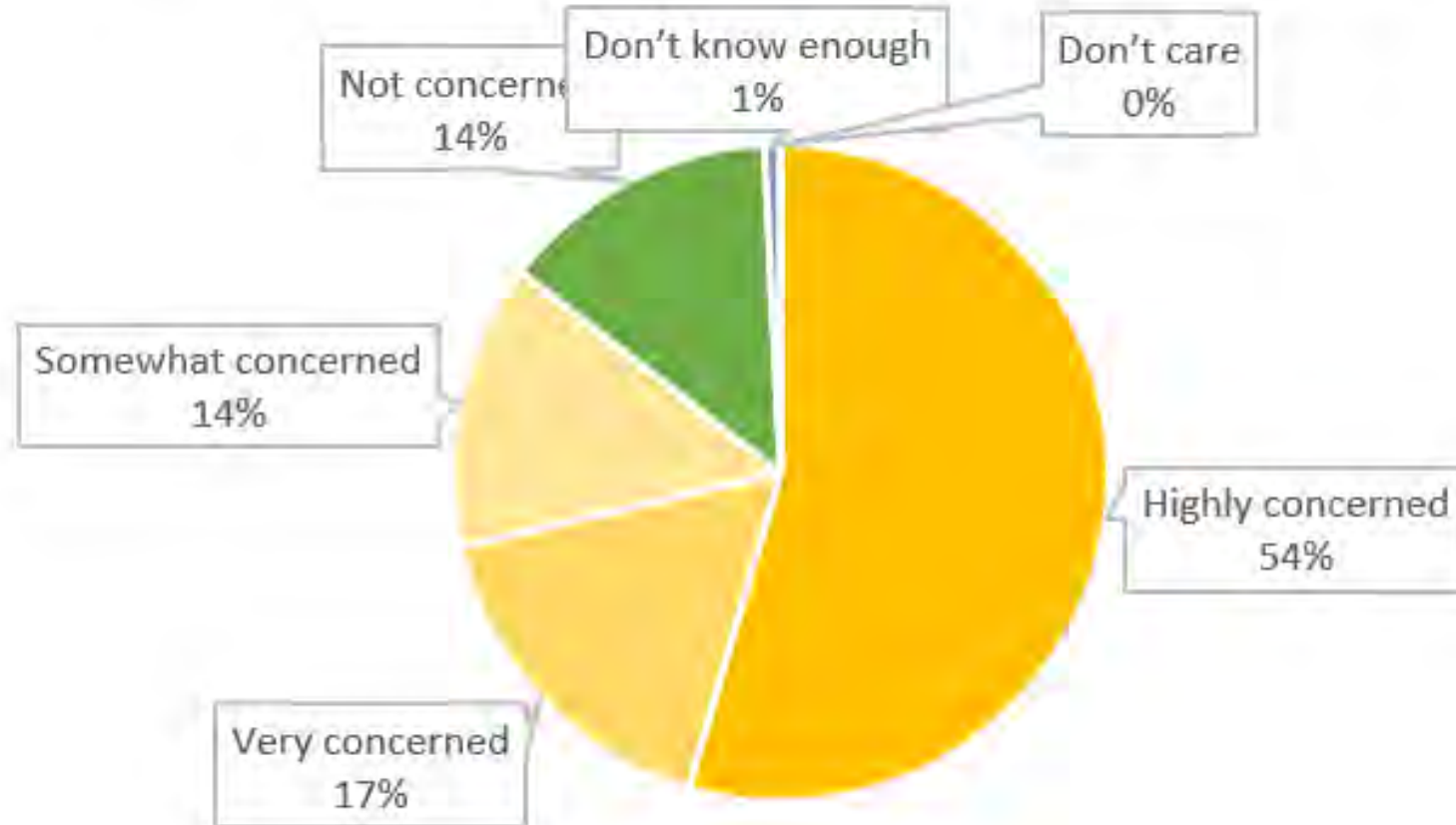
By a margin of almost 14 to 1, our residents are concerned about reducing setbacks.

11A. How concerned are you CURRENT PLAN
changes zoning laws to ALLOW "LOT SPLITS" TO
BUILD DUPLEXES/TRIPLEXES & MORE?



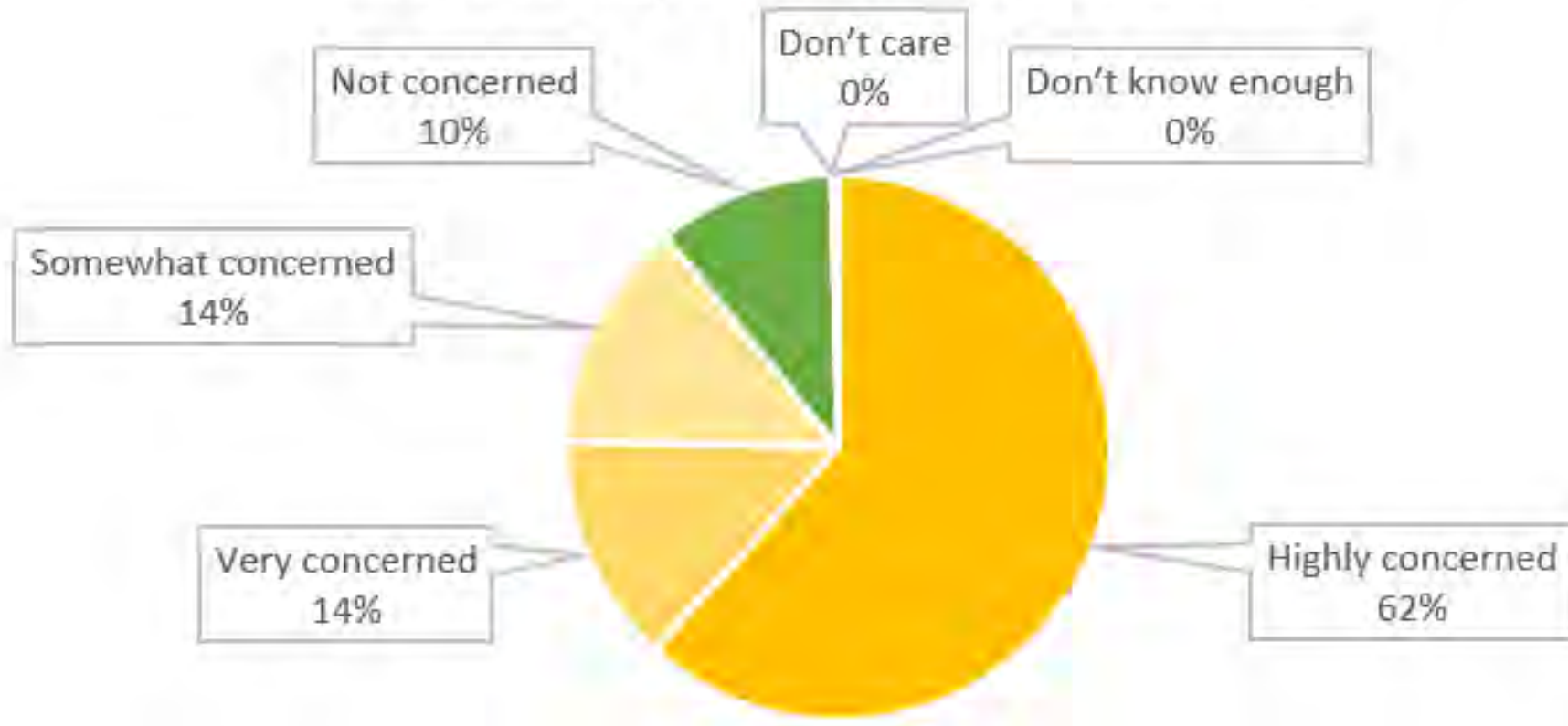
By an 11 to 1 margin, our citizens don't want to allow or increase the number of lot splits and duplexes on lots

12A. How concerned are you CURRENT PLAN REDUCES
MINIMUM LANDSCAPE COVERAGE from 50% to 30%
(structures & hardscaping can be 70% of a lot)?



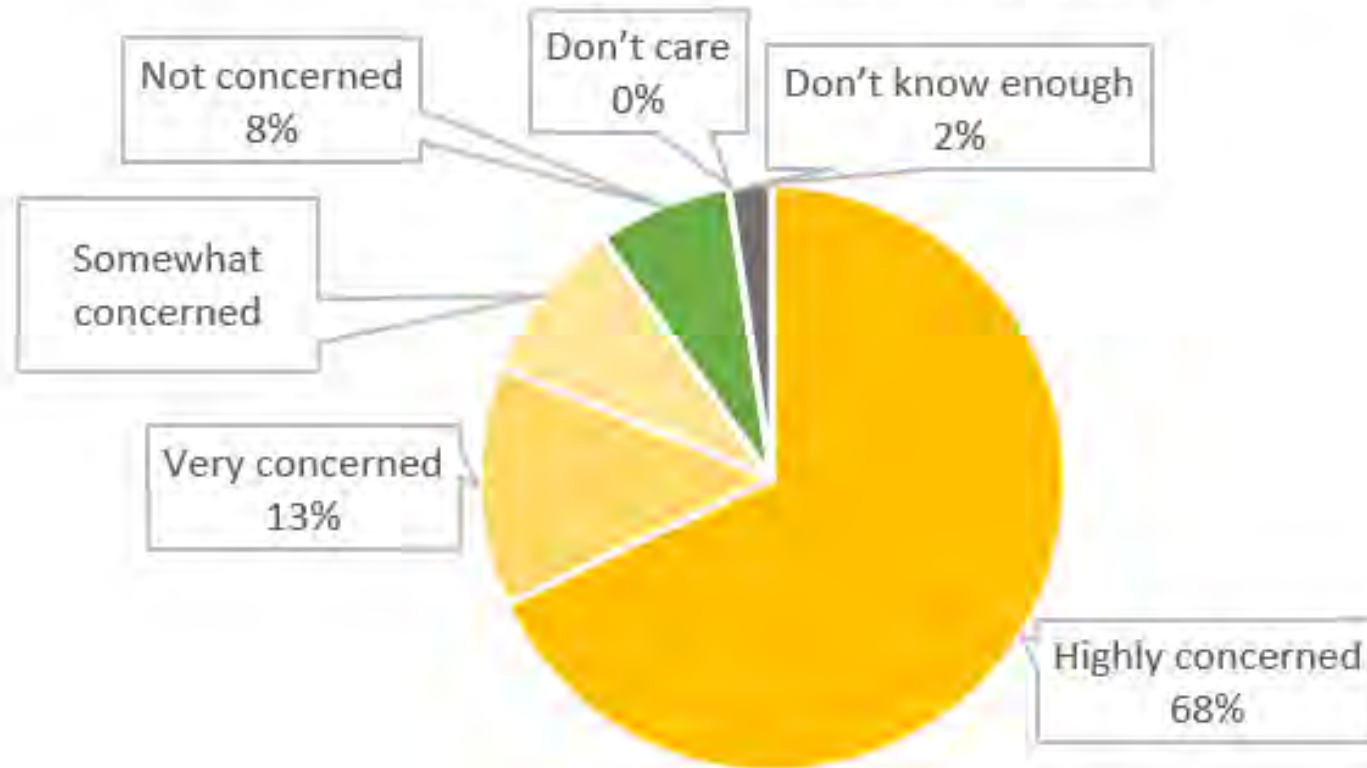
***By almost 6 to 1, our residents don't want a plan that decreases
minimum landscape coverage.***

13A. How concerned are you CURRENT PLAN REDUCES MINIMUM DWELLING SIZE by 70% (from 2500 sq ft to 800 sq ft) to encourage subdivisions of larger parcels for additional single family as well as duplex units..?



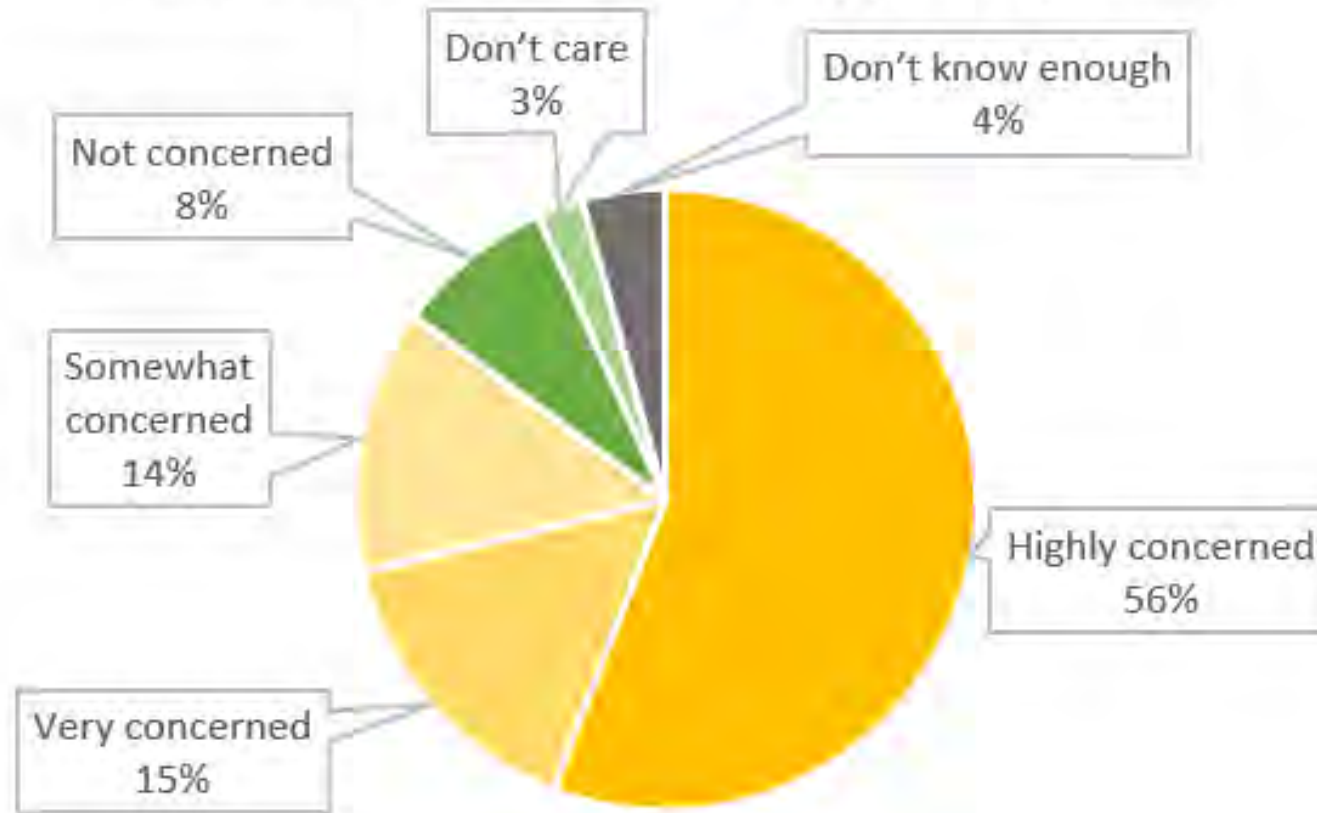
By a margin of more than 8 to 1, our townspeople don't want to reduce the minimum dwelling size from 2500 sq ft to 800 sq ft.

14A. How concerned are you that CURRENT PLAN ALLOWS
HIGH-DENSITY HOUSING AWAY FROM MAJOR TRAFFIC
ROUTES (El Camino Real, etc.)?



***By more than 12 to 1, our town doesn't want high-density housing
anywhere but near El Camino or another high traffic route.***

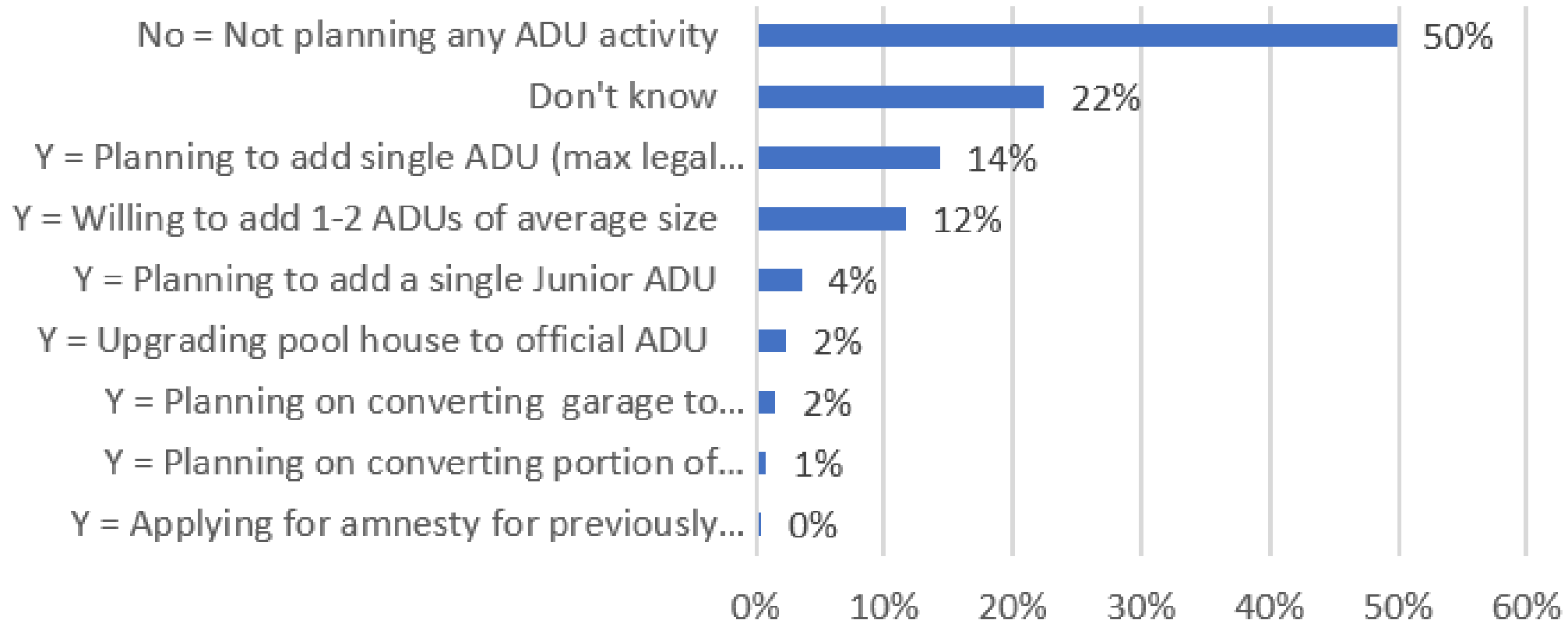
15A. How concerned are you CURRENT PLAN DEVELOPERS HAVE NOT APPROACHED 10+ ACRE PARCEL OWNERS for their feedback/participation?



Our town overwhelmingly thinks the Housing Element team should have approached the owners of the large parcels included in the plan.

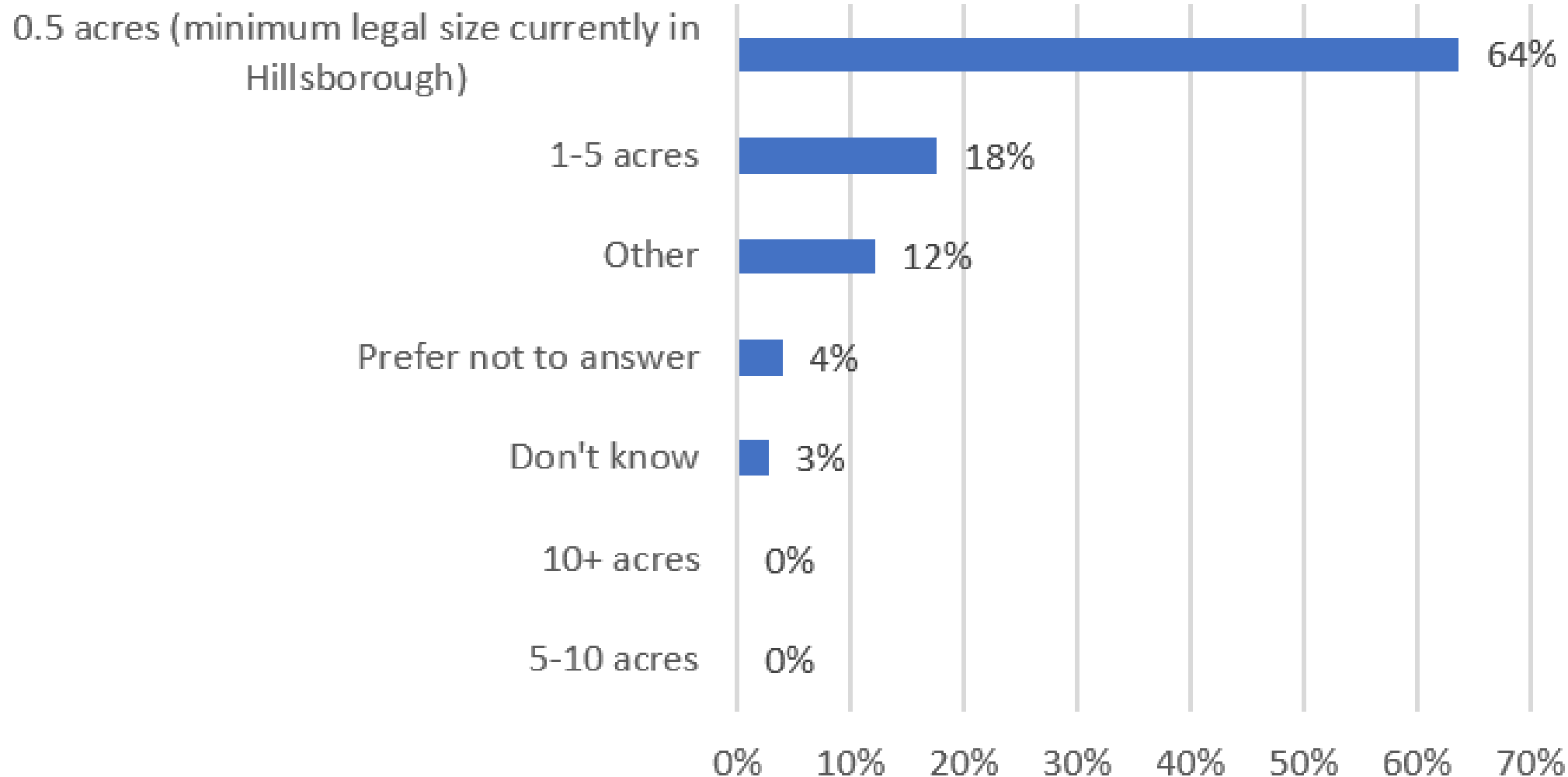
16A. Are you planning on adding ADU next 5 years (thru 2027)?

[multiple choices = select all that apply]

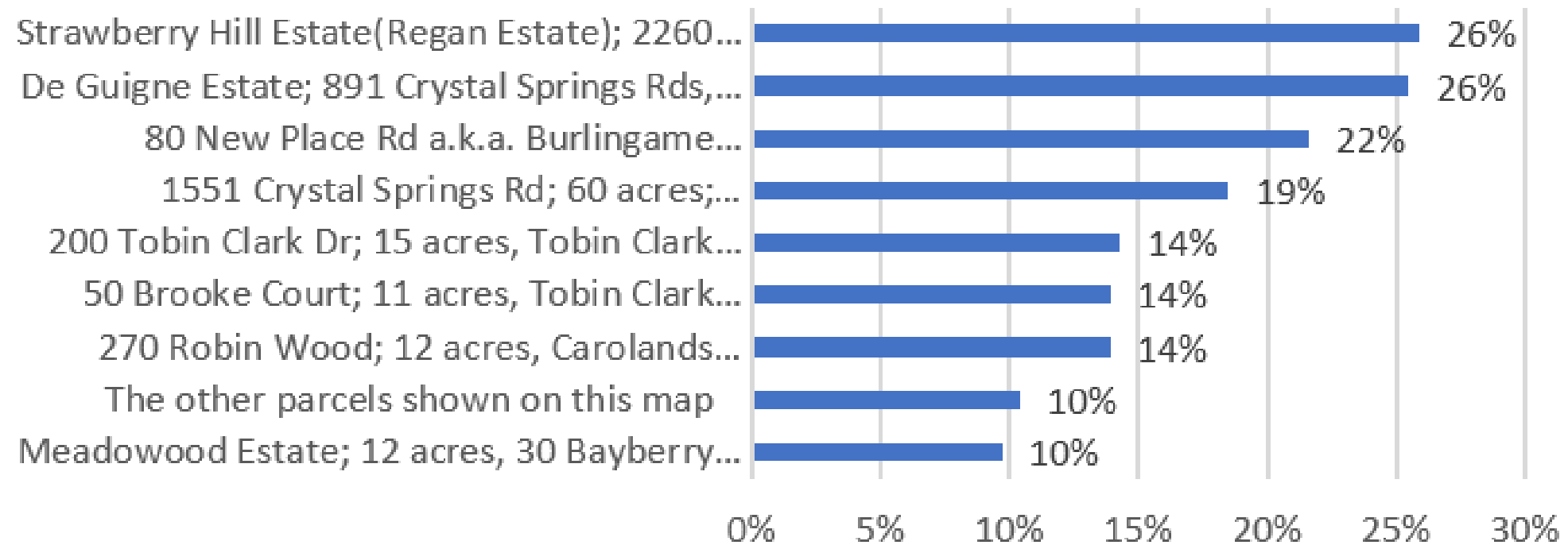


About 1/3 of our town is planning on adding at least one ADU now, with fewer than half not currently planning (and about 1/5 unsure)

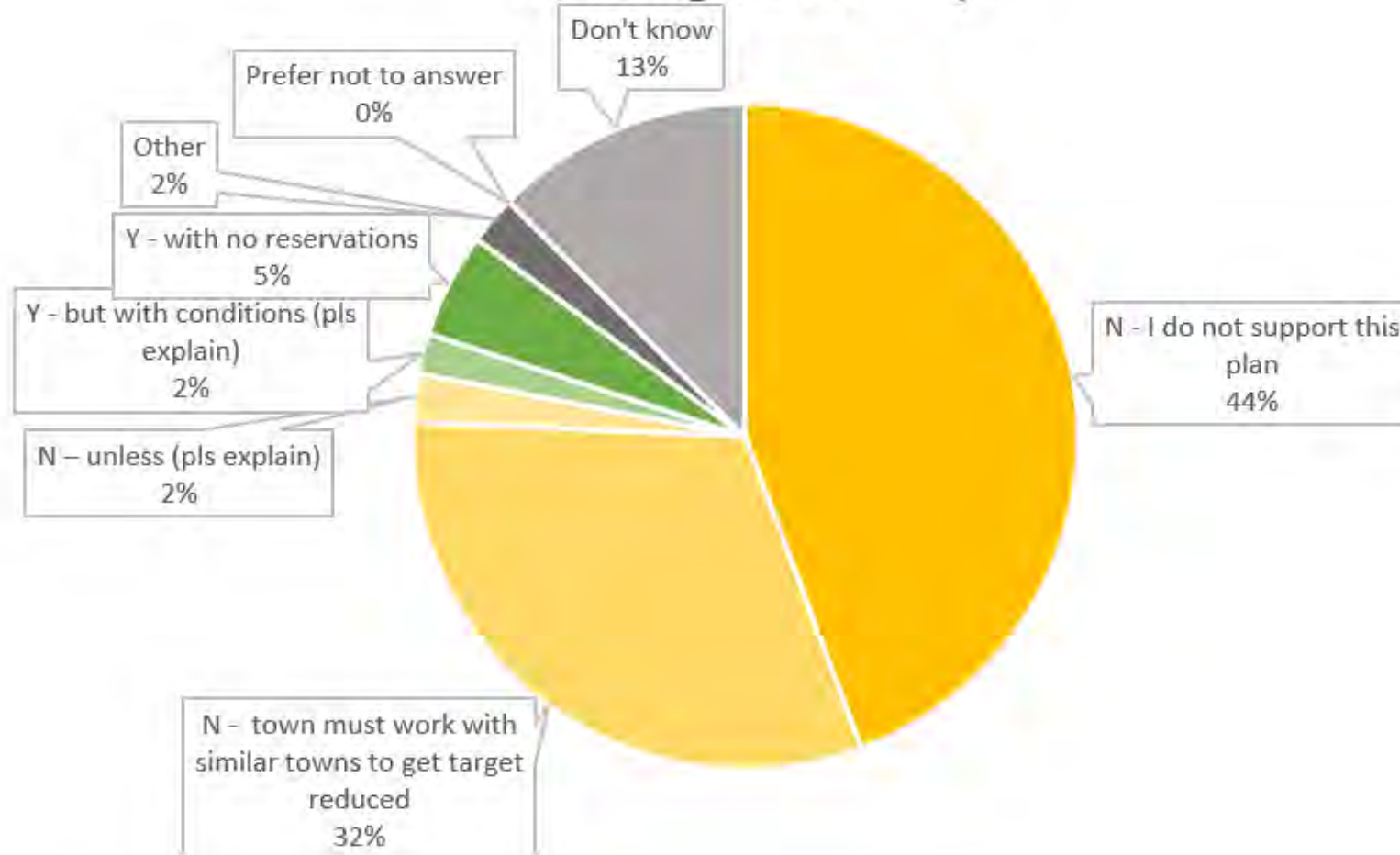
17A. What is your LOT SIZE?



18A. Are you aware of these 10+ ACRE SITES
THAT ARE ELIGIBLE UNDER PROPOSED PLAN FOR
REDEVELOPMENT into multi-tenant, multi-story
housing (40% low income)?



19A. Do you APPROVE of Hillsborough's current
"HOUSING DENSITY" plan for 2023-2031 (a.k.a.
"Housing Element")?



By more than 11 to 1, our town opposes this plan.

THANK YOU

(MORE ANALYSIS TO FOLLOW
LATER THIS WEEK)

Aaron ZORNES



Lisa Natusch

Subject: FW: Not in favor of current Hillsborough Housing plan

From: Megan Martin Strickland [REDACTED]
Sent: Monday, September 12, 2022 1:44 PM
To: General Plan <generalplan@HILLSBOROUGH.NET>
Subject: Not in favor of current Hillsborough Housing plan

Dear City Counsel - It is with great concern from a Hillsborough family that we write to you this morning. We understand that there is a high density housing proposal that would put at risk our schools, fire safety, and most of the other town infrastructure (water, sewer, electricity, parking, etc) with no real plan on how to solve those issues or generally how to fund them properly in the short and long term.

Our family has three children in the public school district in Hillsborough, and we are writing to voice our opposition to the current plan. We do not support it.

The plan should be adjusted to put a far greater emphasis on ADU's as the primary solution to meet the state of California's requirements. We also feel that any efforts to rezone current government or private properties be vetted by multiple other third parties in order to assure proper solutions for infrastructure down the road.

We support the Smart Housing For Hillsborough Plan and would urge the town of Hillsborough to adjust the current draft proposal to incorporate many elements of this alternative plan.

We appreciate your work and look forward to being intimately involved in the solution process together.

Best,

Tim and Megan Strickland
[REDACTED]

The following surveys were submitted by Aaron Zornes on 9/12/2022.

Section A. SHORT SURVEY (3-5 minutes) - NATURE OF "HOUSING DENSITY" REQUIREMENT & OUR TOWN'S PROGRESS

BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 “housing units” during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

LEGEND: ADU = accessory dwelling unit; H = Hillsborough; HCD = California Department of Housing & Community Development; HEAC = Housing Element Advisory Committee; Housing Element = component of Hillsborough's general plan; RD-1, -2 & -3 = residential districts within town of Hillsborough; RHNA = Regional Housing Needs Allocation plan (RHNA plan); SB-9 = State Bill 9 allows homeowners in most areas to streamline housing permitting & to divide their property into two lots; SB-10 = State Bill 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units

Q. 1A

Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers that prevent increased production of affordable low income & moderate income housing? [pick one]

- ☒ Yes
☐ No

Q. 2A

HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

- ☐ This email survey invitation
☐ Local newspaper article
☐ Local TV report
☐ Nextdoor Hillsborough post
☐ Hillsborough Together post
☒ During town council meeting
☐ Town of Hillsborough weekly e-newsletter (email)
☐ Town of Hillsborough quarterly newsletter (print/mail)
☐ Word of mouth from fellow residents/neighbors (email, phone, conversation, etc.)
☐ Other (please describe) []

Q. 3A

WHEN did you learn about the STATE MANDATE for the first time? [pick one]

- ☐ Upon receiving email promoting this survey
☐ In the past 1-2 weeks
☐ In the past 3 months
☒ In the past year
☐ Other []

Q. 4A

Were you aware that the proposed housing plan for Hillsborough calls for MORE THAN 550 LOW, AFFORDABLE & MODERATE INCOME HOMES WITHIN THE NEXT EIGHT YEARS? [pick one]

☒ YES

☐ NO

Q. 5A

Are you aware that similar Bay Area communities such as Atherton & Los Altos Hills have housing unit TARGETs 50% OR LESS THAN HILLSBOROUGH'S TARGET OF 550+?

☐ YES

☒ NO

Q. 6A

How concerned are you that CURRENT PLAN our Town is supporting would RE-ZONE THE ENTIRE TOWN?

☒ Highly concerned

☐ Very concerned

☐ Somewhat concerned

☐ Not concerned

☐ Don't know enough

☐ Don't care

Q. 7A

How concerned are you that CURRENT PLAN EXCLUDES ANY CONSIDERATION OF 250+ "OPEN SPACE" ACRES in Hillsborough?

☒ Highly concerned

☐ Very concerned

☐ Somewhat concerned

☐ Not concerned

☐ Don't know enough

☐ Don't care

Q. 8A

How concerned are you that CURRENT PLAN changes zoning laws to REDUCE MINIMUM LOT SIZES (from current 1/2 acre minimum to as low as 1/3 acre)?

☒ Highly concerned

☐ Very concerned

☐ Somewhat concerned

☐ Not concerned

☐ Don't know enough

☐ Don't care

Q. 9A

How concerned are you that CURRENT PLAN changes zoning laws to MINIMIZE "FRONTAGES" (from current 150'

to as low as 50')?

- ☒ (X) Highly concerned
- ☐ () Very concerned
- ☐ () Somewhat concerned
- ☐ () Not concerned
- ☐ () Don't know enough
- ☐ () Don't care

Q. 10A

How concerned are you that CURRENT PLAN changes zoning laws to REDUCE "SETBACK" DISTANCES (from current 20' to as low as 5')?

- ☒ (X) Highly concerned
- ☐ () Very concerned
- ☐ () Somewhat concerned
- ☐ () Not concerned
- ☐ () Don't know enough
- ☐ () Don't care

Q. 11A

How concerned are you that CURRENT PLAN changes zoning laws to ALLOW "LOT SPLITS" TO BUILD DUPLEXES/TRIPLEXES & MORE?

- ☒ (X) Highly concerned
- ☐ () Very concerned
- ☐ () Somewhat concerned
- ☐ () Not concerned
- ☐ () Don't know enough
- ☐ () Don't care

Q. 12A

How concerned are you that CURRENT PLAN changes zoning laws to REDUCE MINIMUM LANDSCAPE COVERAGE from 50% to 30% (structures and hardscaping can be 70% of a lot).?

- ☒ (X) Highly concerned
- ☐ () Very concerned
- ☐ () Somewhat concerned
- ☐ () Not concerned
- ☐ () Don't know enough
- ☐ () Don't care

Q. 13A

How concerned are you that CURRENT PLAN changes zoning laws to REDUCE MINIMUM DWELLING SIZE by 70% (from 2500 sq ft to 800 sq ft) to encourage subdivisions of larger parcels for additional single family as well as duplex units..?

- ☒ (X) Highly concerned
- ☐ () Very concerned
- ☐ () Somewhat concerned

- ☐ Not concerned
- ☐ Don't know enough
- ☐ Don't care

Q. 14A

How concerned are you that CURRENT PLAN changes zoning laws to ALLOW HIGH-DENSITY HOUSING AWAY FROM MAJOR TRAFFIC ROUTES (El Camino Real, etc.)?

- ☒ Highly concerned
- ☐ Very concerned
- ☐ Somewhat concerned
- ☐ Not concerned
- ☐ Don't know enough
- ☐ Don't care

Q. 15A

How concerned are you that CURRENT PLAN DEVELOPERS HAVE NOT APPROACHED 10+ ACRE PARCEL OWNERS for their feedback/participation?

- ☐ Highly concerned
- ☐ Very concerned
- ☐ Somewhat concerned
- ☒ Not concerned
- ☐ Don't know enough
- ☐ Don't care

Q. 16A

Are you planning on adding an Accessory Dwelling Unit (ADU) to your property in the next 5 years (thru 2027)?
[multiple choices = select all that apply]

- ☐ Yes = I am planning to add single ADU (maximum legal size allowed = xxx square feet)
- ☐ Yes = I am willing to add 1-2 ADUs of average xxx square feet
- ☐ Yes = I am upgrading my pool house to official ADU status
- ☐ Yes = I am planning on converting my garage to official ADU status
- ☐ Yes = I am planning on converting a portion of the interior or one of the floors of my house to official ADU status
- ☐ Yes = I am applying for amnesty for my previously unofficial ADU / guest house
- ☐ Yes = I am planning to add a single "junior" ADU (JADU = without full kitchen)
- ☒ No = I am not planning any ADU activity
- ☐ Don't know

FYI = On average, ~35 ADUs per year were built in Hillsborough between 2019 and first half of 2022

Q. 17A

What is your LOT SIZE? [pick one]

- ☒ 0.5 acres (minimum legal size currently in Hillsborough)
- ☐ 1-5 acres
- ☐ 5-10 acres
- ☐ 10+ acres

- () Don't know
 () Prefer not to answer
 () Other []

Q. 18A

Are you aware of these 10+ ACRE SITES THAT ARE ELIGIBLE UNDER PROPOSED PLAN FOR REDEVELOPMENT into multi-tenant, multi-story housing (40% low income)? Good to know for traffic/infrastructure considerations in your neighborhood format=address, lot size, neighborhood [multiple choices = select all that apply]

- [] 80 New Place Rd a.k.a. Burlingame Country Club (72.1 acres); Country Club Manor neighborhood
 [X] 1551 Crystal Springs Rd; 60 acres; Baywood Park
 [] Strawberry Hill Estate(Regan Estate); 2260 Remington Rd; 49 acres; Skyfarm
 [X] De Guigne Estate; 891 Crystal Springs Rds, 47 acres, Parrott Dr area
 [] 200 Tobin Clark Dr; 15 acres, Tobin Clark Estate
 [] Meadowood Estate; 12 acres, 30 Bayberry Pl, Homeplace
 [] 270 Robin Wood; 12 acres, Carolands (canyon along Hayne Rd)
 [] 50 Brooke Court; 11 acres, Tobin Clark Estate (next to College of San Mateo)
 [] The other parcels shown on this map

[image]

Q. 19A

SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

- () Yes - with no reservations
 () Yes - but with conditions [Please explain: []]
 () No – unless [Please explain []]
 () No - the town must work with similar towns to get our target reduced
 (X) No, I do not support this plan
 () Don't know
 () Prefer not to answer
 () Other []

TWO **BONUS** SHORT SURVEY QUESTIONS

How is Hillsborough City Council doing on the following 2020 election issues?

Q. 20A_A

- (1) Wildfire preparation - e.g., removing high-danger vegetation, adding wildfire-fighting capabilities
 () 1 (X) 2 () 3
 (2) Celltower upgrades - e.g., providing basic cell data coverage for all town residents without negatively affecting Hillsborough's rustic beauty
 (X) 1 () 2 () 3
 (3) Ban of gas-powered leaf blowers - e.g, not just on city-owned property, but all of the town
 (X) 1 () 2 () 3
 (4) Increased transparency of governance - e.g., better communications & open governance
 () 1 (X) 2 () 3
 (5) Viable, tested evacuation plans for earthquakes/wildfires
 () 1 (X) 2 () 3
 (6) Establishment of working emergency broadcast system - e.g., not dependent upon wireless carriers' celldata

() 1 (X) 2 () 3

Q. 21A

Do you approve of August 25th decision by the current city council to CANCEL town elections for November 2022 & instead appoint two such council members? [pick one]

- () Yes - with no reservations
 () No - we need elections, even if traditional "write-in" option is only viable means to compete
 (X) Don't know
 () Prefer not to answer
 () Other []

Section B. Questions from internal HEAC survey (official Hillsborough city committee)

Q. 1B

More than one ADU (accessory dwelling unit) should be allowed on lots that are greater than one acre in size

- () Agree
(X) Disagree
() Undecided

Q. 2B

Density greater than 20 dwelling units per acre should be explored for the Town Hall Campus site.

- () Agree
(X) Disagree
() Undecided

Q. 3B

Building heights in excess of what is currently allowed (22-32 feet) should be considered for the Town Hall Campus site.

- () Agree
(X) Disagree
() Undecided

Q. 4B

What building height would you support for the development of the Town Hall Campus site?

- (X) 2-3 stories (current height restriction for Hillsborough)
() 4 stories
() 5 stories
() 6+ stories
() No answer

Q. 5B

Throughout Hillsborough, the minimum standards for lot area (0.5 acres per lot) & lot width (150 feet per lot) should be

amended to encourage subdivision of existing lots & increase opportunities for development.

- ☐ Agree
- ☒ Disagree
- ☐ Undecided

Q. 6B
What minimum lot area requirement would you support for lots throughout Hillsborough?

- ☒ 0.5 acres (current ½ acre requirement)
- ☐ 0.3 acres (1/3 acre)
- ☐ 0.25 acres (1/4 acre)
- ☐ No minimum lot size
- ☐ Other []

Q. 7B
What minimum lot width requirement would you support for lots throughout Hillsborough? i.e., street frontage minimum

- ☒ 150 feet (current requirement)
- ☐ 100 feet
- ☐ 75 feet
- ☐ 50 feet
- ☐ No minimum lot width
- ☐ Other []

Q. 8B
The town residential area within a quarter mile of El Camino Real is a key location where higher density housing is appropriate.

- ☒ Agree
- ☐ Disagree
- ☐ Undecided

Q. 9B
The town residential area within a quarter mile of I-280/Black Mountain Road is a key location where higher density housing is appropriate.

- ☒ Agree
- ☐ Disagree
- ☐ Undecided

Section C. SUGGESTIONS FROM HILLSBOROUGH CITIZEN ALLIANCE (HCA) TO IMPROVE THE DRAFT PLAN
(WE URGE OUR TOWN TO):

Q. 1C
Learn what other towns like Hillsborough are doing & engage with them to fight for our common interests

- ☒ Agree
- ☐ Disagree
- ☐ Undecided

Q. 2C

Eliminate the RD-1, RD-2, and RD-3 zones & the overlay zone in favor of expanding the Auxiliary Dwelling Units (ADUs) / Junior Auxiliary Dwelling Units (JADU) allocation

- ☒ Agree
- ☐ Disagree
- ☐ Undecided

Q. 3C

Get creative & practical in increasing number of units on the large town parcels (private & public) by adding more than one ingress/egress to meet fire evacuation requirements

- ☒ Agree
- ☐ Disagree
- ☐ Undecided

Q. 4C

Forswear unduly burdening so-called "transit corridor" ¼ mile within US-280 from being targeted for highest density housing

- ☐ Agree
- ☐ Disagree
- ☒ Undecided

Q. 5C

Submit an ADU-only proposal (this is essentially what Atherton & others have done)

- ☒ Agree
- ☐ Disagree
- ☐ Undecided

Q. 6C

Please share any OTHER IDEAS on how we might IMPROVE this survey

- ☐ Other (please describe) []
- ☐ Other (please describe) []
- ☐ Other (please describe) []
- ☐ Other (please describe) []

Section D. ABOUT YOU

Q. 1D

CONTACT INFORMATION: If you wish to submit your response "anonymously" that is fine. All questions are

"optional".However, if you choose to provide your name and address, then we can include that data as supporting documentation to our Hillsborough City Council as an addendum. If you would like a copy of the survey results (which will *not* include the identifying names/addresses/phones), please at a minimum, include your email address below.

First name (optional):
[]

Last/family name (optional):
[]

Telephone (optional):
[]

Street address (optional):
[]

Email address (optional - only needed if you would like copy of survey results or stay in touch with the survey organizers):
[]

Please confirm your email address (optional):
[]

[image]
NOTE = Ballot stuffing does NOT work with this survey as we deduplicate based on your IP address ... therefore ONE survey per household maximum is permitted.

Section A. SHORT SURVEY (3-5 minutes) - NATURE OF "HOUSING DENSITY" REQUIREMENT & OUR TOWN'S PROGRESS

BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 “housing units” during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

LEGEND: ADU = accessory dwelling unit; H = Hillsborough; HCD = California Department of Housing & Community Development; HEAC = Housing Element Advisory Committee; Housing Element = component of Hillsborough's general plan; RD-1, -2 & -3 = residential districts within town of Hillsborough; RHNA = Regional Housing Needs Allocation plan (RHNA plan); SB-9 = State Bill 9 allows homeowners in most areas to streamline housing permitting & to divide their property into two lots; SB-10 = State Bill 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units

Q. 1A

Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers that prevent increased production of affordable low income & moderate income housing? [pick one]

- ☒ Yes
- ☐ No

Q. 2A

HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

- ☐ This email survey invitation
- ☐ Local newspaper article
- ☐ Local TV report
- ☐ Nextdoor Hillsborough post
- ☒ Hillsborough Together post
- ☐ During town council meeting
- ☒ Town of Hillsborough weekly e-newsletter (email)
- ☐ Town of Hillsborough quarterly newsletter (print/mail)
- ☒ Word of mouth from fellow residents/neighbors (email, phone, conversation, etc.)
- ☐ Other (please describe) []

Q. 3A

WHEN did you learn about the STATE MANDATE for the first time? [pick one]

- ☐ Upon receiving email promoting this survey
- ☐ In the past 1-2 weeks
- ☒ In the past 3 months
- ☐ In the past year
- ☐ Other []

Q. 4A

Were you aware that the proposed housing plan for Hillsborough calls for MORE THAN 550 LOW, AFFORDABLE & MODERATE INCOME HOMES WITHIN THE NEXT EIGHT YEARS? [pick one]

- ☐ YES
- ☒ NO

Q. 5A

Are you aware that similar Bay Area communities such as Atherton & Los Altos Hills have housing unit TARGETs 50% OR LESS THAN HILLSBOROUGH'S TARGET OF 550+?

- ☐ YES
- ☒ NO

Q. 6A

How concerned are you that CURRENT PLAN our Town is supporting would RE-ZONE THE ENTIRE TOWN?

- ☒ Highly concerned
- ☐ Very concerned
- ☐ Somewhat concerned
- ☐ Not concerned
- ☐ Don't know enough
- ☐ Don't care

Q. 7A

How concerned are you that CURRENT PLAN EXCLUDES ANY CONSIDERATION OF 250+ "OPEN SPACE" ACRES in Hillsborough?

- ☒ Highly concerned
- ☐ Very concerned
- ☐ Somewhat concerned
- ☐ Not concerned
- ☐ Don't know enough
- ☐ Don't care

Q. 8A

How concerned are you that CURRENT PLAN changes zoning laws to REDUCE MINIMUM LOT SIZES (from current 1/2 acre minimum to as low as 1/3 acre)?

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How concerned are you that CURRENT PLAN changes zoning laws to MINIMIZE "FRONTAGES" (from current 150'

to as low as 50')?

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- ☐ () Very concerned
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How concerned are you that CURRENT PLAN changes zoning laws to REDUCE "SETBACK" DISTANCES (from current 20' to as low as 5')?

- ☐ () Highly concerned
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How concerned are you that CURRENT PLAN changes zoning laws to ALLOW "LOT SPLITS" TO BUILD DUPLEXES/TRIPLEXES & MORE?

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How concerned are you that CURRENT PLAN changes zoning laws to ALLOW HIGH-DENSITY HOUSING AWAY FROM MAJOR TRAFFIC ROUTES (El Camino Real, etc.)?

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How concerned are you that CURRENT PLAN DEVELOPERS HAVE NOT APPROACHED 10+ ACRE PARCEL OWNERS for their feedback/participation?

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FYI = On average, ~35 ADUs per year were built in Hillsborough between 2019 and first half of 2022

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What is your LOT SIZE? [pick one]

- ☐ 0.5 acres (minimum legal size currently in Hillsborough)
- ☐ 1-5 acres
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SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

- () Yes - with no reservations
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What building height would you support for the development of the Town Hall Campus site?

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Throughout Hillsborough, the minimum standards for lot area (0.5 acres per lot) & lot width (150 feet per lot) should be

amended to encourage subdivision of existing lots & increase opportunities for development.

- ☐ Agree
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Q. 6B

What minimum lot area requirement would you support for lots throughout Hillsborough?

- ☐ 0.5 acres (current ½ acre requirement)
- ☐ 0.3 acres (1/3 acre)
- ☐ 0.25 acres (1/4 acre)
- ☐ No minimum lot size
- ☒ Other [0.5-1]

Q. 7B

What minimum lot width requirement would you support for lots throughout Hillsborough? i.e., street frontage minimum

- ☒ 150 feet (current requirement)
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Q. 8B

The town residential area within a quarter mile of El Camino Real is a key location where higher density housing is appropriate.

- ☒ Agree
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Q. 9B

The town residential area within a quarter mile of I-280/Black Mountain Road is a key location where higher density housing is appropriate.

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Q. 5C

Submit an ADU-only proposal (this is essentially what Atherton & others have done)

- ☒ Agree
- ☐ Disagree
- ☐ Undecided

Q. 6C

Please share any OTHER IDEAS on how we might IMPROVE this survey

- ☒ Other (please describe) [Decrease 554 to less as other cities have achieved]
- ☒ Other (please describe) [Help lower cost to build ADU's]
- ☒ Other (please describe) [Delete all permit costs and give credit on property taxes to build ADU's]
- ☒ Other (please describe) [Lower ADU size to min. 250 sq ft]

Section D. ABOUT YOU

Q. 1D

CONTACT INFORMATION: If you wish to submit your response "anonymously" that is fine. All questions are

"optional".However, if you choose to provide your name and address, then we can include that data as supporting documentation to our Hillsborough City Council as an addendum. If you would like a copy of the survey results (which will *not* include the identifying names/addresses/phones), please at a minimum, include your email address below.

First name (optional):

[]

Last/family name (optional):

[]

Telephone (optional):

[]

Street address (optional):

[]

Email address (optional - only needed if you would like copy of survey results or stay in touch with the survey organizers):

[wperson11@yahoo.com]

Please confirm your email address (optional):

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Section A. SHORT SURVEY (3-5 minutes) - NATURE OF "HOUSING DENSITY" REQUIREMENT & OUR TOWN'S PROGRESS

BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 “housing units” during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

LEGEND: ADU = accessory dwelling unit; H = Hillsborough; HCD = California Department of Housing & Community Development; HEAC = Housing Element Advisory Committee; Housing Element = component of Hillsborough's general plan; RD-1, -2 & -3 = residential districts within town of Hillsborough; RHNA = Regional Housing Needs Allocation plan (RHNA plan); SB-9 = State Bill 9 allows homeowners in most areas to streamline housing permitting & to divide their property into two lots; SB-10 = State Bill 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units

Q. 1A

Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers that prevent increased production of affordable low income & moderate income housing? [pick one]

- ☒ Yes
- ☐ No

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HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

- ☐ This email survey invitation
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- ☐ During town council meeting
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- ☐ Town of Hillsborough quarterly newsletter (print/mail)
- ☐ Word of mouth from fellow residents/neighbors (email, phone, conversation, etc.)
- ☐ Other (please describe) []

Q. 3A

WHEN did you learn about the STATE MANDATE for the first time? [pick one]

- ☐ Upon receiving email promoting this survey
- ☐ In the past 1-2 weeks
- ☒ In the past 3 months
- ☐ In the past year
- ☐ Other []

Q. 4A

Were you aware that the proposed housing plan for Hillsborough calls for MORE THAN 550 LOW, AFFORDABLE & MODERATE INCOME HOMES WITHIN THE NEXT EIGHT YEARS? [pick one]

☒ YES

☐ NO

Q. 5A

Are you aware that similar Bay Area communities such as Atherton & Los Altos Hills have housing unit TARGETs 50% OR LESS THAN HILLSBOROUGH'S TARGET OF 550+?

☐ YES

☒ NO

Q. 6A

How concerned are you that CURRENT PLAN our Town is supporting would RE-ZONE THE ENTIRE TOWN?

☒ Highly concerned

☐ Very concerned

☐ Somewhat concerned

☐ Not concerned

☐ Don't know enough

☐ Don't care

Q. 7A

How concerned are you that CURRENT PLAN EXCLUDES ANY CONSIDERATION OF 250+ "OPEN SPACE" ACRES in Hillsborough?

☒ Highly concerned

☐ Very concerned

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How concerned are you that CURRENT PLAN changes zoning laws to REDUCE MINIMUM LOT SIZES (from current 1/2 acre minimum to as low as 1/3 acre)?

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Were you aware that the proposed housing plan for Hillsborough calls for MORE THAN 550 LOW, AFFORDABLE & MODERATE INCOME HOMES WITHIN THE NEXT EIGHT YEARS? [pick one]

- ☐ YES
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Are you aware that similar Bay Area communities such as Atherton & Los Altos Hills have housing unit TARGETs 50% OR LESS THAN HILLSBOROUGH'S TARGET OF 550+?

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How concerned are you that CURRENT PLAN our Town is supporting would RE-ZONE THE ENTIRE TOWN?

- ☒ Highly concerned
- ☐ Very concerned
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How concerned are you that CURRENT PLAN changes zoning laws to REDUCE "SETBACK" DISTANCES (from current 20' to as low as 5')?

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What is your LOT SIZE? [pick one]

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- ☐ 1-5 acres
- ☐ 5-10 acres
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SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

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LEGEND: ADU = accessory dwelling unit; H = Hillsborough; HCD = California Department of Housing & Community Development; HEAC = Housing Element Advisory Committee; Housing Element = component of Hillsborough's general plan; RD-1, -2 & -3 = residential districts within town of Hillsborough; RHNA = Regional Housing Needs Allocation plan (RHNA plan); SB-9 = State Bill 9 allows homeowners in most areas to streamline housing permitting & to divide their property into two lots; SB-10 = State Bill 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units

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Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers that prevent increased production of affordable low income & moderate income housing? [pick one]

☒ Yes

☐ No

Q. 2A

HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

☐ This email survey invitation

☒ Local newspaper article

☐ Local TV report

☒ Nextdoor Hillsborough post

☐ Hillsborough Together post

☐ During town council meeting

☒ Town of Hillsborough weekly e-newsletter (email)

☐ Town of Hillsborough quarterly newsletter (print/mail)

☒ Word of mouth from fellow residents/neighbors (email, phone, conversation, etc.)

☐ Other (please describe) []

Q. 3A

WHEN did you learn about the STATE MANDATE for the first time? [pick one]

☐ Upon receiving email promoting this survey

☐ In the past 1-2 weeks

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HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

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WHEN did you learn about the STATE MANDATE for the first time? [pick one]

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Were you aware that the proposed housing plan for Hillsborough calls for MORE THAN 550 LOW, AFFORDABLE & MODERATE INCOME HOMES WITHIN THE NEXT EIGHT YEARS? [pick one]

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☐ NO

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Are you aware that similar Bay Area communities such as Atherton & Los Altos Hills have housing unit TARGETs 50% OR LESS THAN HILLSBOROUGH'S TARGET OF 550+?

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☐ Highly concerned

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How concerned are you that CURRENT PLAN changes zoning laws to REDUCE "SETBACK" DISTANCES (from current 20' to as low as 5')?

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- ☐ Very concerned
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FYI = On average, ~35 ADUs per year were built in Hillsborough between 2019 and first half of 2022

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What is your LOT SIZE? [pick one]

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SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

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The town residential area within a quarter mile of El Camino Real is a key location where higher density housing is appropriate.

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Section A. SHORT SURVEY (3-5 minutes) - NATURE OF "HOUSING DENSITY" REQUIREMENT & OUR TOWN'S PROGRESS

BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 “housing units” during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

LEGEND: ADU = accessory dwelling unit; H = Hillsborough; HCD = California Department of Housing & Community Development; HEAC = Housing Element Advisory Committee; Housing Element = component of Hillsborough's general plan; RD-1, -2 & -3 = residential districts within town of Hillsborough; RHNA = Regional Housing Needs Allocation plan (RHNA plan); SB-9 = State Bill 9 allows homeowners in most areas to streamline housing permitting & to divide their property into two lots; SB-10 = State Bill 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units

Q. 1A

Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers that prevent increased production of affordable low income & moderate income housing? [pick one]

☒ Yes

☐ No

Q. 2A

HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

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HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

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WHEN did you learn about the STATE MANDATE for the first time? [pick one]

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Section D. ABOUT YOU

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CONTACT INFORMATION: If you wish to submit your response "anonymously" that is fine. All questions are

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[]

Last/family name (optional):

[]

Telephone (optional):

[]

Street address (optional):

[]

Email address (optional - only needed if you would like copy of survey results or stay in touch with the survey organizers):

[]

Please confirm your email address (optional):

[]

[image]

NOTE = Ballot stuffing does NOT work with this survey as we deduplicate based on your IP address ... therefore ONE survey per household maximum is permitted.

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FYI = On average, ~35 ADUs per year were built in Hillsborough between 2019 and first half of 2022

Q. 17A

What is your LOT SIZE? [pick one]

- ☒ 0.5 acres (minimum legal size currently in Hillsborough)
- ☐ 1-5 acres
- ☐ 5-10 acres
- ☐ 10+ acres

- ☐ Don't know
☐ Prefer not to answer
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Q. 18A

Are you aware of these 10+ ACRE SITES THAT ARE ELIGIBLE UNDER PROPOSED PLAN FOR REDEVELOPMENT into multi-tenant, multi-story housing (40% low income)? Good to know for traffic/infrastructure considerations in your neighborhood format=address, lot size, neighborhood [multiple choices = select all that apply]

- [] 80 New Place Rd a.k.a. Burlingame Country Club (72.1 acres); Country Club Manor neighborhood
[] 1551 Crystal Springs Rd; 60 acres; Baywood Park
[] Strawberry Hill Estate(Regan Estate); 2260 Remington Rd; 49 acres; Skyfarm
[] De Guigne Estate; 891 Crystal Springs Rds, 47 acres, Parrott Dr area
[] 200 Tobin Clark Dr; 15 acres, Tobin Clark Estate
[] Meadowood Estate; 12 acres, 30 Bayberry Pl, Homeplace
[] 270 Robin Wood; 12 acres, Carolands (canyon along Hayne Rd)
[] 50 Brooke Court; 11 acres, Tobin Clark Estate (next to College of San Mateo)
[] The other parcels shown on this map

[image]

Q. 19A

SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

- ☐ Yes - with no reservations
☐ Yes - but with conditions [Please explain: []]
☐ No – unless [Please explain []]
☐ No - the town must work with similar towns to get our target reduced
☒ No, I do not support this plan
☐ Don't know
☐ Prefer not to answer
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TWO ****BONUS**** SHORT SURVEY QUESTIONS

How is Hillsborough City Council doing on the following 2020 election issues?

Q. 20A A

- (1) Wildfire preparation - e.g., removing high-danger vegetation, adding wildfire-fighting capabilities
☐ 1 ☐ 2 ☐ 3
- (2) Celltower upgrades - e.g., providing basic cell data coverage for all town residents without negatively affecting Hillsborough's rustic beauty
☐ 1 ☐ 2 ☐ 3
- (3) Ban of gas-powered leaf blowers - e.g, not just on city-owned property, but all of the town
☐ 1 ☐ 2 ☒ 3
- (4) Increased transparency of governance - e.g., better communications & open governance
☐ 1 ☐ 2 ☐ 3
- (5) Viable, tested evacuation plans for earthquakes/wildfires
☐ 1 ☒ 2 ☐ 3
- (6) Establishment of working emergency broadcast system - e.g., not dependent upon wireless carriers' celldata

() 1 (X) 2 () 3

Q. 21A

Do you approve of August 25th decision by the current city council to CANCEL town elections for November 2022 & instead appoint two such council members? [pick one]

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Q. 3B

Building heights in excess of what is currently allowed (22-32 feet) should be considered for the Town Hall Campus site.

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What building height would you support for the development of the Town Hall Campus site?

- ☐ 2-3 stories (current height restriction for Hillsborough)
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Q. 5B

Throughout Hillsborough, the minimum standards for lot area (0.5 acres per lot) & lot width (150 feet per lot) should be

amended to encourage subdivision of existing lots & increase opportunities for development.

- ☐ Agree
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What minimum lot area requirement would you support for lots throughout Hillsborough?

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Q. 8B

The town residential area within a quarter mile of El Camino Real is a key location where higher density housing is appropriate.

- ☐ Agree
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Are you aware that similar Bay Area communities such as Atherton & Los Altos Hills have housing unit TARGETs 50% OR LESS THAN HILLSBOROUGH'S TARGET OF 550+?

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How concerned are you that CURRENT PLAN EXCLUDES ANY CONSIDERATION OF 250+ "OPEN SPACE" ACRES in Hillsborough?

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to as low as 50')?

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How concerned are you that CURRENT PLAN changes zoning laws to REDUCE "SETBACK" DISTANCES (from current 20' to as low as 5')?

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How concerned are you that CURRENT PLAN changes zoning laws to REDUCE MINIMUM DWELLING SIZE by 70% (from 2500 sq ft to 800 sq ft) to encourage subdivisions of larger parcels for additional single family as well as duplex units..?

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Q. 14A

How concerned are you that CURRENT PLAN changes zoning laws to ALLOW HIGH-DENSITY HOUSING AWAY FROM MAJOR TRAFFIC ROUTES (El Camino Real, etc.)?

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- ☐ Very concerned
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Q. 15A

How concerned are you that CURRENT PLAN DEVELOPERS HAVE NOT APPROACHED 10+ ACRE PARCEL OWNERS for their feedback/participation?

- ☐ Highly concerned
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Q. 16A

Are you planning on adding an Accessory Dwelling Unit (ADU) to your property in the next 5 years (thru 2027)?
[multiple choices = select all that apply]

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- ☐ Yes = I am planning to add a single "junior" ADU (JADU = without full kitchen)
- ☐ No = I am not planning any ADU activity
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FYI = On average, ~35 ADUs per year were built in Hillsborough between 2019 and first half of 2022

Q. 17A

What is your LOT SIZE? [pick one]

- ☒ 0.5 acres (minimum legal size currently in Hillsborough)
- ☐ 1-5 acres
- ☐ 5-10 acres
- ☐ 10+ acres

() 1 (X) 2 () 3

Q. 21A

Do you approve of August 25th decision by the current city council to CANCEL town elections for November 2022 & instead appoint two such council members? [pick one]

- () Yes - with no reservations
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() Don't know
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Q. 1B

More than one ADU (accessory dwelling unit) should be allowed on lots that are greater than one acre in size

- (X) Agree
() Disagree
() Undecided

Q. 2B

Density greater than 20 dwelling units per acre should be explored for the Town Hall Campus site.

- (X) Agree
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Q. 3B

Building heights in excess of what is currently allowed (22-32 feet) should be considered for the Town Hall Campus site.

- (X) Agree
() Disagree
() Undecided

Q. 4B

What building height would you support for the development of the Town Hall Campus site?

- ☐ 2-3 stories (current height restriction for Hillsborough)
☐ 4 stories
☐ 5 stories
☒ 6+ stories
☐ No answer

Q. 5B

Throughout Hillsborough, the minimum standards for lot area (0.5 acres per lot) & lot width (150 feet per lot) should be

amended to encourage subdivision of existing lots & increase opportunities for development.

- ☐ Agree
- ☒ Disagree
- ☐ Undecided

Q. 6B
What minimum lot area requirement would you support for lots throughout Hillsborough?

- ☒ 0.5 acres (current ½ acre requirement)
- ☐ 0.3 acres (1/3 acre)
- ☐ 0.25 acres (1/4 acre)
- ☐ No minimum lot size
- ☐ Other []

Q. 7B
What minimum lot width requirement would you support for lots throughout Hillsborough? i.e., street frontage minimum

- ☒ 150 feet (current requirement)
- ☐ 100 feet
- ☐ 75 feet
- ☐ 50 feet
- ☐ No minimum lot width
- ☐ Other []

Q. 8B
The town residential area within a quarter mile of El Camino Real is a key location where higher density housing is appropriate.

- ☐ Agree
- ☒ Disagree
- ☐ Undecided

Q. 9B
The town residential area within a quarter mile of I-280/Black Mountain Road is a key location where higher density housing is appropriate.

- ☒ Agree
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(WE URGE OUR TOWN TO):

Q. 1C
Learn what other towns like Hillsborough are doing & engage with them to fight for our common interests

- ☒ Agree
- ☐ Disagree
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Q. 2C

Eliminate the RD-1, RD-2, and RD-3 zones & the overlay zone in favor of expanding the Auxiliary Dwelling Units (ADUs) / Junior Auxiliary Dwelling Units (JADU) allocation

- ☐ Agree
- ☐ Disagree
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Q. 3C

Get creative & practical in increasing number of units on the large town parcels (private & public) by adding more than one ingress/egress to meet fire evacuation requirements

- ☒ Agree
- ☐ Disagree
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Q. 4C

Forswear unduly burdening so-called “transit corridor” ¼ mile within US-280 from being targeted for highest density housing

- ☒ Agree
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Submit an ADU-only proposal (this is essentially what Atherton & others have done)

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Please share any OTHER IDEAS on how we might IMPROVE this survey

- ☐ Other (please describe) []
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Section D. ABOUT YOU

Q. 1D

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How concerned are you that CURRENT PLAN changes zoning laws to MINIMIZE "FRONTAGES" (from current 150'

to as low as 50')?

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FYI = On average, ~35 ADUs per year were built in Hillsborough between 2019 and first half of 2022

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What is your LOT SIZE? [pick one]

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SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

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How is Hillsborough City Council doing on the following 2020 election issues?

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What building height would you support for the development of the Town Hall Campus site?

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amended to encourage subdivision of existing lots & increase opportunities for development.

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What minimum lot area requirement would you support for lots throughout Hillsborough?

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- ☐ 0.3 acres (1/3 acre)
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- ☐ No minimum lot size
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Q. 7B

What minimum lot width requirement would you support for lots throughout Hillsborough? i.e., street frontage minimum

- ☐ 150 feet (current requirement)
- ☐ 100 feet
- ☐ 75 feet
- ☐ 50 feet
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Q. 8B

The town residential area within a quarter mile of El Camino Real is a key location where higher density housing is appropriate.

- ☐ Agree
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- ☐ Undecided

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The town residential area within a quarter mile of I-280/Black Mountain Road is a key location where higher density housing is appropriate.

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Please share any OTHER IDEAS on how we might IMPROVE this survey

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Section D. ABOUT YOU

Q. 1D

CONTACT INFORMATION: If you wish to submit your response "anonymously" that is fine. All questions are

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First name (optional):

[]

Last/family name (optional):

[]

Telephone (optional):

[]

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Please confirm your email address (optional):

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Section A. SHORT SURVEY (3-5 minutes) - NATURE OF "HOUSING DENSITY" REQUIREMENT & OUR TOWN'S PROGRESS

BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 “housing units” during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

LEGEND: ADU = accessory dwelling unit; H = Hillsborough; HCD = California Department of Housing & Community Development; HEAC = Housing Element Advisory Committee; Housing Element = component of Hillsborough's general plan; RD-1, -2 & -3 = residential districts within town of Hillsborough; RHNA = Regional Housing Needs Allocation plan (RHNA plan); SB-9 = State Bill 9 allows homeowners in most areas to streamline housing permitting & to divide their property into two lots; SB-10 = State Bill 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units

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Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers that prevent increased production of affordable low income & moderate income housing? [pick one]

☐ Yes

☒ No

Q. 2A

HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

☒ This email survey invitation

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WHEN did you learn about the STATE MANDATE for the first time? [pick one]

☒ Upon receiving email promoting this survey

☐ In the past 1-2 weeks

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Q. 4A

Were you aware that the proposed housing plan for Hillsborough calls for MORE THAN 550 LOW, AFFORDABLE & MODERATE INCOME HOMES WITHIN THE NEXT EIGHT YEARS? [pick one]

- ☐ YES
- ☒ NO

Q. 5A

Are you aware that similar Bay Area communities such as Atherton & Los Altos Hills have housing unit TARGETs 50% OR LESS THAN HILLSBOROUGH'S TARGET OF 550+?

- ☐ YES
- ☒ NO

Q. 6A

How concerned are you that CURRENT PLAN our Town is supporting would RE-ZONE THE ENTIRE TOWN?

- ☒ Highly concerned
- ☐ Very concerned
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Q. 7A

How concerned are you that CURRENT PLAN EXCLUDES ANY CONSIDERATION OF 250+ "OPEN SPACE" ACRES in Hillsborough?

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Were you aware that the proposed housing plan for Hillsborough calls for MORE THAN 550 LOW, AFFORDABLE & MODERATE INCOME HOMES WITHIN THE NEXT EIGHT YEARS? [pick one]

- ☐ YES
- ☒ NO

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Are you aware that similar Bay Area communities such as Atherton & Los Altos Hills have housing unit TARGETs 50% OR LESS THAN HILLSBOROUGH'S TARGET OF 550+?

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- ☒ NO

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How concerned are you that CURRENT PLAN our Town is supporting would RE-ZONE THE ENTIRE TOWN?

- ☐ Highly concerned
- ☐ Very concerned
- ☐ Somewhat concerned
- ☒ Not concerned
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How concerned are you that CURRENT PLAN EXCLUDES ANY CONSIDERATION OF 250+ "OPEN SPACE" ACRES in Hillsborough?

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How concerned are you that CURRENT PLAN changes zoning laws to REDUCE "SETBACK" DISTANCES (from current 20' to as low as 5')?

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- ☐ Somewhat concerned
- ☒ Not concerned
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How concerned are you that CURRENT PLAN changes zoning laws to ALLOW "LOT SPLITS" TO BUILD DUPLEXES/TRIPLEXES & MORE?

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FYI = On average, ~35 ADUs per year were built in Hillsborough between 2019 and first half of 2022

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What is your LOT SIZE? [pick one]

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- ☐ () 1-5 acres
- ☐ () 5-10 acres
- ☐ () 10+ acres

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SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

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[]

Last/family name (optional):

[]

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Section A. SHORT SURVEY (3-5 minutes) - NATURE OF "HOUSING DENSITY" REQUIREMENT & OUR TOWN'S PROGRESS

BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 “housing units” during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

LEGEND: ADU = accessory dwelling unit; H = Hillsborough; HCD = California Department of Housing & Community Development; HEAC = Housing Element Advisory Committee; Housing Element = component of Hillsborough's general plan; RD-1, -2 & -3 = residential districts within town of Hillsborough; RHNA = Regional Housing Needs Allocation plan (RHNA plan); SB-9 = State Bill 9 allows homeowners in most areas to streamline housing permitting & to divide their property into two lots; SB-10 = State Bill 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units

Q. 1A

Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers that prevent increased production of affordable low income & moderate income housing? [pick one]

- ☒ Yes
- ☐ No

Q. 2A

HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

- ☒ This email survey invitation
- ☐ Local newspaper article
- ☐ Local TV report
- ☐ Nextdoor Hillsborough post
- ☐ Hillsborough Together post
- ☐ During town council meeting
- ☐ Town of Hillsborough weekly e-newsletter (email)
- ☒ Town of Hillsborough quarterly newsletter (print/mail)
- ☒ Word of mouth from fellow residents/neighbors (email, phone, conversation, etc.)
- ☐ Other (please describe) []

Q. 3A

WHEN did you learn about the STATE MANDATE for the first time? [pick one]

- ☐ Upon receiving email promoting this survey
- ☐ In the past 1-2 weeks
- ☐ In the past 3 months
- ☒ In the past year
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How concerned are you that CURRENT PLAN DEVELOPERS HAVE NOT APPROACHED 10+ ACRE PARCEL OWNERS for their feedback/participation?

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Are you planning on adding an Accessory Dwelling Unit (ADU) to your property in the next 5 years (thru 2027)?
[multiple choices = select all that apply]

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- ☒ No = I am not planning any ADU activity
- ☐ Don't know

FYI = On average, ~35 ADUs per year were built in Hillsborough between 2019 and first half of 2022

Q. 17A

What is your LOT SIZE? [pick one]

- ☒ 0.5 acres (minimum legal size currently in Hillsborough)
- ☐ 1-5 acres
- ☐ 5-10 acres
- ☐ 10+ acres

- ☐ Don't know
☐ Prefer not to answer
☐ Other []

Q. 18A

Are you aware of these 10+ ACRE SITES THAT ARE ELIGIBLE UNDER PROPOSED PLAN FOR REDEVELOPMENT into multi-tenant, multi-story housing (40% low income)? Good to know for traffic/infrastructure considerations in your neighborhood format=address, lot size, neighborhood [multiple choices = select all that apply]

- [] 80 New Place Rd a.k.a. Burlingame Country Club (72.1 acres); Country Club Manor neighborhood
[] 1551 Crystal Springs Rd; 60 acres; Baywood Park
[] Strawberry Hill Estate(Regan Estate); 2260 Remington Rd; 49 acres; Skyfarm
[] De Guigne Estate; 891 Crystal Springs Rds, 47 acres, Parrott Dr area
[] 200 Tobin Clark Dr; 15 acres, Tobin Clark Estate
[] Meadowood Estate; 12 acres, 30 Bayberry Pl, Homeplace
[] 270 Robin Wood; 12 acres, Carolands (canyon along Hayne Rd)
[] 50 Brooke Court; 11 acres, Tobin Clark Estate (next to College of San Mateo)
[] The other parcels shown on this map

[image]

Q. 19A

SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

- ☐ Yes - with no reservations
☐ Yes - but with conditions [Please explain: []
☐ No – unless [Please explain []
☒ No - the town must work with similar towns to get our target reduced
☐ No, I do not support this plan
☐ Don't know
☐ Prefer not to answer
☐ Other []

TWO ****BONUS**** SHORT SURVEY QUESTIONS

How is Hillsborough City Council doing on the following 2020 election issues?

Q. 20A_A

- (1) Wildfire preparation - e.g., removing high-danger vegetation, adding wildfire-fighting capabilities
☐ 1 ☐ 2 ☐ 3
- (2) Celltower upgrades - e.g., providing basic cell data coverage for all town residents without negatively affecting Hillsborough's rustic beauty
☐ 1 ☐ 2 ☐ 3
- (3) Ban of gas-powered leaf blowers - e.g, not just on city-owned property, but all of the town
☐ 1 ☐ 2 ☐ 3
- (4) Increased transparency of governance - e.g., better communications & open governance
☐ 1 ☐ 2 ☐ 3
- (5) Viable, tested evacuation plans for earthquakes/wildfires
☐ 1 ☐ 2 ☐ 3
- (6) Establishment of working emergency broadcast system - e.g., not dependent upon wireless carriers' celldata

() 1 () 2 () 3

Q. 21A

Do you approve of August 25th decision by the current city council to CANCEL town elections for November 2022 & instead appoint two such council members? [pick one]

- () Yes - with no reservations
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More than one ADU (accessory dwelling unit) should be allowed on lots that are greater than one acre in size

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☐ Disagree
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Density greater than 20 dwelling units per acre should be explored for the Town Hall Campus site.

- ☐ Agree
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Q. 3B

Building heights in excess of what is currently allowed (22-32 feet) should be considered for the Town Hall Campus site.

- () Agree
() Disagree
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Q. 4B

What building height would you support for the development of the Town Hall Campus site?

- () 2-3 stories (current height restriction for Hillsborough)
() 4 stories
() 5 stories
() 6+ stories
() No answer

Q. 5B

Throughout Hillsborough, the minimum standards for lot area (0.5 acres per lot) & lot width (150 feet per lot) should be

amended to encourage subdivision of existing lots & increase opportunities for development.

- ☐ Agree
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Q. 6B

What minimum lot area requirement would you support for lots throughout Hillsborough?

- ☐ 0.5 acres (current ½ acre requirement)
- ☐ 0.3 acres (1/3 acre)
- ☐ 0.25 acres (1/4 acre)
- ☐ No minimum lot size
- ☐ Other []

Q. 7B

What minimum lot width requirement would you support for lots throughout Hillsborough? i.e., street frontage minimum

- ☐ 150 feet (current requirement)
- ☐ 100 feet
- ☐ 75 feet
- ☐ 50 feet
- ☐ No minimum lot width
- ☐ Other []

Q. 8B

The town residential area within a quarter mile of El Camino Real is a key location where higher density housing is appropriate.

- ☐ Agree
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- ☐ Undecided

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The town residential area within a quarter mile of I-280/Black Mountain Road is a key location where higher density housing is appropriate.

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Learn what other towns like Hillsborough are doing & engage with them to fight for our common interests

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Eliminate the RD-1, RD-2, and RD-3 zones & the overlay zone in favor of expanding the Auxiliary Dwelling Units (ADUs) / Junior Auxiliary Dwelling Units (JADU) allocation

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Forswear unduly burdening so-called “transit corridor” ¼ mile within US-280 from being targeted for highest density housing

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Submit an ADU-only proposal (this is essentially what Atherton & others have done)

- ☐ Agree
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Q. 6C

Please share any OTHER IDEAS on how we might IMPROVE this survey

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Q. 1D

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[image]

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LEGEND: ADU = accessory dwelling unit; H = Hillsborough; HCD = California Department of Housing & Community Development; HEAC = Housing Element Advisory Committee; Housing Element = component of Hillsborough's general plan; RD-1, -2 & -3 = residential districts within town of Hillsborough; RHNA = Regional Housing Needs Allocation plan (RHNA plan); SB-9 = State Bill 9 allows homeowners in most areas to streamline housing permitting & to divide their property into two lots; SB-10 = State Bill 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units

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Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers that prevent increased production of affordable low income & moderate income housing? [pick one]

- ☒ Yes
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Q. 2A

HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

- ☐ This email survey invitation
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WHEN did you learn about the STATE MANDATE for the first time? [pick one]

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Are you aware that similar Bay Area communities such as Atherton & Los Altos Hills have housing unit TARGETs 50% OR LESS THAN HILLSBOROUGH'S TARGET OF 550+?

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FYI = On average, ~35 ADUs per year were built in Hillsborough between 2019 and first half of 2022

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What is your LOT SIZE? [pick one]

- ☐ 0.5 acres (minimum legal size currently in Hillsborough)
- ☒ 1-5 acres
- ☐ 5-10 acres
- ☐ 10+ acres

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Are you aware of these 10+ ACRE SITES THAT ARE ELIGIBLE UNDER PROPOSED PLAN FOR REDEVELOPMENT into multi-tenant, multi-story housing (40% low income)? Good to know for traffic/infrastructure considerations in your neighborhood format=address, lot size, neighborhood [multiple choices = select all that apply]

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SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

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The town residential area within a quarter mile of El Camino Real is a key location where higher density housing is appropriate.

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WHEN did you learn about the STATE MANDATE for the first time? [pick one]

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How concerned are you that CURRENT PLAN changes zoning laws to ALLOW "LOT SPLITS" TO BUILD DUPLEXES/TRIPLEXES & MORE?

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How concerned are you that CURRENT PLAN changes zoning laws to ALLOW HIGH-DENSITY HOUSING AWAY FROM MAJOR TRAFFIC ROUTES (El Camino Real, etc.)?

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Q. 15A

How concerned are you that CURRENT PLAN DEVELOPERS HAVE NOT APPROACHED 10+ ACRE PARCEL OWNERS for their feedback/participation?

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The town residential area within a quarter mile of El Camino Real is a key location where higher density housing is appropriate.

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Please share any OTHER IDEAS on how we might IMPROVE this survey

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How concerned are you that CURRENT PLAN changes zoning laws to ALLOW HIGH-DENSITY HOUSING AWAY FROM MAJOR TRAFFIC ROUTES (El Camino Real, etc.)?

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How concerned are you that CURRENT PLAN DEVELOPERS HAVE NOT APPROACHED 10+ ACRE PARCEL OWNERS for their feedback/participation?

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Are you planning on adding an Accessory Dwelling Unit (ADU) to your property in the next 5 years (thru 2027)?
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FYI = On average, ~35 ADUs per year were built in Hillsborough between 2019 and first half of 2022

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What is your LOT SIZE? [pick one]

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- ☐ 1-5 acres
- ☐ 5-10 acres
- ☐ 10+ acres

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SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

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What minimum lot area requirement would you support for lots throughout Hillsborough?

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The town residential area within a quarter mile of El Camino Real is a key location where higher density housing is appropriate.

- ☐ Agree
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How concerned are you that CURRENT PLAN changes zoning laws to REDUCE MINIMUM LOT SIZES (from current 1/2 acre minimum to as low as 1/3 acre)?

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- ☐ Don't know enough
- ☐ Don't care

Q. 7A

How concerned are you that CURRENT PLAN EXCLUDES ANY CONSIDERATION OF 250+ "OPEN SPACE" ACRES in Hillsborough?

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- ☐ Very concerned
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Q. 9A

How concerned are you that CURRENT PLAN changes zoning laws to MINIMIZE "FRONTAGES" (from current 150'

to as low as 50')?

- ☐ Highly concerned
- ☐ Very concerned
- ☐ Somewhat concerned
- ☐ Not concerned
- ☐ Don't know enough
- ☐ Don't care

Q. 10A

How concerned are you that CURRENT PLAN changes zoning laws to REDUCE "SETBACK" DISTANCES (from current 20' to as low as 5')?

- ☒ Highly concerned
- ☐ Very concerned
- ☐ Somewhat concerned
- ☐ Not concerned
- ☐ Don't know enough
- ☐ Don't care

Q. 11A

How concerned are you that CURRENT PLAN changes zoning laws to ALLOW "LOT SPLITS" TO BUILD DUPLEXES/TRIPLEXES & MORE?

- ☐ Highly concerned
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How concerned are you that CURRENT PLAN changes zoning laws to REDUCE MINIMUM LANDSCAPE COVERAGE from 50% to 30% (structures and hardscaping can be 70% of a lot).?

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Q. 13A

How concerned are you that CURRENT PLAN changes zoning laws to REDUCE MINIMUM DWELLING SIZE by 70% (from 2500 sq ft to 800 sq ft) to encourage subdivisions of larger parcels for additional single family as well as duplex units..?

- ☐ Highly concerned
- ☐ Very concerned
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- ☒ (X) Not concerned
- ☐ () Don't know enough
- ☐ () Don't care

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How concerned are you that CURRENT PLAN changes zoning laws to ALLOW HIGH-DENSITY HOUSING AWAY FROM MAJOR TRAFFIC ROUTES (El Camino Real, etc.)?

- ☐ () Highly concerned
- ☒ (X) Very concerned
- ☐ () Somewhat concerned
- ☐ () Not concerned
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Q. 15A

How concerned are you that CURRENT PLAN DEVELOPERS HAVE NOT APPROACHED 10+ ACRE PARCEL OWNERS for their feedback/participation?

- ☐ () Highly concerned
- ☐ () Very concerned
- ☒ (X) Somewhat concerned
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- ☐ () Don't care

Q. 16A

Are you planning on adding an Accessory Dwelling Unit (ADU) to your property in the next 5 years (thru 2027)?
[multiple choices = select all that apply]

- ☐ [] Yes = I am planning to add single ADU (maximum legal size allowed = xxx square feet)
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- ☐ [] Yes = I am planning to add a single "junior" ADU (JADU = without full kitchen)
- ☐ [] No = I am not planning any ADU activity
- ☒ [X] Don't know

FYI = On average, ~35 ADUs per year were built in Hillsborough between 2019 and first half of 2022

Q. 17A

What is your LOT SIZE? [pick one]

- ☐ () 0.5 acres (minimum legal size currently in Hillsborough)
- ☐ () 1-5 acres
- ☐ () 5-10 acres
- ☐ () 10+ acres

- ☐ Don't know
☐ Prefer not to answer
☒ Other [0.65]

Q. 18A

Are you aware of these 10+ ACRE SITES THAT ARE ELIGIBLE UNDER PROPOSED PLAN FOR REDEVELOPMENT into multi-tenant, multi-story housing (40% low income)? Good to know for traffic/infrastructure considerations in your neighborhood format=address, lot size, neighborhood [multiple choices = select all that apply]

- ☐ 80 New Place Rd a.k.a. Burlingame Country Club (72.1 acres); Country Club Manor neighborhood
☐ 1551 Crystal Springs Rd; 60 acres; Baywood Park
☐ Strawberry Hill Estate(Regan Estate); 2260 Remington Rd; 49 acres; Skyfarm
☐ De Guigne Estate; 891 Crystal Springs Rds, 47 acres, Parrott Dr area
☐ 200 Tobin Clark Dr; 15 acres, Tobin Clark Estate
☐ Meadowood Estate; 12 acres, 30 Bayberry Pl, Homeplace
☐ 270 Robin Wood; 12 acres, Carolands (canyon along Hayne Rd)
☐ 50 Brooke Court; 11 acres, Tobin Clark Estate (next to College of San Mateo)
☐ The other parcels shown on this map

[image]

Q. 19A

SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

- ☐ Yes - with no reservations
☒ Yes - but with conditions [Please explain: [I assume the best plan possible, given the new plan, is being proposed in order to preserve, as much as possible the character of our town.]
☐ No – unless [Please explain []]
☐ No - the town must work with similar towns to get our target reduced
☐ No, I do not support this plan
☐ Don't know
☐ Prefer not to answer
☐ Other []

TWO **BONUS** SHORT SURVEY QUESTIONS

How is Hillsborough City Council doing on the following 2020 election issues?

Q. 20A_A

- (1) Wildfire preparation - e.g., removing high-danger vegetation, adding wildfire-fighting capabilities
☐ 1 ☐ 2 ☐ 3
(2) Celltower upgrades - e.g., providing basic cell data coverage for all town residents without negatively affecting Hillsborough's rustic beauty
☐ 1 ☐ 2 ☐ 3
(3) Ban of gas-powered leaf blowers - e.g, not just on city-owned property, but all of the town
☐ 1 ☐ 2 ☐ 3
(4) Increased transparency of governance - e.g., better communications & open governance
☐ 1 ☐ 2 ☐ 3
(5) Viable, tested evacuation plans for earthquakes/wildfires
☐ 1 ☐ 2 ☐ 3

- (6) Establishment of working emergency broadcast system - e.g., not dependent upon wireless carriers' cell data
() 1 () 2 () 3

Q. 21A

Do you approve of August 25th decision by the current city council to CANCEL town elections for November 2022 & instead appoint two such council members? [pick one]

- () Yes - with no reservations
() No - we need elections, even if traditional "write-in" option is only viable means to compete
(X) Don't know
() Prefer not to answer
() Other []

Section B. Questions from internal HEAC survey (official Hillsborough city committee)

Q. 1B

More than one ADU (accessory dwelling unit) should be allowed on lots that are greater than one acre in size

- (X) Agree
() Disagree
() Undecided

Q. 2B

Density greater than 20 dwelling units per acre should be explored for the Town Hall Campus site.

- () Agree
() Disagree
() Undecided

Q. 3B

Building heights in excess of what is currently allowed (22-32 feet) should be considered for the Town Hall Campus site.

- () Agree
(X) Disagree
() Undecided

Q. 4B

What building height would you support for the development of the Town Hall Campus site?

- () 2-3 stories (current height restriction for Hillsborough)
() 4 stories
() 5 stories
() 6+ stories
(X) No answer

Q. 5B

Throughout Hillsborough, the minimum standards for lot area (0.5 acres per lot) & lot width (150 feet per lot) should be amended to encourage subdivision of existing lots & increase opportunities for development.

- ☐ Agree
- ☐ Disagree
- ☒ Undecided

Q. 6B

What minimum lot area requirement would you support for lots throughout Hillsborough?

- ☐ 0.5 acres (current ½ acre requirement)
- ☐ 0.3 acres (1/3 acre)
- ☐ 0.25 acres (1/4 acre)
- ☐ No minimum lot size
- ☒ Other [Exceptions could be made in some locations if that helps to get to the required increase in housing, but don't allow this throughout Hillsboroug]

Q. 7B

What minimum lot width requirement would you support for lots throughout Hillsborough? i.e., street frontage minimum

- ☐ 150 feet (current requirement)
- ☐ 100 feet
- ☐ 75 feet
- ☐ 50 feet
- ☐ No minimum lot width
- ☒ Other [Allow some exceptions to current rules, but not throughout Hillsborough Q8A = 3 Q8B]

Q. 8B

The town residential area within a quarter mile of El Camino Real is a key location where higher density housing is appropriate.

- ☐ Agree
- ☐ Disagree
- ☐ Undecided

Q. 9B

The town residential area within a quarter mile of I-280/Black Mountain Road is a key location where higher density housing is appropriate.

- ☐ Agree
- ☐ Disagree
- ☐ Undecided

Section C. SUGGESTIONS FROM HILLSBOROUGH CITIZEN ALLIANCE (HCA) TO IMPROVE THE DRAFT PLAN
(WE URGE OUR TOWN TO):

Q. 1C

Learn what other towns like Hillsborough are doing & engage with them to fight for our common interests

- ☐ Agree
- ☐ Disagree
- ☒ Undecided

Q. 2C
Eliminate the RD-1, RD-2, and RD-3 zones & the overlay zone in favor of expanding the Auxiliary Dwelling Units (ADUs) / Junior Auxiliary Dwelling Units (JADU) allocation

- ☐ Agree
- ☐ Disagree
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Q. 3C
Get creative & practical in increasing number of units on the large town parcels (private & public) by adding more than one ingress/egress to meet fire evacuation requirements

- ☒ Agree
- ☐ Disagree
- ☐ Undecided

Q. 4C
Forswear unduly burdening so-called “transit corridor” ¼ mile within US-280 from being targeted for highest density housing

- ☒ Agree
- ☐ Disagree
- ☐ Undecided

Q. 5C
Submit an ADU-only proposal (this is essentially what Atherton & others have done)

- ☒ Agree
- ☐ Disagree
- ☐ Undecided

Q. 6C
Please share any OTHER IDEAS on how we might IMPROVE this survey

- ☒ Other (please describe) [Some questions needed the option to say a person doesn't know enough to judge]
- ☐ Other (please describe) []
- ☐ Other (please describe) []
- ☐ Other (please describe) []

Section D. ABOUT YOU

Q. 1D

CONTACT INFORMATION: If you wish to submit your response "anonymously" that is fine. All questions are "optional". However, if you choose to provide your name and address, then we can include that data as supporting documentation to our Hillsborough City Council as an addendum. If you would like a copy of the survey results (which will *not* include the identifying names/addresses/phones), please at a minimum, include your email address below.

First name (optional):

[]

Last/family name (optional):

[]

Telephone (optional):

[]

Street address (optional):

[]

Email address (optional - only needed if you would like copy of survey results or stay in touch with the survey organizers):

[]

Please confirm your email address (optional):

[]

[image]

NOTE = Ballot stuffing does NOT work with this survey as we deduplicate based on your IP address ... therefore ONE survey per household maximum is permitted.

Section A. SHORT SURVEY (3-5 minutes) - NATURE OF "HOUSING DENSITY" REQUIREMENT & OUR TOWN'S PROGRESS

BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 “housing units” during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

LEGEND: ADU = accessory dwelling unit; H = Hillsborough; HCD = California Department of Housing & Community Development; HEAC = Housing Element Advisory Committee; Housing Element = component of Hillsborough's general plan; RD-1, -2 & -3 = residential districts within town of Hillsborough; RHNA = Regional Housing Needs Allocation plan (RHNA plan); SB-9 = State Bill 9 allows homeowners in most areas to streamline housing permitting & to divide their property into two lots; SB-10 = State Bill 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units

Q. 1A

Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers that prevent increased production of affordable low income & moderate income housing? [pick one]

☒ Yes

☐ No

Q. 2A

HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

☐ This email survey invitation

☐ Local newspaper article

☐ Local TV report

☐ Nextdoor Hillsborough post

☐ Hillsborough Together post

☐ During town council meeting

☐ Town of Hillsborough weekly e-newsletter (email)

☐ Town of Hillsborough quarterly newsletter (print/mail)

☐ Word of mouth from fellow residents/neighbors (email, phone, conversation, etc.)

☒ Other (please describe) [Flyer]

Q. 3A

WHEN did you learn about the STATE MANDATE for the first time? [pick one]

☐ Upon receiving email promoting this survey

☐ In the past 1-2 weeks

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☐ Other []

Q. 4A

Were you aware that the proposed housing plan for Hillsborough calls for MORE THAN 550 LOW, AFFORDABLE & MODERATE INCOME HOMES WITHIN THE NEXT EIGHT YEARS? [pick one]

- ☐ YES
- ☐ NO

Q. 5A

Are you aware that similar Bay Area communities such as Atherton & Los Altos Hills have housing unit TARGETs 50% OR LESS THAN HILLSBOROUGH'S TARGET OF 550+?

- ☐ YES
- ☐ NO

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How concerned are you that CURRENT PLAN our Town is supporting would RE-ZONE THE ENTIRE TOWN?

- ☐ Highly concerned
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() 1 () 2 () 3

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[]

Last/family name (optional):
[]

Telephone (optional):
[]

Street address (optional):
[]

Email address (optional - only needed if you would like copy of survey results or stay in touch with the survey organizers):
[]

Please confirm your email address (optional):
[]

[image]
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- ☒ Yes
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- ☐ Local newspaper article
- ☐ Local TV report
- ☐ Nextdoor Hillsborough post
- ☐ Hillsborough Together post
- ☐ During town council meeting
- ☐ Town of Hillsborough weekly e-newsletter (email)
- ☐ Town of Hillsborough quarterly newsletter (print/mail)
- ☐ Word of mouth from fellow residents/neighbors (email, phone, conversation, etc.)
- ☒ Other (please describe) [I work in housing]

Q. 3A

WHEN did you learn about the STATE MANDATE for the first time? [pick one]

- ☐ Upon receiving email promoting this survey
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- ☐ In the past 3 months
- ☐ In the past year
- ☒ Other [maybe a year ago?]

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☒ YES

☐ NO

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☐ Highly concerned

☐ Very concerned

☐ Somewhat concerned

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What is your LOT SIZE? [pick one]

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The town residential area within a quarter mile of El Camino Real is a key location where higher density housing is appropriate.

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- ☒ Yes
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Q. 7A

How concerned are you that CURRENT PLAN EXCLUDES ANY CONSIDERATION OF 250+ "OPEN SPACE" ACRES in Hillsborough?

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How concerned are you that CURRENT PLAN changes zoning laws to REDUCE MINIMUM LOT SIZES (from current 1/2 acre minimum to as low as 1/3 acre)?

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BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 “housing units” during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

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- ☒ Yes
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HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

- ☒ This email survey invitation
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- ☐ Hillsborough Together post
- ☐ During town council meeting
- ☐ Town of Hillsborough weekly e-newsletter (email)
- ☐ Town of Hillsborough quarterly newsletter (print/mail)
- ☐ Word of mouth from fellow residents/neighbors (email, phone, conversation, etc.)
- ☐ Other (please describe) []

Q. 3A

WHEN did you learn about the STATE MANDATE for the first time? [pick one]

- ☐ Upon receiving email promoting this survey
- ☐ In the past 1-2 weeks
- ☒ In the past 3 months
- ☐ In the past year
- ☐ Other []

Q. 4A

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☒ YES

☐ NO

Q. 5A

Are you aware that similar Bay Area communities such as Atherton & Los Altos Hills have housing unit TARGETs 50% OR LESS THAN HILLSBOROUGH'S TARGET OF 550+?

☐ YES

☒ NO

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How concerned are you that CURRENT PLAN our Town is supporting would RE-ZONE THE ENTIRE TOWN?

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Q. 18A

Are you aware of these 10+ ACRE SITES THAT ARE ELIGIBLE UNDER PROPOSED PLAN FOR REDEVELOPMENT into multi-tenant, multi-story housing (40% low income)? Good to know for traffic/infrastructure considerations in your neighborhood format=address, lot size, neighborhood [multiple choices = select all that apply]

- [] 80 New Place Rd a.k.a. Burlingame Country Club (72.1 acres); Country Club Manor neighborhood
 [] 1551 Crystal Springs Rd; 60 acres; Baywood Park
 [] Strawberry Hill Estate(Regan Estate); 2260 Remington Rd; 49 acres; Skyfarm
 [] De Guigne Estate; 891 Crystal Springs Rds, 47 acres, Parrott Dr area
 [] 200 Tobin Clark Dr; 15 acres, Tobin Clark Estate
 [] Meadowood Estate; 12 acres, 30 Bayberry Pl, Homeplace
 [] 270 Robin Wood; 12 acres, Carolands (canyon along Hayne Rd)
 [] 50 Brooke Court; 11 acres, Tobin Clark Estate (next to College of San Mateo)
 [] The other parcels shown on this map

[image]

Q. 19A

SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

- () Yes - with no reservations
 () Yes - but with conditions [Please explain: []]
 () No – unless [Please explain []]
 (X) No - the town must work with similar towns to get our target reduced
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TWO **BONUS** SHORT SURVEY QUESTIONS

How is Hillsborough City Council doing on the following 2020 election issues?

Q. 20A_A

- (1) Wildfire preparation - e.g., removing high-danger vegetation, adding wildfire-fighting capabilities
 () 1 () 2 (X) 3
 (2) Celltower upgrades - e.g., providing basic cell data coverage for all town residents without negatively affecting Hillsborough's rustic beauty
 () 1 (X) 2 () 3
 (3) Ban of gas-powered leaf blowers - e.g, not just on city-owned property, but all of the town
 () 1 (X) 2 () 3
 (4) Increased transparency of governance - e.g., better communications & open governance
 () 1 (X) 2 () 3
 (5) Viable, tested evacuation plans for earthquakes/wildfires
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 (6) Establishment of working emergency broadcast system - e.g., not dependent upon wireless carriers' celldata

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How concerned are you that CURRENT PLAN changes zoning laws to MINIMIZE "FRONTAGES" (from current 150'

to as low as 50')?

- ☒ (X) Highly concerned
- ☐ () Very concerned
- ☐ () Somewhat concerned
- ☐ () Not concerned
- ☐ () Don't know enough
- ☐ () Don't care

Q. 10A

How concerned are you that CURRENT PLAN changes zoning laws to REDUCE "SETBACK" DISTANCES (from current 20' to as low as 5')?

- ☒ (X) Highly concerned
- ☐ () Very concerned
- ☐ () Somewhat concerned
- ☐ () Not concerned
- ☐ () Don't know enough
- ☐ () Don't care

Q. 11A

How concerned are you that CURRENT PLAN changes zoning laws to ALLOW "LOT SPLITS" TO BUILD DUPLEXES/TRIPLEXES & MORE?

- ☒ (X) Highly concerned
- ☐ () Very concerned
- ☐ () Somewhat concerned
- ☐ () Not concerned
- ☐ () Don't know enough
- ☐ () Don't care

Q. 12A

How concerned are you that CURRENT PLAN changes zoning laws to REDUCE MINIMUM LANDSCAPE COVERAGE from 50% to 30% (structures and hardscaping can be 70% of a lot).?

- ☒ (X) Highly concerned
- ☐ () Very concerned
- ☐ () Somewhat concerned
- ☐ () Not concerned
- ☐ () Don't know enough
- ☐ () Don't care

Q. 13A

How concerned are you that CURRENT PLAN changes zoning laws to REDUCE MINIMUM DWELLING SIZE by 70% (from 2500 sq ft to 800 sq ft) to encourage subdivisions of larger parcels for additional single family as well as duplex units..?

- ☒ (X) Highly concerned
- ☐ () Very concerned
- ☐ () Somewhat concerned

- ☐ Not concerned
- ☐ Don't know enough
- ☐ Don't care

Q. 14A

How concerned are you that CURRENT PLAN changes zoning laws to ALLOW HIGH-DENSITY HOUSING AWAY FROM MAJOR TRAFFIC ROUTES (El Camino Real, etc.)?

- ☒ Highly concerned
- ☐ Very concerned
- ☐ Somewhat concerned
- ☐ Not concerned
- ☐ Don't know enough
- ☐ Don't care

Q. 15A

How concerned are you that CURRENT PLAN DEVELOPERS HAVE NOT APPROACHED 10+ ACRE PARCEL OWNERS for their feedback/participation?

- ☐ Highly concerned
- ☐ Very concerned
- ☐ Somewhat concerned
- ☐ Not concerned
- ☒ Don't know enough
- ☐ Don't care

Q. 16A

Are you planning on adding an Accessory Dwelling Unit (ADU) to your property in the next 5 years (thru 2027)?
[multiple choices = select all that apply]

- ☐ Yes = I am planning to add single ADU (maximum legal size allowed = xxx square feet)
- ☐ Yes = I am willing to add 1-2 ADUs of average xxx square feet
- ☐ Yes = I am upgrading my pool house to official ADU status
- ☐ Yes = I am planning on converting my garage to official ADU status
- ☐ Yes = I am planning on converting a portion of the interior or one of the floors of my house to official ADU status
- ☐ Yes = I am applying for amnesty for my previously unofficial ADU / guest house
- ☐ Yes = I am planning to add a single "junior" ADU (JADU = without full kitchen)
- ☒ No = I am not planning any ADU activity
- ☐ Don't know

FYI = On average, ~35 ADUs per year were built in Hillsborough between 2019 and first half of 2022

Q. 17A

What is your LOT SIZE? [pick one]

- ☒ 0.5 acres (minimum legal size currently in Hillsborough)
- ☐ 1-5 acres
- ☐ 5-10 acres
- ☐ 10+ acres

- ☐ Don't know
☐ Prefer not to answer
☐ Other []

Q. 18A

Are you aware of these 10+ ACRE SITES THAT ARE ELIGIBLE UNDER PROPOSED PLAN FOR REDEVELOPMENT into multi-tenant, multi-story housing (40% low income)? Good to know for traffic/infrastructure considerations in your neighborhood format=address, lot size, neighborhood [multiple choices = select all that apply]

- [] 80 New Place Rd a.k.a. Burlingame Country Club (72.1 acres); Country Club Manor neighborhood
[] 1551 Crystal Springs Rd; 60 acres; Baywood Park
[] Strawberry Hill Estate(Regan Estate); 2260 Remington Rd; 49 acres; Skyfarm
[X] De Guigne Estate; 891 Crystal Springs Rds, 47 acres, Parrott Dr area
[] 200 Tobin Clark Dr; 15 acres, Tobin Clark Estate
[] Meadowood Estate; 12 acres, 30 Bayberry Pl, Homeplace
[X] 270 Robin Wood; 12 acres, Carolands (canyon along Hayne Rd)
[X] 50 Brooke Court; 11 acres, Tobin Clark Estate (next to College of San Mateo)
[] The other parcels shown on this map

[image]

Q. 19A

SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

- ☐ Yes - with no reservations
☐ Yes - but with conditions [Please explain: []]
☐ No – unless [Please explain []]
☐ No - the town must work with similar towns to get our target reduced
☐ No, I do not support this plan
☐ Don't know
☐ Prefer not to answer
☒ Other [dont understand this question Q1A = 1 Q1B = 2 Q1C = 1]

TWO ****BONUS**** SHORT SURVEY QUESTIONS

How is Hillsborough City Council doing on the following 2020 election issues?

Q. 20A_ A

- (1) Wildfire preparation - e.g., removing high-danger vegetation, adding wildfire-fighting capabilities
() 1 (X) 2 () 3
- (2) Celltower upgrades - e.g., providing basic cell data coverage for all town residents without negatively affecting Hillsborough's rustic beauty
() 1 (X) 2 () 3
- (3) Ban of gas-powered leaf blowers - e.g., not just on city-owned property, but all of the town
() 1 () 2 (X) 3
- (4) Increased transparency of governance - e.g., better communications & open governance
() 1 (X) 2 () 3
- (5) Viable, tested evacuation plans for earthquakes/wildfires
() 1 (X) 2 () 3
- (6) Establishment of working emergency broadcast system - e.g., not dependent upon wireless carriers' cell data

() 1 (X) 2 () 3

Q. 21A

Do you approve of August 25th decision by the current city council to CANCEL town elections for November 2022 & instead appoint two such council members? [pick one]

- () Yes - with no reservations
 () No - we need elections, even if traditional "write-in" option is only viable means to compete
 (X) Don't know
 () Prefer not to answer
 () Other []

Section B. Questions from internal HEAC survey (official Hillsborough city committee)

Q. 1B

More than one ADU (accessory dwelling unit) should be allowed on lots that are greater than one acre in size

- ☐ Agree
☐ Disagree
☐ Undecided

Q. 2B

Density greater than 20 dwelling units per acre should be explored for the Town Hall Campus site.

- ☐ Agree
☐ Disagree
☒ Undecided

Q. 3B

Building heights in excess of what is currently allowed (22-32 feet) should be considered for the Town Hall Campus site.

- () Agree
(X) Disagree
() Undecided

Q. 4B

What building height would you support for the development of the Town Hall Campus site?

- (X) 2-3 stories (current height restriction for Hillsborough)
() 4 stories
() 5 stories
() 6+ stories
() No answer

Q. 5B

Throughout Hillsborough, the minimum standards for lot area (0.5 acres per lot) & lot width (150 feet per lot) should be

amended to encourage subdivision of existing lots & increase opportunities for development.

- ☐ Agree
- ☒ Disagree
- ☐ Undecided

Q. 6B

What minimum lot area requirement would you support for lots throughout Hillsborough?

- ☒ 0.5 acres (current ½ acre requirement)
- ☐ 0.3 acres (1/3 acre)
- ☐ 0.25 acres (1/4 acre)
- ☐ No minimum lot size
- ☐ Other []

Q. 7B

What minimum lot width requirement would you support for lots throughout Hillsborough? i.e., street frontage minimum

- ☒ 150 feet (current requirement)
- ☐ 100 feet
- ☐ 75 feet
- ☐ 50 feet
- ☐ No minimum lot width
- ☐ Other []

Q. 8B

The town residential area within a quarter mile of El Camino Real is a key location where higher density housing is appropriate.

- ☐ Agree
- ☒ Disagree
- ☐ Undecided

Q. 9B

The town residential area within a quarter mile of I-280/Black Mountain Road is a key location where higher density housing is appropriate.

- ☐ Agree
- ☒ Disagree
- ☐ Undecided

Section C. SUGGESTIONS FROM HILLSBOROUGH CITIZEN ALLIANCE (HCA) TO IMPROVE THE DRAFT PLAN

(WE URGE OUR TOWN TO):

Q. 1C

Learn what other towns like Hillsborough are doing & engage with them to fight for our common interests

- ☐ Agree
- ☐ Disagree
- ☐ Undecided

Q. 2C

Eliminate the RD-1, RD-2, and RD-3 zones & the overlay zone in favor of expanding the Auxiliary Dwelling Units (ADUs) / Junior Auxiliary Dwelling Units (JADU) allocation

- ☒ Agree
- ☐ Disagree
- ☐ Undecided

Q. 3C

Get creative & practical in increasing number of units on the large town parcels (private & public) by adding more than one ingress/egress to meet fire evacuation requirements

- ☒ Agree
- ☐ Disagree
- ☐ Undecided

Q. 4C

Forswear unduly burdening so-called “transit corridor” ¼ mile within US-280 from being targeted for highest density housing

- ☐ Agree
- ☐ Disagree
- ☒ Undecided

Q. 5C

Submit an ADU-only proposal (this is essentially what Atherton & others have done)

- ☐ Agree
- ☐ Disagree
- ☒ Undecided

Q. 6C

Please share any OTHER IDEAS on how we might IMPROVE this survey

- ☐ Other (please describe) []
- ☐ Other (please describe) []
- ☐ Other (please describe) []
- ☐ Other (please describe) []

Section D. ABOUT YOU

Q. 1D

CONTACT INFORMATION: If you wish to submit your response "anonymously" that is fine. All questions are

"optional".However, if you choose to provide your name and address, then we can include that data as supporting documentation to our Hillsborough City Council as an addendum. If you would like a copy of the survey results (which will *not* include the identifying names/addresses/phones), please at a minimum, include your email address below.

First name (optional):

[lila]

Last/family name (optional):

[]

Telephone (optional):

[]

Street address (optional):

[]

Email address (optional - only needed if you would like copy of survey results or stay in touch with the survey organizers):

[]

Please confirm your email address (optional):

[]

[image]

NOTE = Ballot stuffing does NOT work with this survey as we deduplicate based on your IP address ... therefore ONE survey per household maximum is permitted.

From: [Patrick Shannon](#)
To: [Marie Chuang](#); [Larry May](#); [Christine Krolik](#); [Al Royse](#); [Sophie Cole](#)
Cc: [Lisa Natusch](#); [Ann Ritzma](#)
Subject: Comments for Council Study Session on Housing Plan
Date: Monday, September 12, 2022 1:55:41 PM
Importance: High

Dear Council Members:

I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it because.

1. It unnecessarily rezones ("up-zones") the entire City. That would vastly shrink the minimum property footprint for the 99% of the parcels that are for single family homes, such as the provision to reduce the minimum home size to 800 square feet. It is a "mini-mall" type solution for Hillsborough. Forcing this through would renege on the 70-year compact on which we bought our homes that the minimum lot size is ½ acre and the minimum home size is 2,500 square feet. This re-zoning would make Hillsborough resemble Millbrae, tanking our property values by 20%, according to the top realtors in town. On average, that is \$1 million per home. The alternative plan highlights that other viable options are preferable which will preserve our bucolic character, charm, and property values.
2. It will cause dramatic change to the residential character and 10%-25% increase in school enrollments (and in following, class sizes) which will destroy major reasons why people want to live here
3. It Opens a slippery slope making future "up-zoning" easy.
4. Erodes our property rights, including a goal to prevent owners of smaller homes from upgrading their properties
5. It imposes burdens on all residents by underestimating the number of ADUs likely to be built while overestimating the "buffer" units needed. The town admitted in the last council meeting its estimates of units generated by its plan are "excessively conservative." Adding a 20% buffer to that is a buffer on top of a buffer. HDD, not "the law," dropped a footnote to its RHNA letter with a "helpful hint" of using a 15-30% buffer. The law only requires that the plan is designed to generate the required units – which in Hillsborough's case is 554. The Town can provide a plan for the required units. If for any reason HCD suggests changes, the law provides cities 120 days past the January 31, 2023 deadline as a grace period.
6. It omits large town-owned parcels

Instead, I support the alternative Smart Housing for Hillsborough plan because it will meet all requirements of our RHNA allocation while preserving the Town's special character. SHFH will ...

1. Prevent unnecessary "up-zoning." It will apply zoning changes only if absolutely necessary and only for affected parcels

2. Accelerate the creation rate for ADUs and JADUs which gives residents greater control while taking advantage of a rising trend in Hillsborough
3. Employ vacant lots, including town-owned properties
4. Protects owners of older and smaller homes
5. Adds housing in a safer way

The town should focus on generating new units from town owned property if the SHFH is insufficient. Re-developing the large town-owned properties donated to the city is viable - it would be consistent with the idea of the donation of the properties to preserve the bucolic character of Hillsborough and Hillsborough could resort to eminent domain to re-develop a portion.

The Town should address the following open questions:

As to the Town's plan to develop private parcels, has the Town talked to the owners to see if they are willing to develop the property?

What did Hillsborough do to shape the methodology for allocation? The methodology gives no consideration or accommodation for high cost of real estate, or residential only, or vacancy rates, or impact on property values. This is a state mandate with no funding forced on the property owners to pay in the form of diminished property value and increased property tax and service rates to subsidize housing for others. Unfunded state mandate.

What did Hillsborough do over the last 8 years to increase housing stock other than ADUs?

What did Hillsborough do to lobby the RHNA allocation methodology rules so that it did not discriminate against and adversely impact residential only cities? Cities with very high real property costs? Cities with very low levels of vacant lots? Cities with very low level of jobs in the city (as opposed the region)?

Did Hillsborough work with other similar cities? Work with the League of Cities? Work with groups dedicated to preserving local control?

What did Hillsborough do to lobby ABAG/HCD to decrease H's allocation?

What did Hillsborough do to negotiate with other surrounding cities/counties to solve on a sub-regional basis?

What solutions have council members deliberated upon and recommended? Where is Council member Krolík's plan - she is the council liaison overseeing building and planning. Where is the Hillsborough plan for smart growth? What plan did they develop over the last 8 years in anticipation of the 2023 cycle?

What is written analysis of the proposed plan by Building and Planning? ADRB? Hillsborough Beautification Committee? Wireless Communications Advisory Committee?

What is the analysis and recommendation of Councilmembers Krolik and Cole who oversee the committee process?

Why is the report outsourced to a consulting firm from Chicago? Why is the draft plan so long and stacked with additional policy statements and ancillary policies like outlawing tear downs?

Where is the cost estimate of this plan? On the Town? And how it will affect the Town's resort to tax and rate increases to offset their cost? To the property owners in terms of property value loss and rate/tax increases?

Where is the analysis of the cost to city departments to accommodate the 17% increase in housing units beyond the full capacity we have now? Police. Fire. Water. Electricity. Roads. Traffic. Building and Planning.

Where is the Town's written analysis comparing the approaches from other residential only cities across California? Southern California is one year ahead in this process. Where is the report on lessons learned? Best practices?

Please enter this comment into the public record.

Respectfully submitted,

Patrick Shannon

A solid black rectangular box used to redact the signature of Patrick Shannon.

Lisa Natusch

Subject: FW: Important comments from residents, Ana dai

-----Original Message-----

From: [REDACTED]
Sent: Thursday, September 8, 2022 2:55 PM
To: Al Royse <ARoyse@HILLSBOROUGH.NET>; Christine Krolik <ckrolik@HILLSBOROUGH.NET>; Sophie Cole <scole@HILLSBOROUGH.NET>; Larry May <LMay@HILLSBOROUGH.NET>; Marie Chuang <MChuang@HILLSBOROUGH.NET>; Lisa Natusch <lnatusch@HILLSBOROUGH.NET>; Christopher Diaz <Christopher.Diaz@bbklaw.com>; General Plan <generalplan@HILLSBOROUGH.NET>
Subject: Important comments from residents, Ana dai

Mayor Royse, Deputy Mayor Krolik, Councilors Cole, May and Chuang, City Clerk Natusch, and City Attorney Diaz:

I appreciate all your efforts to serve the public in Hillsboro, my neighbors and I are opposed to this plan for the following reasons:

- 1) Hillsborough has always been a high-quality, high-priced residential area. It's quiet, safe, and beautiful. Each inhabitant has his own private space, but it is also a 100-year-old city. There are fewer and fewer, and the public facilities in our city are old and lacking. For example, there is only a small community park in Hillsborough, which is far from my home and cannot meet the needs of residents to exercise and socialize. I suggest that the necessary public facilities in the city should be updated and increased, let Hillsborough continue to grow and make the city more liveable, adding a few hundred apartments is not the only solution to the housing shortage, if public facilities are not updated and increased, this can be a disaster for the city.
- 2) I am strongly against the redevelopment of our historic city hall site, especially the inclusion of high-density buildings without a careful study of the impact on town infrastructure, schools, utilities, parking, etc.
- 3) If denser housing is added, such denser housing in our community will be more prone to fires and other emergencies. Please do not change our partitions.
- 4) I object to the use of such a small number of attached dwelling units (ADU's and JADU's) in the plan. Other towns use more ADU/JADU in their plans, and so should we. The town should allocate at least 62 ADUs per year, which has been our plan for the past two years.
- 5) I object to set the target (Policy 4, Target 4.5) to "discourage redevelopment of existing smaller single-family dwellings". This goal and its implementation would violate homeowners' property rights and impose gratuitous penalties on homeowners. Remove this goal from our plan and do not implement it in the future.
- 6) I am against any new housing unit (except ADU) that does not have 1:1 parking.
- 7) I object to the lack of transparency and timing of this process. Records of many HEAC and other planning committee meetings were unavailable, planning department team members provided varying details at different times, and a "preliminary" plan for the "town hall campus" was only available three days before the public review. Nearly every resident was surprised by the process and lack of detail, but city planners classified the impact as "significant."
- 8) I support alternative approaches to our housing elements, using as many ADUs/JADUs as possible, reducing or eliminating "buffers", and utilizing open space to achieve our RHNA goals. I support an assessment of senior housing based on the 2014 Housing Elements and the 2022 HEAC Recommendations. I support approaches that reduce the lengthy permit application process and encourage the use of ADUs for rental purposes to ease urban housing pressures. Many of my neighbors agree with the above. Please include this email in public records and consider it when you complete your application to the state on September 12 and beyond.

Sincerely,

Anna Day
Hillsborough Resident

From: [Carol Atkeson](#)
To: [General Plan](#)
Subject: Hillsborough Low Income Housing
Date: Monday, September 12, 2022 12:49:28 PM

Hello,

We object strongly to rezoning the entire town of Hillsborough. We moved to this community because of the quality of life and less dense housing. We strongly oppose reducing the minimum lot size to 1/3 of an acre. This changes the town and creates a denser living environment. We also see no reason to restrict renovations of older and smaller homes in Hillsborough. That is overly restrictive and not necessary since lots are 1/2 acre and up. Lastly, we disagree with reducing the frontage landscape from 50% to 30%. This also creates a denser feel to the town and makes it similar to neighboring towns. If we wanted to live in that type of environment, we wouldn't have moved to Hillsborough.

In summary, we strongly disagree with rezoning the entire town of Hillsborough. Rezone where appropriate to create affordable housing. Create housing in available spaces in Hillsborough. We moved here so we could live in a town that was less dense and had a high quality of living privacy, gardens, good schools, and less congestion.

Thank you,
The Atkesons

[REDACTED]

Hillsborough

From: [Yvette Lui](#)
To: [General Plan](#)
Subject: Hillsborough Housing Element Plan Feedback
Date: Monday, September 12, 2022 12:26:13 PM

To Whom It May Concern -

I am deeply concerned about the negative repercussions of the draft Housing Element plan that is currently being considered by Hillsborough and to voice my opposition to the plan. I do not support it. We purchased our house in Hillsborough in 2016 expressly to be near dear friends, family, a safe and quiet neighborhood, and the extraordinary North school district. Now that we have two school-aged children, it is of utmost importance to us that we maintain the integrity of all the reasons for which we became a part of the Hillsborough community/purchased a home here.

While I wholeheartedly believe in providing accessible housing and the diversity that comes along with it, I believe the plan should be adjusted to put a far greater emphasis on ADUs as a solution to meet California's requirements.

I prefer the Smart Housing For Hillsborough Plan and would urge the town of Hillsborough to adjust the current draft proposal to incorporate many elements of this alternative plan.

Finally, I'd like to say a big 'THANK YOU!' to all of you for representing our community. I realize it's a volunteer position — and at times a thankless one!

Thank you for taking the time to consider my feedback as a dedicated Hillsborough community member,
Yvette Lui

--

Yvette Lui

Mobile: [REDACTED]

Email: [REDACTED]

From: [Larry Friedberg](#)
To: [General Plan](#)
Subject: Opposed to Current Housing Element Plan
Date: Monday, September 12, 2022 12:26:03 PM

Mayor Royse, Vice Mayor Krolik and Council Members,

No doubt you're feeling as though you're in a tough spot: On the one hand there is a mandate from Sacramento that says Hillsborough, just like 481 other municipalities, must comply in an effort to create more affordable housing in the State. Regardless of your opinions about the law, you must fulfill your oaths of office to comply with the laws of the State. It's a solemn oath, to be sure.

Yet, you have also been elected to represent the people of Hillsborough. The Housing Element issue is, as Mayor Royse has said repeatedly, the "single most important issue facing Hillsborough in 50 years." The very reasons why people move here in the first place – and remain – are at serious risk.

Our schools are among the best in California year after year. Parents move here because they can feel confident that their kids will get a great education and not have to incur the costs of private school. The proposed Housing Element plan will increase student population by 100 - 200 students without a clear plan about how classroom size can remain intact.

Many people pay the steep price to live here because they know parcel sizes are larger, giving them not only beautiful views but also the privacy they seek. By undermining these two advantages Hillsborough enjoys over other towns, Council will be giving current residents stronger reasons to leave and incoming residents fewer reasons to want to move here.

Every town in California can claim it is unique. But not every town has a generations-old charter of single family homes, of no retail, a respite from the hubbub of city living or the buzz of downtown. The founders of Hillsborough had a good idea of what they wanted to do and our role is to preserve that spirit.

Hillsborough can and should submit a plan that complies with State mandate yet also aligns with our values. The current plan as proposed is NOT that plan. Here's why:

1. It relies on an unsubstantiated "requirement" of a 20% buffer in housing. The 20% was a suggestion but NOT a requirement. This 20% buffer can be 0 if a plan is well-thought out and reasonable
2. It rezones ("up-zones") the entire City.
3. It will dramatically change not only to the residential character of the town but will significantly increase school enrollments by 10%-25% (and in following, cause class sizes to bulge) which will destroy major reasons why people want to live here
4. It causes a slippery slope making future "up-zoning" easy.
5. It erodes the property rights of smaller homes by preventing them from upgrading / expanding their own homes
6. It imposes burdens on all residents by underestimating the number of ADUs likely to be built while overestimating the "buffer" units needed.

7. It inexplicably omits large town-owned parcels

Instead, Council should consider a plan that significantly relies on ADUs and JADUs WITHOUT penalizing homeowners (like me and a vast majority of residents) who live in old ranch homes and might wish to increase the footprint of the home.

ADUs and JADUs are the absolute right path for a town like Hillsborough. It's a practice widely embraced by residents with minimal marketing, has proven effective in helping us meet our first RHNA allotment and, with the right tweaks to ordinances and fast-tracking of the right types of ADUs/JADUs, will only grow in popularity and practice. Hillsborough is so unlike most towns in California, it's foolish to expect we'd be able to submit a plan that matches what others are doing. We're already signaling our willingness to do our part and demonstrating a desire to help California meet its housing plans. Let's not upend what makes Hillsborough Hillsborough because we think that's what HCD is looking for. We know our town far better than they do. Let's submit the plan we KNOW will work for us. If they reject it, we can come back with a contingency plan. But let's not negotiate against ourselves.

Thank you for your continued service to Hillsborough.

Please include this comment in the public record.

Respectfully Submitted,

Larry Friedberg

[REDACTED]

The following surveys were submitted by Aaron Zornes on 9/12/2022.

3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

Section A. SHORT SURVEY (3-5 minutes) - NATURE OF "HOUSING DENSITY" REQUIREMENT & OUR TOWN'S PROGRESS

BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 "housing units" during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

LEGEND: ADU = accessory dwelling unit; H = Hillsborough; HCD = California Department of Housing & Community Development; HEAC = Housing Element Advisory Committee; **Housing Element** = component of Hillsborough's general plan; **RD-1, -2 & -3** = residential districts within town of Hillsborough; **RHNA** = Regional Housing Needs Allocation plan (RHNA plan); **SB-9** = State Bill 9 allows homeowners in most areas to streamline housing permitting & to divide their property into two lots; **SB-10** = State Bill 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units

1A. Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers

- ☒ Yes
☐ No

2A. HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

- ☒ This email survey invitation
☐ Local newspaper article
☐ Local TV report
☐ Nextdoor Hillsborough post
☐ Hillsborough Together post
☐ During town council meeting
☐ Town of Hillsborough weekly e-newsletter (email)
☐ Town of Hillsborough quarterly newsletter (print/mail)
☐ Word of mouth from fellow residents/neighbors (email, phone, conversation, etc.)
☐ Other (please describe)

3A. WHEN did you learn about the STATE MANDATE for the first time? [pick one]

- ☒ Upon receiving email promoting this survey
☐ In the past 1-2 weeks
☐ In the past 3 months
☐ In the past year
☐ Other

4A. Were you aware that the proposed housing plan for Hillsborough calls for MORE THAN 550 LOW, AFFORDABLE & MODERATE INCOME HOMES WITHIN THE TOWN OF HILLSBOROUGH?

- ☐ YES
☒ NO

5A. Are you aware that similar Bay Area communities such as Atherton & Los Altos Hills have housing unit TARGETS 50% OR LESS THAN HILLSBOROUGH'S?

- ☐ YES
☒ NO

6A. How concerned are you that CURRENT PLAN our Town is supporting would RE-ZONE THE ENTIRE TOWN?

- ☒ Highly concerned
☐ Very concerned
☐ Somewhat concerned
☐ Not concerned
☐ Don't know enough
☐ Don't care

7A. How concerned are you that CURRENT PLAN EXCLUDES ANY CONSIDERATION OF 250+ "OPEN SPACE" ACRES in Hillsborough?

- ☒ Highly concerned
☐ Very concerned
☐ Somewhat concerned
☐ Not concerned
☐ Don't know enough
☐ Don't care

8A. How concerned are you that CURRENT PLAN changes zoning laws to REDUCE MINIMUM LOT SIZES (from current 1/2 acre minimum to as low as 1/3 acre)?

- ☒ Highly concerned
- ☐ Very concerned
- ☐ Somewhat concerned
- ☐ Not concerned
- ☐ Don't know enough
- ☐ Don't care

9A. **How concerned are you that CURRENT PLAN changes zoning laws to MINIMIZE "FRONTAGES" (from current 150' to as low as 50')?**

- ☒ Highly concerned
- ☐ Very concerned
- ☐ Somewhat concerned
- ☐ Not concerned
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mack

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- ☐ Very concerned
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FYI = On average, ~35 ADUs per year were built in Hillsborough between 2019 and first half of 2022

17A. What is your LOT SIZE? [pick one]

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- ☒ 1-5 acres
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19A. SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

- ☐ Yes - with no reservations
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- ☐ No – unless [Please explain
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TWO **BONUS SHORT SURVEY QUESTIONS**

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6C. Please share any OTHER IDEAS on how we might IMPROVE this survey

- ☐ Other (please describe)
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Section D. ABOUT YOU**1D. CONTACT INFORMATION:** If you wish to submit your response "anonymously" that is fine. All questions are "optional".**However, if you choose to provide your name and address, then we can include that data as supporting documentation to our Hillsborough City Council as an addendum to the survey report.****If you would like a copy of the survey results (which will **not** include the identifying names/addresses/phones), please at a minimum, include your email address below.**

First name (optional)

Roberta

Last/family name (optional)

Salma

Telephone (optional)

Street address (optional)

Email address (optional - only needed if you would like copy of survey results or stay in touch with the survey organizers)

Please confirm your email address (optional)

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3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

Section A. SHORT SURVEY (3-5 minutes) - NATURE OF "HOUSING DENSITY" REQUIREMENT & OUR TOWN'S PROGRESS

BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 "housing units" during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

LEGEND: ADU = accessory dwelling unit; H = Hillsborough; HCD = California Department of Housing & Community Development; HEAC = Housing Element Advisory Committee; **Housing Element** = component of Hillsborough's general plan; **RD-1, -2 & -3** = residential districts within town of Hillsborough; **RHNA** = Regional Housing Needs Allocation plan (RHNA plan); **SB-9** = State Bill 9 allows homeowners in most areas to streamline housing permitting & to divide their property into two lots; **SB-10** = State Bill 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units

1A. Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers

- ☒ Yes
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2A. HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

- ☒ This email survey invitation
☒ Local newspaper article
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☒ Town of Hillsborough weekly e-newsletter (email)
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☐ Other (please describe)

3A. WHEN did you learn about the STATE MANDATE for the first time? [pick one]

- ☐ Upon receiving email promoting this survey
☐ In the past 1-2 weeks
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4A. Were you aware that the proposed housing plan for Hillsborough calls for MORE THAN 550 LOW, AFFORDABLE & MODERATE INCOME HOMES WT

- ☐ YES
☐ NO

5A. Are you aware that similar Bay Area communities such as Atherton & Los Altos Hills have housing unit TARGETs 50% OR LESS THAN HILLSBOROUGH

- ☐ YES
☐ NO

6A. How concerned are you that CURRENT PLAN our Town is supporting would RE-ZONE THE ENTIRE TOWN?

- ☐ Highly concerned
☐ Very concerned
☐ Somewhat concerned
☐ Not concerned
☐ Don't know enough
☐ Don't care

7A. How concerned are you that CURRENT PLAN EXCLUDES ANY CONSIDERATION OF 250+ "OPEN SPACE" ACRES in Hillsborough?

- ☐ Highly concerned
☐ Very concerned
☒ Somewhat concerned
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Robin

Last/family name (optional)

Raborn

Telephone (optional)

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Ruth

Last/family name (optional)

Glick

Telephone (optional)

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3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

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1A. Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers

- ☐ Yes
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2A. HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

- ☐ This email survey invitation
☐ Local newspaper article
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☐ During town council meeting
☐ Town of Hillsborough weekly e-newsletter (email)
☐ Town of Hillsborough quarterly newsletter (print/mail)
☐ Word of mouth from fellow residents/neighbors (email, phone, conversation, etc.)
☐ Other (please describe)

3A. WHEN did you learn about the STATE MANDATE for the first time? [pick one]

- ☐ Upon receiving email promoting this survey
☒ In the past 1-2 weeks
☐ In the past 3 months
☐ In the past year
☐ Other

4A. Were you aware that the proposed housing plan for Hillsborough calls for MORE THAN 550 LOW, AFFORDABLE & MODERATE INCOME HOMES WITHIN THE TOWN OF HILLSBOROUGH?

- ☐ YES
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5A. Are you aware that similar Bay Area communities such as Atherton & Los Altos Hills have housing unit TARGETS 50% OR LESS THAN HILLSBOROUGH'S?

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Sally & Jim

Last/family name (optional)

Meakin

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LEGEND: ADU = accessory dwelling unit; H = Hillsborough; HCD = California Department of Housing & Community Development; HEAC = Housing Element Advisory Committee; **Housing Element** = component of Hillsborough's general plan; RD-1, -2 & -3 = residential districts within town of Hillsborough; RHNA = Regional Housing Needs Allocation plan (RHNA plan); SB-9 = State Bill 9 allows homeowners in most areas to streamline housing permitting & to divide their property into two lots; SB-10 = State Bill 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units

1A. Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers

- ☐ Yes
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2A. HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

- ☒ This email survey invitation
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☐ Local TV report
☐ Nextdoor Hillsborough post
☐ Hillsborough Together post
☐ During town council meeting
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Sheila

Last/family name (optional)

McWilliams

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3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

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LEGEND: ADU = accessory dwelling unit; H = Hillsborough; HCD = California Department of Housing & Community Development; HEAC = Housing Element Advisory Committee; **Housing Element** = component of Hillsborough's general plan; **RD-1, -2 & -3** = residential districts within town of Hillsborough; **RHNA** = Regional Housing Needs Allocation plan (RHNA plan); **SB-9** = State Bill 9 allows homeowners in most areas to streamline housing permitting & to divide their property into two lots; **SB-10** = State Bill 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units

1A. Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers

- ☒ Yes
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Eskenazi

Last/family name (optional)

Steve

Telephone (optional)

[REDACTED]

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NOTE = Ballot stuffing does NOT work with this survey as we deduplicate based on your IP address ... therefore ONE survey per household maximum is permitted.

3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

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Last/family name (optional)

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Telephone (optional)

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Email address (optional - only needed if you would like copy of survey results or stay in touch with the survey organizers)

Please confirm your email address (optional)

CURRENT STATUS & KEY DATES = Our town government is holding a series of meetings to gather input from the community

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Andrew

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Mowat

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First name (optional)

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Last/family name (optional)

Murphy

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Annie

Last/family name (optional)

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[REDACTED]

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First name (optional)

Arlene

Last/family name (optional)

Bernstein

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Section C. SUGGESTIONS FROM HILLSBOROUGH CITIZEN ALLIANCE (HCA) TO IMPROVE THE DRAFT PLAN

(WE URGE OUR TOWN TO):

1C. Learn what other towns like Hillsborough are doing & engage with them to fight for our common interests

- ☒ Agree
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2C. Eliminate the RD-1, RD-2, and RD-3 zones & the overlay zone in favor of expanding the Auxiliary Dwelling Units (ADUs) / Junior Auxiliary Dwelling Units (JADUs)

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- | | |
|---|--|
| <input checked="" type="checkbox"/> Other (please describe) | Include map of 4 sites and expected urban form |
| <input checked="" type="checkbox"/> Other (please describe) | host meetings at schools for more input |
| <input checked="" type="checkbox"/> Other (please describe) | host Town meeting so residents can speak |
| <input type="checkbox"/> Other (please describe) | |

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First name (optional)

Barbara

Last/family name (optional)

Regan

Telephone (optional)

[REDACTED]

Street address (optional)

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3B. Building heights in excess of what is currently allowed (22-32 feet) should be considered for the Town Hall Campus site.

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4B. What building height would you support for the development of the Town Hall Campus site?

- ☐ 2-3 stories (current height restriction for Hillsborough)
☒ 4 stories
☐ 5 stories
☐ 6+ stories
☐ No answer

5B. Throughout Hillsborough, the minimum standards for lot area (0.5 acres per lot) & lot width (150 feet per lot) should be amended to encourage subdivision of

- ☐ Agree
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☐ Undecided

6B. What minimum lot area requirement would you support for lots throughout Hillsborough?

- ☒ 0.5 acres (current ½ acre requirement)
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- ☒ Other (please describe) Try to understand why Hillsborough has the current density map
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Ben

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Barnes

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8B. The town residential area within a quarter mile of El Camino Real is a key location where higher density housing is appropriate.

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Robert

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Woods

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1B. More than one ADU (accessory dwelling unit) should be allowed on lots that are greater than one acre in size

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8B. The town residential area within a quarter mile of El Camino Real is a key location where higher density housing is appropriate.

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Carolyn

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Csongradi

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(WE URGE OUR TOWN TO):

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FYI = On average, ~35 ADUs per year were built in Hillsborough between 2019 and first half of 2022

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TWO **BONUS SHORT SURVEY QUESTIONS**

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	Poor	OK	Great
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19A. SUMMARY: Do you APPROVE of Hillsborough's current "HOUSING DENSITY" plan for 2023-2031 (a.k.a. "Housing Element")? [pick one]

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FYI = On average, ~35 ADUs per year were built in Hillsborough between 2019 and first half of 2022

17A. What is your LOT SIZE? [pick one]

- ☒ 0.5 acres (minimum legal size currently in Hillsborough)
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- | | |
|---|---|
| <input checked="" type="checkbox"/> Other (please describe) | Set strict architecture guidelines to pre |
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Darlene

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Yee-Melichar

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- ☐ Yes = I am planning to add single ADU (maximum legal size allowed = xxx square feet)
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First name (optional)

Emily

Last/family name (optional)

O'Connell

Telephone (optional)

(603) 888-1234

Street address (optional)

123 Main St

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Jamie & Renee

Last/family name (optional)

Mark

Telephone (optional)

[REDACTED]

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1A. Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers

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- ☒ YES
☐ NO

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- ☐ YES
☒ NO

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However, if you choose to provide your name and address, then we can include that data as supporting documentation to our Hillsborough City Council as an add

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Last/family name (optional)

Telephone (optional)

Street address (optional)

Email address (optional - only needed if you would like copy of survey results or stay in touch with the survey organizers)

Please **confirm your email address** (optional)

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3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

Section A. SHORT SURVEY (3-5 minutes) - NATURE OF "HOUSING DENSITY" REQUIREMENT & OUR TOWN'S PROGRESS

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LEGEND: ADU = accessory dwelling unit; H = Hillsborough; HCD = California Department of Housing & Community Development; HEAC = Housing Element Advisory Committee; **Housing Element** = component of Hillsborough's general plan; **RD-1, -2 & -3** = residential districts within town of Hillsborough; **RHNA** = Regional Housing Needs Allocation plan (RHNA plan); **SB-9** = State Bill 9 allows homeowners in most areas to streamline housing permitting & to divide their property into two lots; **SB-10** = State Bill 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units

1A. Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers

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2A. HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

- ☐ This email survey invitation
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☐ Nextdoor Hillsborough post
☐ Hillsborough Together post
☐ During town council meeting
☐ Town of Hillsborough weekly e-newsletter (email)
☐ Town of Hillsborough quarterly newsletter (print/mail)
☒ Word of mouth from fellow residents/neighbors (email, phone, conversation, etc.)
☐ Other (please describe)

3A. WHEN did you learn about the STATE MANDATE for the first time? [pick one]

- ☐ Upon receiving email promoting this survey
☒ In the past 1-2 weeks
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☒ Town of Hillsborough quarterly newsletter (print/mail)
☒ Word of mouth from fellow residents/neighbors (email, phone, conversation, etc.)
☐ Other (please describe)

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3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

Section A. SHORT SURVEY (3-5 minutes) - NATURE OF "HOUSING DENSITY" REQUIREMENT & OUR TOWN'S PROGRESS

BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 "housing units" during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

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BACK STORY: Our Hillsborough community of 4,000+ homes is mandated to add an additional 554 "housing units" during the 8 year period 2023-2031 (average of 69 units per year) ... whether they be ADUs (accessory dwelling units/granny flats, in-law apartments), duplexes, lot splits (take one lot, break into two lots, build duplexes on each new lot), multi-story apartment buildings or simply more single family homes on much smaller lots. This is required by our California state government (SB 8/9/10 effective 1-Jan-2022) and is related to our official RHNA (Regional Housing Needs Allocation) obligations to increase the number of housing units available across all income levels. A portion of these units MUST be designated LOW-INCOME HOUSING to encourage housing equity for underserved populations of San Mateo County.

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Barbara

Last/family name (optional)

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- October 4, 2022 - "draft" Housing Element sent to the state for round 1 review (90-days)
- January 31, 2023 - Per statute, the state has 90-days to provide Hillsborough with feedback on the draft, which **must be adopted by January 31, 2023**
- Spring 2023 - City Council adoption of "Certified" Housing Element

NOTE = Ballot stuffing does NOT work with this survey as we deduplicate based on your IP address ... therefore ONE survey per household maximum is permitted.

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Last/family name (optional)

Rochotte

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John

Last/family name (optional)

Flynn

Telephone (optional)

[REDACTED]

Street address (optional)

[REDACTED]

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A. kenneth

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☐ Other

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- ☐ 150 feet (current requirement)
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1B. More than one ADU (accessory dwelling unit) should be allowed on lots that are greater than one acre in size

- ☐ Agree
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(WE URGE OUR TOWN TO):

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3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

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- ☐ Yes - with no reservations
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Lindsey

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Bruehl

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Louise

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TWO **BONUS SHORT SURVEY QUESTIONS**

20A. How is Hillsborough City Council doing on the following 2020 election issues?

	Poor	OK	Great
	1	2	3
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- ☐ Yes - with no reservations
☐ Yes - but with conditions [Please explain:
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However, if you choose to provide your name and address, then we can include that data as supporting documentation to our Hillsborough City Council as an addendum to the draft plan.

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Michele

Last/family name (optional)

Dee

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Michelle

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Patrick

Last/family name (optional)

Shannon

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☒ Other (please describe) residents. Non-driving seniors given fir
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Peggy

Last/family name (optional)

Ryan

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Peter

Last/family name (optional)

Stansky

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1A. Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers

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2A. HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

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- ☐ YES
☒ NO

5A. Are you aware that similar Bay Area communities such as Atherton & Los Altos Hills have housing unit TARGETS 50% OR LESS THAN HILLSBOROUGH'S?

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6A. How concerned are you that CURRENT PLAN our Town is supporting would RE-ZONE THE ENTIRE TOWN?

- ☒ Highly concerned
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Phyllis

Last/family name (optional)

Tankel

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Ralston

Last/family name (optional)

Roberts

Telephone (optional)

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1A. Are you aware that state law (housing affordability/density mandate a.k.a. "Housing Element") is forcing all cities & towns in California to eliminate barriers

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2A. HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

- ☐ This email survey invitation
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☐ Local TV report
☐ Nextdoor Hillsborough post
☐ Hillsborough Together post
☐ During town council meeting
☐ Town of Hillsborough weekly e-newsletter (email)
☐ Town of Hillsborough quarterly newsletter (print/mail)
☒ Word of mouth from fellow residents/neighbors (email, phone, conversation, etc.)
☐ Other (please describe)

3A. WHEN did you learn about the STATE MANDATE for the first time? [pick one]

- ☐ Upon receiving email promoting this survey
☐ In the past 1-2 weeks
☒ In the past 3 months
☐ In the past year
☐ Other

4A. Were you aware that the proposed housing plan for Hillsborough calls for MORE THAN 550 LOW, AFFORDABLE & MODERATE INCOME HOMES WITHIN THE TOWN OF HILLSBOROUGH?

- ☒ YES
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Eskenazi

Last/family name (optional)

Steve

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[REDACTED]

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☒ Word of mouth from fellow residents/neighbors (email, phone, conversation, etc.)
☐ Other (please describe)

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Susan

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Alcala

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[REDACTED]

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- ☒ Yes
☐ No

2A. HOW did you LEARN of this state-mandated HOUSING DENSITY MANDATE requirement for Hillsborough? [pick multiple]

- ☒ This email survey invitation
☐ Local newspaper article
☐ Local TV report
☐ Nextdoor Hillsborough post
☐ Hillsborough Together post
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NOTE = Ballot stuffing does NOT work with this survey as we deduplicate based on your IP address ... therefore ONE survey per household maximum is permitted.

3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

Section A. SHORT SURVEY (3-5 minutes) - NATURE OF "HOUSING DENSITY" REQUIREMENT & OUR TOWN'S PROGRESS

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3Q2022 HILLSBOROUGH HOUSING DENSITY SURVEY

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Last/family name (optional)

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Street address (optional)

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☐ Disagree
☐ Undecided

5C. Submit an ADU-only proposal (this is essentially what Atherton & others have done)

- ☒ Agree
☐ Disagree
☐ Undecided

6C. Please share any OTHER IDEAS on how we might IMPROVE this survey

- ☐ Other (please describe)
☐ Other (please describe)
☐ Other (please describe)
☐ Other (please describe)

Section D. ABOUT YOU**1D. CONTACT INFORMATION:** If you wish to submit your response "anonymously" that is fine. All questions are "optional".**However, if you choose to provide your name and address, then we can include that data as supporting documentation to our Hillsborough City Council as an add-on to the survey results.****If you would like a copy of the survey results (which will **not** include the identifying names/addresses/phones), please at a minimum, include your email address below.**

First name (optional)

Last/family name (optional)

Telephone (optional)

Street address (optional)

Email address (optional - only needed if you would like copy of survey results or stay in touch with the survey organizers)

Please confirm your email address (optional)

CURRENT STATUS & KEY DATES = Our town government is holding a series of meetings to gather input from the community

- September 6, 2022 - public "Open House" on Housing Element draft plan (learn about & give feedback in person) – North School
- September 12, 2022 - City Council Study Session on "draft" Housing Element
- September 19, 2022, Hillsborough has 10 business days to consider & incorporate any public comments & submit the draft document to the state
- October 4, 2022 - "draft" Housing Element sent to the state for round 1 review (90-days)
- January 31, 2023 - Per statute, the state has 90-days to provide Hillsborough with feedback on the draft, which **must be adopted by January 31, 2023**
- Spring 2023 - City Council adoption of "Certified" Housing Element

NOTE = Ballot stuffing does NOT work with this survey as we deduplicate based on your IP address ... therefore ONE survey per household maximum is permitted.

From: [Hillsborough Citizens Alliance](#)
To: [General Plan](#); [Al Royse](#); [Christine Krolik](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#); [Lisa Natusch](#); [Christopher Diaz](#); [Ann Ritzma](#)
Subject: Opposed to the Proposed Housing Element Plan
Date: Monday, September 12, 2022 11:31:40 AM

HCA IS OPPOSED TO HILLSBOROUGH CITY COUNCIL'S PROPOSED HOUSING ELEMENT PLAN.

Here are the reasons Council must reject their **completely unnecessary plan**:

1. It relies on an unsubstantiated "requirement" of a 20% buffer in housing. The 20% was a suggestion but NOT a requirement. This 20% buffer can be 0 if a plan is well-thought out and reasonable
2. It rezones ("up-zones") the entire City.
3. It will dramatically change not only to the residential character of the town but will significantly increase school enrollments by 10%-25% (and in following, cause class sizes to bulge) which will destroy major reasons why people want to live here
4. It causes a slippery slope making future "up-zoning" easy.
5. It erodes the property rights of smaller homes by preventing them from upgrading / expanding their own homes
6. It imposes burdens on all residents by underestimating the number of ADUs likely to be built while overestimating the "buffer" units needed.
7. It inexplicably omits large town-owned parcels

Furthermore, we urge Council to slow down and rethink a seriously flawed process that has not only relied on poor quality information and false assumptions (such as the 20% buffer "requirement" and the ill-found conclusion that HCD penalized Santa Monica for submitting an ADU-heavy plan instead of the truth that they were penalized for submitting FALSE data!), but significantly cut a vast majority of residents out of the process.

We ask that Council avoid these temptations...

- to rely too heavily on its consultants, Houseal Lavigne, who have NO experience working on housing allocation and rezoning plans with towns like Hillsborough that have a half-acre minimum single-family property charter and no retail.
- to believe that "it's just a plan" and "no developers will ever act upon it." That would be both disingenuous and dangerously naive. Developers will jump at the chance to build multi-family units in Hillsborough, especially with extra tax breaks granted to those who build affordable housing.
- to rely too heavily on two late-summer open houses and the input of a small group of 17

residents (though dedicated, well-meaning and intelligent they no doubt are) when, in fact, so many people are only recently wading into this weighty and complex topic. A group of HEAC members were so disgruntled and frustrated, they took hundreds of hours to craft their own well-thought out, alternative plan that is highly worthy of consideration ([Smart Housing For Hillsborough](#)). That many residents only now getting involved today suggests that the Town's messaging was utterly ineffective. Headlines like "Participate in the Future of the Planning for Your Town!" do not do justice to the gravitas required to invite people into the process. This process requires far more input from residents than the 150 total who attended two Open House sessions late in the summer.

- to negotiate against ourselves by submitting a plan that we THINK might satisfy HCD, Governor Newsom and the Legislature FIRST rather than offer a plan it strongly believes works for Hillsborough residents, our history and values AND demonstrates our willingness to do what's right for Hillsborough.
- to reject the idea of slowing down the process so late in the game, even if it means incurring penalties, of not getting it just right on the first submission. But that is EXACTLY what Council should do and right now. But by not rethinking, resetting and expanding the conversation to include more citizens, the danger is far more profound and long-lasting.

Considering Mayor Royse's repeated and correct warning that the Housing Element is "the most significant (one) to face Hillsborough in 50 years," this is not the time for Council to "trust a process" that has been deeply flawed, reliant on wrong information, and exclusionary. Instead, it's a time to acknowledge – while there's still time – not to start over but to know that there is still more to be done and that we need more time for citizen engagement.

Respectfully Submitted,

Larry Friedberg
Co-Founder, Hillsborough Citizens Alliance

From: [Candace Savoie](#)
To: [General Plan](#)
Cc: Arouse@hillsborough.net; [Christine Krolik](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#); [Lisa Natusch](#); [Christopher Diaz](#); [Ann Ritzma](#); [Bob Savoie](#)
Subject: Hillsborough Low Income Housing Plan
Date: Monday, September 12, 2022 11:28:00 AM

Hello,

We object strongly to rezoning the entire town of Hillsborough. We moved to this community because of quality of life and less dense housing. We strongly oppose reducing the minimum lot size to 1/3 of an acre. This changes the town and creates a denser living environment. We also see no reason to restrict renovations of older and smaller homes in Hillsborough. That is overly restrictive and not necessary since lots are 1/2 acre and up. Lastly, we disagree with reducing the frontage landscape from 50% to 30%. This also creates a denser feel to the town and makes it similar to neighboring towns. If we wanted to live in that type of an environment, we wouldn't have moved to Hillsborough.

In summary, we strongly disagree with rezoning the entire town of Hillsborough. Rezone where appropriate to create affordable housing. Create housing in available spaces in Hillsborough. We moved here so we could live in a town that was less dense and had a high quality of living-privacy, gardens, good schools, and less congestion.

Thank you,

Candace and Bob Savoie



Hillsborough

From: [Dana Gross](#)
To: [General Plan](#)
Subject: Oppose current housing plan
Date: Monday, September 12, 2022 10:48:05 AM

Hello,

As a Hillsborough resident I have many concerns with the proposed plan because it will completely change the feeling of our unique town and the reason we all pay a premium to live here.

First of all, there is not enough being done to fight to keep our town from drastically changing with the proposed zoning and rule changes. The city council, housing committee, Mayor and other elected officials need to do more! They have to get more aggressive with the number of ADU's, including passing ordinances now before submitting our plan, allowing for more ADU's and more incentives for ADU's. If the Council passes such ordinances, it can justify a much higher number of ADU's, which would potentially eliminate (or at least drastically slash) any high density housing in their plan. Other towns similar to ours have done this and we need to fight for that as well!

You must also demand that there be no "up-zoning", as this imposes a very unfair restriction on anyone who currently owns a smaller home, and no to smaller minimum lot sizes, no to reduced setbacks, no to increased high allowances, no to increased FAR (floor area ration), and no to reduced landscaping coverage.

If any of the proposed zoning changes are approved, they must be limited to a one time exception and not the norm, as that would ensure our town doesn't get taken over by developers, but rather stays a town of predominantly single family homes, as it was intended to be, and why it's so highly coveted.

If affordable housing absolutely has to be added, then the developers must be required to stick to strict architectural guidelines that are regulated and enforced by the town. These guidelines must be put in place so the new buildings blend in with the beautiful architecture that is all around Hillsborough.

Dennis Moore has proposed a new plan that is much improved over the original and I support aspects of that plan, although I still think there is more work to be done to preserve our small town and ensure we've exhausted all options first, and laid out very specific changes/guidelines in zoning and architecture that will only apply to the new developments going in related to this mandate.

**Thank you,
Dana Gross**

Sent from my iPhone

From: [cordelia eng](#)
To: [General Plan](#)
Subject: Town replanning
Date: Monday, September 12, 2022 10:41:55 AM

We are long time residents. We moved into Hillsborough in January 1987.

I was at the information session at North school last Tuesday. After careful consideration of the situation, we objected to the rezoning of the entire town, and the prohibition of smaller, older units to renovate. It is unfair to stop residents from upgrading their homes.

Cordelia Eng


Sent from my iPhone

From: [Bill McCreery](#)
To: [General Plan](#)
Subject: Housing Element Resident Input
Date: Monday, September 12, 2022 9:49:21 AM

Sir or Madam,

I have reviewed the full plan and various documents obtained at both of the Town's open house sessions this summer, and developed an understanding of the State's mandate. I would like to thank the Council members and staff for the extensive time and work on behalf of Hillsborough navigating this challenging issue. Generally, I am supportive of the objective to develop more affordable housing, especially if it enables our town employees and teachers housing closer to their work. However, this current draft plan does not seem to fit the unique nature of our town's current residential community.

Hillsborough possesses attributes that are important when considering a Housing Element plan as we have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction, which on its surface would make providing affordable housing unrealistic. There are probably very few towns with situations similar to Hillsborough in the State.

I am strongly opposed to the current Draft Plan, which brings an academic, theoretical approach to a town that is objectively, based on the data and not the reality of our community. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents.

I am supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with inclusive and transparent discussion and community engagement, and in consideration of the cost and impact of any proposed changes.

I want to voice my strong opposition to the current Draft Plan. There may be superior alternative plans to propose to the state for our RHNA6 submission. Please consider this email on September 12 and beyond as you finalize our plan submission to the State..

Thank you for your public service.

Respectfully,

William McCreery


From: [Ted Kevranian](#)
To: [Al Royse](#); [Christine Krolik](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#)
Cc: [Ted Kevranian](#); [General Plan](#); [Liz Ruess](#)
Subject: Fwd: Feedback from a resident--- Draft Housing Element
Date: Monday, September 12, 2022 9:47:47 AM
Attachments: [image.png](#)

Dear Hillsborough Town City Hall members

I am forwarding you my below feedback email, with

Few high-level points

- My wife and I deeply love Hillsborough--we have been living here for 27 years
- Raised 3 daughters and 1 son who attended Crocker and West School
- I am not a democrat nor a republican, and not part of any "special interest group"
- My educational background, UC Berkeley B.S. Industrial Engineering & Operations Research, later MBA in Finance,
- 45-year work experience, domestic and International, as Financial Controller of global businesses, General Manager of the 4,000 employee Penang site in Malaysia, deep experience in Real Estate, Facilities construction, maintenance, engagements with many vendors and contractors. I feel I have the credibility to express my views on this important subject, in addition to my wife and I being very caring residents of this beautiful Town.
- Gavin Newsom signed legislation in Sept 28, 2021 to increase affordable housing
- Signing legislation, making speeches about this is obviously the very easy part
- Gavin Newsom is a master politician, and his track record is terrible
 - California is one of THE worst mismanaged states
 - He loves to blame rather than really understand root causes, show sustained leadership to fix very serious and dangerous major issues in the State
 - All throughout the fires that ravaged Santa Rosa, Sonoma: all he did was blame PG&E
 - California Electric power grid has not had enough capacity for a long time
 - Gavin Newsome has not been part of leading and driving the solution
- To plan and execute low-cost housing is very hard work with not enough success stories. The "devil is in the details"
 - As you are aware, the politics of such a project is a hornets' nest of powerful interest groups....
 - I understand there are over 200 affordable housing projects in the Bay Area that are supposedly shovel ready, but still stuck in the pre-development stage due lack of funding
 - The term "low-cost housing" sounds nice but is extremely difficult to achieve
 - Builders of affordable housing must comply with the same guidelines on design and construction as market-rate housing projects. Affordable projects often must comply with even higher design standards due to some reliance on public dollars
 - The goal of building low-cost housing, for Hillsborough firefighters, police and teachers likely to be elusive: One reason
 - I bet, there will always be lower than Hillsborough cost housing for them within 15 miles of Hillsborough
 - Will the Town be able to pass a law that, if you don't work for Hillsborough, you can't buy such a low-cost house?

In my humble and candid opinion, my summary observations

- I have reviewed available material on your website and spoken with few of the hosts during the Sept 6th evening Public Open House at North School. I have not seen a compelling summary case for this project.
- All the goals and objectives of this project are probably not likely to be achieved

1) If one of the objectives is to create affordable housing for a special group: Firefighters, Police and teachers who work in Hillsborough but don't live here

- To work and live in the same town, is an elusive goal and extremely rare. I assume this is not a City Hall goal. If it is, then likely to be a false promise
- Why this group of people are not renting or buying within a 10-15mile radius of Hillsborough—the very likely answer: they can't afford it.
- Does the Town of Hillsborough really believe they can build lower cost housing within a 10-15mile radius?
 - With land prices in Hillsborough, escalating construction costs, material and labor shortages, public housing stringent requirements, union rates, etc, I don't see how this is possible
 - I am very doubtful: if and when, this project is completed, this special group will be able to afford to live in Hillsborough
- More likely, after messing up beautiful Hillsborough's very precious attributes, as we have known it for decades, other than this special group, who can afford it, will likely move-in to Hillsborough

2) If a second objective is to comply to a mandate from consummate politician Gavin Newsom, in my opinion, this should be pushed back and assign resources to find other alternatives

Mr. Newsom, is doing political grandstanding, as he wants to "check the box" for his future career aspirations. I don't know for sure, but I doubt, this "Mandate" will apply to every Town and City, in California.

3) Consider an alternative, while honoring free choice and addressing affordable housing.

Good idea to redouble efforts to work with relevant County, State and Federal government agencies to establish a tiered criterion of issuing vouchers for relevant special groups to be eligible for lower cost housing. They should be given the choice to choose where they want to live.

4) Recap of my recommendations from below email

- Why not send a summary email (with less than ten slides) to all residents to make them much better aware
- 11,000 residents: Should get a high percentage of them to agree before this measure is seriously considered for implementation

Even if passed, only a "baby step" should be considered in only one location in the Town to learn from this experience

I don't know all the details, but if the State is providing part of the funding for affordable housing in Hillsborough, that amount will absolutely be dwarfed by the very large market

value drop of properties in Hillsborough. This will be all borne by the residents of Hillsborough. Hence, it is essential that City Council ensure virtually all residents are well aware, eg via Email, of this seachange project and provide their feedback to you. The future of beautiful Hillsborough is in your hands

Thanks for the opportunity to provide this feedback

Best Regards

Assadour (Ted) Kevranian

----- Forwarded message -----

From: **Ted Kevranian** [REDACTED]
Date: Wed, Sep 7, 2022 at 3:49 PM
Subject: Feedback from a resident--- Draft Housing Element
To: <generalplan@hillsborough.net>
Cc: Ted Kevranian [REDACTED], <lruess@hillsborough.net>

Hi

I had an opportunity to review the draft material on Housing Development on your website. I attended the 6pm Public Open House yesterday evening at North School Multipurpose Room. I briefly spoke with Ms, Liz Ruess, and I am copying her on my candid feedback regarding this unprecedented project for the Town of Hillsborough.

High level questions at the outset

**Who is driving this Draft Housing Element?
Intended and unintended consequences?
How many of the 11,000 Hillsborough Residents are aware of this project, and how many have provided their feedback?**

Who is driving this Draft Housing Element?

- If it is the State of California, their credibility has been on a very steep decline for over several decades. I would think the State is the least genuinely concerned body about the average worker in the State or Town of Hillsborough.
- Quality of life and living costs in California with high taxes, inflation, increasing crime rates is the real issue, not low-cost housing.
- I believe California has lost residents to other states every year since 2001.
- My employer, Viavi, moved its headquarters from San Jose to Chandler, Arizona. Oracle and HP moved to Texas, others will follow.
 - 396,000k regulations in the State of California.
 - Declining quality and slow services.
 - Example: City of Chandler, AZ offered, and we used "Concierge Service", on construction permitting & approval process. They require and we adhere

- to very sound water recycling, solar power use, very good environmental measures etc.
 - We have to be mindful, cost of housing, reasonable mortgage rates, only one cost element vs many others, like availability-reliability of water & utilities, higher State Taxes, etc
- Hillsborough Town should not accept, at face value, a “mandate from the State”

Intended and unintended consequences have been fully considered?

- How many teachers, firefighters and police expressed active interest in this project?
 - How many of them drive more than 30 miles each-way to work?
 - “A few miles driving distance to work” seems attractive, but a very unreasonable expectation and requirement.
- What is the projected sale price of proposed low-cost housing in Hillsborough?
 - With even lower cost housing choices within 15 miles of Hillsborough, interested firefighters, police & teachers will really buy such units in Hillsborough?
- Tinkering with the very special--charming Town of Hillsborough, heritage & uniqueness. will most certainly have unintended consequences
 - I believe this initiative will definitely make developers; utility companies, others richer
 - Have unforeseen large infrastructure costs in water, sewer, schools, etc been quantified and considered?
 - The Town could see some exodus from Hillsborough

My own immigrant's story,
attraction was: **equality of opportunities NOT equality of outcomes,**

- 50 years ago, fresh out of high school, with \$200 in my pocket I came to America: stayed with an American family, dreamt of buying a house in Hillsborough attended CSM, UC Berkeley,
 - 37-Years ago I married my beautiful wife from Vancouver, BC, spent 7 years in Penang running HP's very large R&D and Manufacturing facility. Returned in 1995 with four children and purchased a beautiful house in precious and highly esteemed Hillsborough
 - We have three daughters and a son, they initially attended the KZV Armenian School in San Francisco
 - Then attended West and Crocker schools----great academics, character education, sports, best music teacher, etc
 - Hillsborough residents: awesome people, highly educated, successful, high parental participation in local schools
 - Our children later attended: San Mateo High School, UC Davis, University of Santa Clara, USC, University of Rome and Sorbonne. They all learned to appreciate diversity, different cultures, came back, and have successful jobs in the Bay Area.

How many of the 11,000 Hillsborough Residents are aware, how many have provided their feedback on this huge project?

- Hillsborough Town set up key meetings in August and September —high vacation months. There were quite a few people last night, but I would think, they make up a tiny fraction of the residents.
 - Why not send a summary email (with less than ten slides) to all residents to make them better aware
 - 11,000 residents: Should get a high percentage of them to agree before this measure is seriously considered for implementation
 - Even if passed, only a “baby step” should be considered in only one location in the Town to learn from this experience.

Thanks for listening. I work for a high-tech company and manage their Real Estate, EH&S, and Facilities in 60 global locations. I also manage Sourcing & Procurement.

Sincerely,

Assadour (Ted) Kevranian

Ted Kevranian,

Viavi Solutions Inc

VP, Corporate Real Estate,

Global Sourcing & Procurement,

Travel Management

3047 Orchard Parkway, Suite 10, San Jose, CA 95134

Office +1-408-404-9088, Mobile + [REDACTED]



From: [Timothy Strickland](#)
To: [General Plan](#)
Cc: [Megan Martin](#)
Subject: Smart Housing for Hillsborough solution for state of California requirements
Date: Monday, September 12, 2022 9:09:26 AM

Dear City Counsel - It is with great concern from a Hillsborough family that we write to you this morning. We understand that there is a high density housing proposal that would put at risk our schools, fire safety, and most of the other town infrastructure (water, sewer, electricity, parking, etc) with no real plan on how to solve those issues or generally how to fund them properly in the short and long term.

Our family has three children in the public school district in Hillsborough, and we are writing to voice our opposition to the current plan. We do not support it.

The plan should be adjusted to put a far greater emphasis on ADU's as the primary solution to meet the state of California's requirements. We also feel that any efforts to rezone current government or private properties be vetted by multiple other third parties in order to assure proper solutions for infrastructure down the road.

We support the Smart Housing For Hillsborough Plan and would urge the town of Hillsborough to adjust the current draft proposal to incorporate many elements of this alternative plan.

We appreciate your work and look forward to being intimately involved in the solution process together.

Best,

Tim and Megan Strickland
[REDACTED]

.....
Timothy E. Strickland
[REDACTED] (mobile)

Subject: FW: Hillsborough Housing Elements First Draft - Public Comment

From: Noelle Langmack [REDACTED]
Sent: Sunday, September 11, 2022 9:27 PM
To: General Plan <generalplan@HILLSBOROUGH.NET>
Subject: Hillsborough Housing Elements First Draft - Public Comment

Dear Members of the Planning Department and Consultant Teams,

Thank you for the work you have put into creating this first draft of the Hillsborough Housing Element. It has been an enormous feat, and one I recognize has been challenging by both internal and external deadlines.

I am providing feedback after a thorough review, and hope my comments will be helpful in continuing to shape the Housing Element. The following are a combination of personal recommendations and identification of gaps between existing state law/HCD guidance and Hillsborough's Draft Housing Element. I have attempted to reference or link to existing standards wherever possible.

Section 6: Housing Constraints

- Hillside development standards are identified as a constraint, but no commitment is made to remove said constraint. Plenty of cities (both in the Bay Area and around the world) build at a higher density on slopes than is currently allowed by the Town of Hillsborough, and are able to successfully mitigate the impact of erosion and landslides, therefore this is a fixable constraint if only the density guidelines were modified. Please include a commitment in the next revision to modify hillside development requirements to allow higher density dwellings in order to further the efforts to reduce barriers to housing in the Town of Hillsborough.
- The housing element does not currently assess permitting timelines relative to required state law, or provide data on which the assessment is based, eg SB35, HAA, CEQA (requirements as per each individual state code). Please include this in the subsequent draft.
- The housing element does not provide clear evidence for the claims about typical fees, permitting times, etc., and base these claims on data that the public can access to confirm the city's assertions. Further, a breakdown of fees is not even provided. In the subsequent revisions, please provide a clear breakdown of all typical fees as required in the requisite analysis, as well as an analysis of the fees in relation to jurisdictions in the area, and links to all base data. Such breakdowns should include permitting timelines and fees for ministerial review, zoning changes, EIRs, site plan reviews, architectural reviews, specific plans, and all other relevant items. The breakdown should also include any impact fees identified by category, such as traffic, flood, police, parks, waste, etc. (HCD Building Blocks, [Fees and Exactions](#), [Processing and Permitting Procedures](#))
- The housing element does not explain whether the city's planning and building departments have established procedures for recognizing and issuing permits for projects that were "deemed approved" by operation of the Permit Streamlining Act. Please address this in the subsequent revision.
- The housing element's analysis of constraints does not use outcome-based metrics, such as the city's relative rank by rents and housing production, to assess cumulative constraints. Further, the cumulative effect of constraints is not addressed at all. Please include a cumulative constraints analysis in the subsequent revision. See direction from HCD: "The analysis of potential governmental constraints should describe past or current efforts to remove governmental constraints. The analysis should identify the specific standards and processes **and evaluate their cumulative impact** on the supply and affordability of housing. Each analysis should use specific objective data (quantified, where possible)" (Building Blocks, [Land-Use Controls](#)).§
- To mitigate the burden of constraints that arise from the interaction of state and local law, Hillsborough should either make the review of housing projects ministerial (and thus exempt from CEQA), or limit the scope of their project-level discretionary review to aesthetic issues. Under *McCorkle Eastside Neighborhood Group v. City of St. Helena* (2018) 31 Cal.App.5th 80, aesthetic review does not trigger CEQA unless the project is in a historic district. Said recommendations should be identified in the programs section with commitments to adopt them.

Section 8: Sites Inventory Analysis:

- Overview:
 - Utilization of 20% No Net Loss buffer is applauded; thank you for ensuring this has been incorporated in the plan. Given that the Town of Hillsborough has never constructed multi-family housing at the densities projected in this element, it is especially prudent to include 20% or higher buffer.
 - Avoiding the use of SB-9 projection is applauded - as the Town does not currently does not have any completed or approved projects SB-9 projects to base a forward projection on, it is appropriate that this has been excluded from the Housing Element approach.
 - Please include an electronic spreadsheet that identifies the proposed parcels as well as APN numbers ([Sites Inventory Instructions](#), Pg 1)
- Approach 1: Promotion of Accessory Dwelling Units
 - Utilization of the ADU safe harbor methodology for the projected number of units over the next cycle is applauded.
 - In terms of affordability breakdown, ADU affordability (pg 90 of the Housing Element) is vastly over-assumed. One problem is that very few people who build ADUs in Hillsborough actually rent them out (anecdotally, as a resident for 20+ years this year was the first time in my life I ever met someone who rented their ADU rather than use it for a guest house or pool house). The second is that the ADU study performed was taken by only 160 people in a town of 11,400 residents, and only 14% of the 160 respondents were current ADU owners (so 22 people). Of those 22, only 6 filled out the question on how much they charge for monthly rent. 42% of the total people surveyed indicated an interest in building an ADU (~67 people), and out of those 67, only 10 indicated what range of rent they would plan to charge. Only one person who resides in an ADU filled out the survey, and they did indicate the range of rent they pay. Projecting that ADUs would be deeply affordable, and assuming that 63.32% of our low-income allocation will be filled by ADUs is an extrapolation that simply can't be made when only 6 people in the town indicate what range of rent they currently rent out their ADU for (a sample size of ~.05%). The survey results cannot be relied on to project income affordability categories. Significant changes should be made to the projected income category allocations in order to account for the extreme cost of housing in the Town of Hillsborough, and guidance taken from regional/ABAG studies regarding market rates for ADUs should be adjusted to factor that in when projecting income distribution. These changes should allocate the vast majority of units in the AML category, and very few (less than 50% overall) to the MI, LI, and VLI categories.
- Approach 2: Amendments to the Town's Zoning and Subdivision Ordinances
 - Rezoning strategies in terms of the creation of R-1, R-2, and R-3 zoning, as well as expanded allowance on building height, units per acre, and lot size are applauded. Such changes, especially the much-increased densities in the R-2 and R-3 zone, provide a practical and realistic incentive for development.
 - Rezoning for R-2 neighborhoods with an affordable housing overlay comes with a density proposal of 20 units per acre, or 24 units per acre when restricted to senior-only housing (pg 93 of the Housing Element). Given the extreme costs of land in the town, those densities should be increased to the top end of the Mullin-Densities at 30 units per acre for the base density, and 34 units per acre for senior-only housing, to increase the chances of actual development. Without appropriate density, it is extremely unlikely that an affordable housing developer would choose to build in the town of Hillsborough.
 - In relation to the projected number of units that may result from the changes to the RD-1 district, it may be beneficial to increase that projected number slightly (to perhaps 30-45 units, if supported by past data or site analysis), as residents currently do not find the projected number of units, 15, to be worth changing the entire town's minimum lot size and frontage requirements for. Regardless of the final projection, the town should still continue with the changes to decrease minimum lot size and street frontage to allow for additional subdivisions and opportunities for homes.
- Suitability and Availability:
 - While site suitability factors and scoring are outlined in pages 97 and 98, please expand on the scoring applied to the selected Housing Opportunity sites, and the scoring for the R-2 sites which were not selected as Housing Opportunity sites.
- Housing Opportunity Sites:
 - I applaud the city for having selected sites that are realistic for development, and for not selecting sites that will not likely develop (eg open space in which the ownership would revert back to the original owner, or currently occupied Town land which has no projected discontinuation). It is clear that the town has completely a true review of opportunity sites and selected sites not just as a paper exercise for compliance. In particular, the larger estates of Strawberry Hill and De Guigne should remain part of the identified Housing Opportunity sites, at as high of density zoning as possible, in order to ensure that people of various incomes are distributed throughout various parts of the town, and not only concentrated near El Camino on the City Hall lot. Wherever possible, the city should consider increasing the maximum

number of units per acre, whether at market rate or for affordable housing, in order to maximize realistic changes of development in the next planning period.

- The current site capacity analysis utilizes the “Step 1” strategy - Utilizing Minimum Densities to Calculate Realistic Capacity of Sites ([Site Inventory Guidebook](#), Pg 19). In order to utilize this method, for housing opportunity sites 2, 3 and 4, please ensure that the following is implemented in the Housing Element: “the general plan or zoning must require the specified minimum number of residential units on the identified sites regardless of overlay zones, zoning allowing nonresidential uses, or other factors potentially impacting the minimum density” ([Site Inventory Guidebook](#), Pg 19). While the current site capacity analysis identifies *allowed units per acre*, a requirement for the minimum number of units to be built (should the parcel be developed) is not specified. Please include such minimum requirement for units per parcel in the subsequent revision of the Housing Element.

Section 10: Housing Plan:

- As per Pg 21 of the [Site Inventory Guidebook](#), “the housing element should include monitoring programs with next-step actions to ensure sites are achieving the anticipated development patterns. The programs should identify modifications to incentives, sites, programs, or rezoning the jurisdiction will take should these strategies not yield the expected housing potential.” The current draft of the Housing Element contains Goal 7.4, “Monitor the residential sites inventory and the Town’s progress in meeting RHNA.” However, this goal does not include a commitment to explicit changes that would be taken if the anticipated development were not materializing in the planning period (mid-cycle adjustments). Adjustments that could be considered include an automatic density bonus, ministerial permitting, reduced impact fees and parking requirements, or other relief from constraints. Such adjustments should be identified in specificity, with provisions regarding when they are triggered and which kinds of homes or developments they apply to. Please include this commitment to specific mid-cycle adjustments that apply to ADUs, single-family homes, and multi-family homes in the next revision of the Housing Element.
- The town currently has no verification or reporting method for determining whether ADUs which have been built are being rented out, and what the rental price is. The current Housing Element does not identify steps to create any such program. Please include in Goal 7.4, “Monitor the residential sites inventory and the Town’s progress in meeting RHNA,” a commitment to develop and launch such a program and policies which will allow adequate data capture for ADU usage and affordability.
- In relation to AFFH, the list of actions in this section shall include concrete timeframes for implementation, measurable outcomes, explicit prioritization (“high,” “medium,” or “low”), and “must be created with the intention to have a significant impact, well beyond a continuation of past actions.” ([AFFH Guidance Memo](#) pg 52, 71).
- Several programs throughout this section commit to actions to study a potential policy and then present the study findings to the city council for “for consideration and adoption.” It is unclear with the current wording whether a commitment is being made to adopt the identified policy, or whether the commitment is being made to consider adoption. Please clarify and ensure that the commitment is made to actually adopt the specified policy.
- On page 142, for goal Goal 2.2, “Allow one JADU and multiple ADUs on lots one acre and larger within the RD-1 zone,” I would recommend changing this proposal to “½ acre” to increase the ability of residents to development additional ADUs on their lots.
- Within Goal 4.1 “Policy 4: Plan for and Support the Development of “Missing Middle,” Multi-Family and Affordable Housing,” please include a commitment to imparting few amenity constraints on multi-family development (such as parking requirements, balconies and roof decks, open space, requirements for finishes and appliances that go beyond what the state building code mandates) in order to increase the potential for housing development and prevent barriers from being enacted while the town is in the process of developing standards for the new R-2 and R-3 zones.

In addition, as a quality engineer, I cannot help but also point out smaller errors I noticed in the first draft so they may be revised in the subsequent draft -

- Page 6, “a 167 person subcommittee” should be “a 17 person subcommittee”
- Page 10, “HEAC Meeting 4 was held for HEAC members...” should be “HEAC Meeting 3 was held for HEAC members to...”
- Page 10, under “What housing types and densities would you find acceptable in Hillsborough?”, the currently listed answer neglects to include the result from the HEAC survey in which apartments/condos tied for the **highest** number of votes. Please include apartments/condos in the listed types of housing that the HEAC found

appropriate.

What housing types and densities would you find acceptable in Hillsborough?

HEAC members discussed that housing types such as ADUs, JADUs, smaller single-family detached homes, duplexes, and fourplexes may be appropriate in Hillsborough. They also expressed that increased density throughout the community should be accomplished through lot splits while greater density should be concentrated near El Camino Real due to its proximity to transit stops.

- Page 10, under “How can the Town encourage/promote the development....”, the currently listed answer neglects to include “lowering or waiving building fees” and “guarantee building timelines for RHNA projects”, two items which were not only voted in favor in the survey answers from the HEAC, but were the second highest voted on item. Please include them in the listed responses in this section.

How can the Town encourage/promote the development of these new housing types and densities? What barriers exist? How do we overcome them?

HEAC members discussed that the biggest barriers to developing new housing types in Hillsborough are public opposition, the Town's current zoning ordinance standards, and the likelihood that developers will want to develop these housing types. The HEAC members discussed ways that Hillsborough can overcome these barriers and encourage the development of new housing types and densities through financial incentives that support higher density and affordable housing, amending the Town's current zoning ordinance to enable new housing types and densities, and to provide transparency and education to residents.

- Page 11, the sentence needs to say “ 80 percent of the HEAC members agree that more than one ADU should be allowed on a lot greater than one **to the extent allowed by RHNA**” to reflect the actual question asked of the HEAC members
- Page 15, please provide additional information regarding the ADU study. Eg, “A total of 160 responses were collected, **with 14% (n=22 people) of respondents being current ADU owners, 42% (n= 67 people) representing potential ADU owners, 43% (n=69 people) representing people not interested in constructing an ADU, and 1% (n=2 people) representing current residents of ADUs.**” (the numbers in this sentence are my estimation based on the results provided to HEAC members)
- Page 23-28, needs column headers
- Page 23, “durantion” should be “duration” (x2)
- Figures in Section 5 (pages 32-77) should indicate whether they are showing metrics for the town of Hillsborough, the County, or the State in the Figure title
- Page 59, two typos highlight (spacing and abrupt end of sentence)

The time during which the largest share of Hillsborough's housing units was built is 1960-1979, where 1,455 units built (36%) and approximately 80% of the Town's housing stock was constructed prior to 1980. This is consistent with trends seen in the County, where more units were built during 1960-1979 than any other period. Since 2010, only 53 units, or 1.3% of the current housing stock, has

- Page 72 is a repeat page with the same text as page 71
- Page 79, abrupt end of sentence

Is this a constraint?

YES. Limiting height to between 22-32 feet does not allow for structures larger than three stories. Combined with the density and lot coverage requirements discussed above, this further limits the type of development which may occur on a lot. Zoning ordinance updates designed to mitigate

- Page 131, needs column headers and data got rearranged in the rows
- Page 142 below should be 2.2(c)

Goal 2.2: Allow one JADU and multiple ADUs on lots one acre and larger within the RD-1 zone.

- **Action 2.2 (a):** Review best practices and sample ordinance language for similar multiple attached or detached ADU programs in jurisdictions of similar size and make up in the ABAG region and throughout the state.
- **Action 2.2 (b):** Based on the findings of Action 2.3(a), draft potential ordinance language facilitating allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the RD-1 zone and conduct community outreach for feedback.
- **Action 2.4 (c):** Present to City Council for consideration and adoption, language allowing a maximum of two ADUs (attached or detached) and one JADU on lots one acre and larger within the RD-1 zone.

Thank you again, and I look forward to seeing the next revision after public comment.

Best,
Noelle Langmack

From: [Bryant Williams](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Larry May](#); [Sophie Cole](#); [Marie Chuang](#)
Subject: RHND Feedback
Date: Sunday, September 11, 2022 9:22:42 PM
Attachments: [Hillsborough 2023-2031 Housing Element - A Better Plan.pdf](#)

Hillsborough Councilmembers:

Having now read the Housing Element in detail, including the various presentations provided, I am struggling to understand why we cannot pursue the alternate plan proposed by the SHFH (attached). This presentation captures many of my concerns. I am very aware of the affordable housing crisis we face in the Bay Area, but as Hillsborough is a town without any commercial properties (i.e., 100% residential) I am struggling to understand why the solution would be to up-zone the entire town and begin to erode at the characteristics that make Hillsborough so desirable, promote our quality of schools, and prop up home values.

For example, we are strongly considering adding an ADU to our home to aid in the acceleration of ADU development, and we believe we can convince many of our friends to do the same.

Thank you for your public service and I look forward to discussing further with you.

Best regards,

Bryant Williams

[REDACTED], Hillsborough

--

Bryant Williams

[REDACTED]

Hillsborough 2023-2031 Housing Element

A Better Plan:

*Smart Housing for
Hillsborough*



Introduction: Why Is Hillsborough Doing this?

- California's Department of Housing and Community Development (HCD) has determined that **California's housing crisis** is the result of too few units of housing in the state
- HCD created a "Regional Needs Housing Allocation" (RHNA, pronounced "REE-na") assigned throughout the state, and the Association of Bay Area Governments (ABAG) has **allocated housing unit numbers** to each Bay Area community
- **Hillsborough needs to submit a plan late this year to HCD to add 554 new units of housing to our town during this 8-year period**
- Hillsborough City Council **retained a consulting firm**, Houseal Lavigne to provide professional guidance and appointed a 17-member citizen advisory group to serve as advisors to give feedback as the plan was developed.
- **Staff has created a draft plan**, called the Housing Element (a component of our town's General Plan) to meet our RHNA obligations

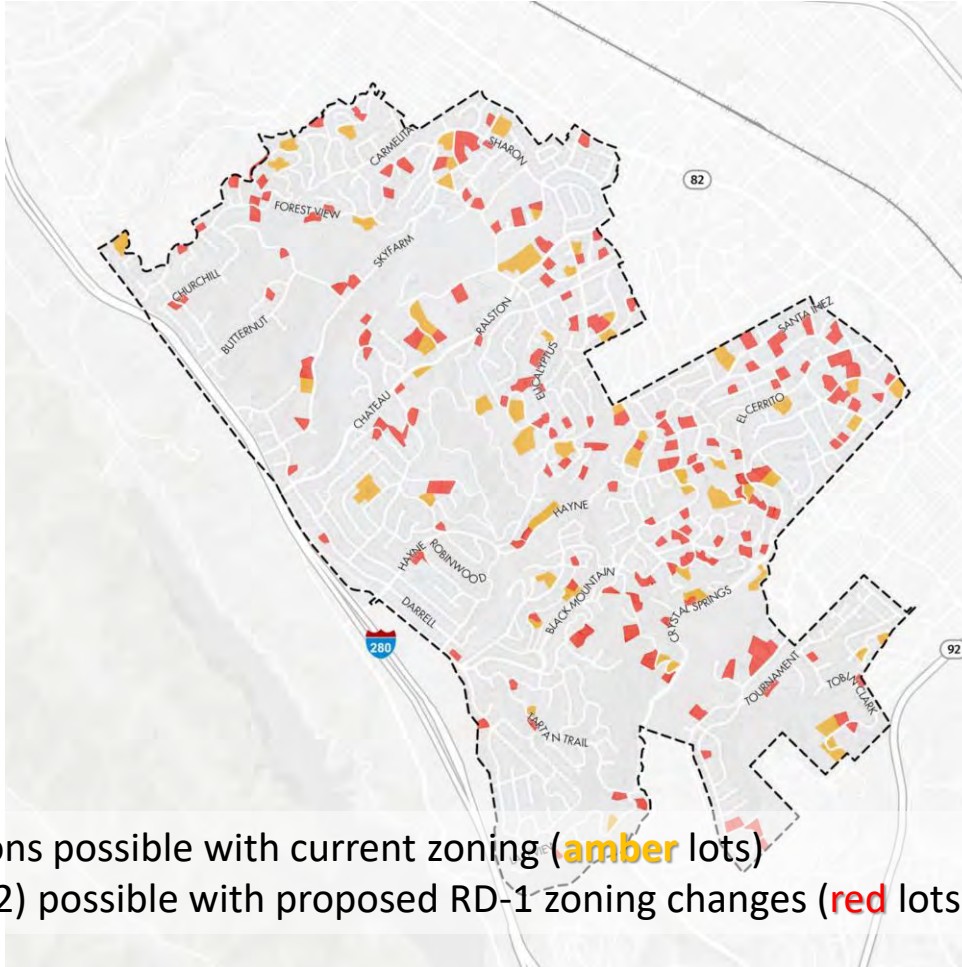
Key Elements of the Town's Initial Draft Plan

- **“Up-zones” the entire town** in order to allow denser development.
- Has a stated goal to **“protect” (ban renovations of) older, smaller homes** (meaning no upgrades to larger homes).
- **Accelerates development** by speeding up ADRB approvals, streamlining processes, and eliminating fees and reviews.
- **Transforms the Town Hall site into a large apartment building-style** multi-unit development.
- **Allows subdivision of three large estates** into town house-style multi-units.
- **Expands development of housing** affordable to residents of all income levels.

Key Elements of the Town's Initial Draft Plan: By the Numbers

- **Shrink lot size by 33%** (from 1/2 acre to 1/3 acre).
- **Reduce street frontage by 33%** (from 150 to 100 feet).
- **Reduce landscape coverage from 50% to 30%** (structures and hardscaping can be 70% of your neighbors' lots!).
- **Reduce minimum dwelling size by 70% (from 2500 sq ft to 800 sq ft)** to encourage subdivisions of larger parcels for additional single family as well as duplex units.
- Assumes **ADU construction at the average level of 2019-2021** (35 / year * 8 years = 280 units).
- **Provide a buffer of 20%** (111 extra units) in case some sites are not developed.

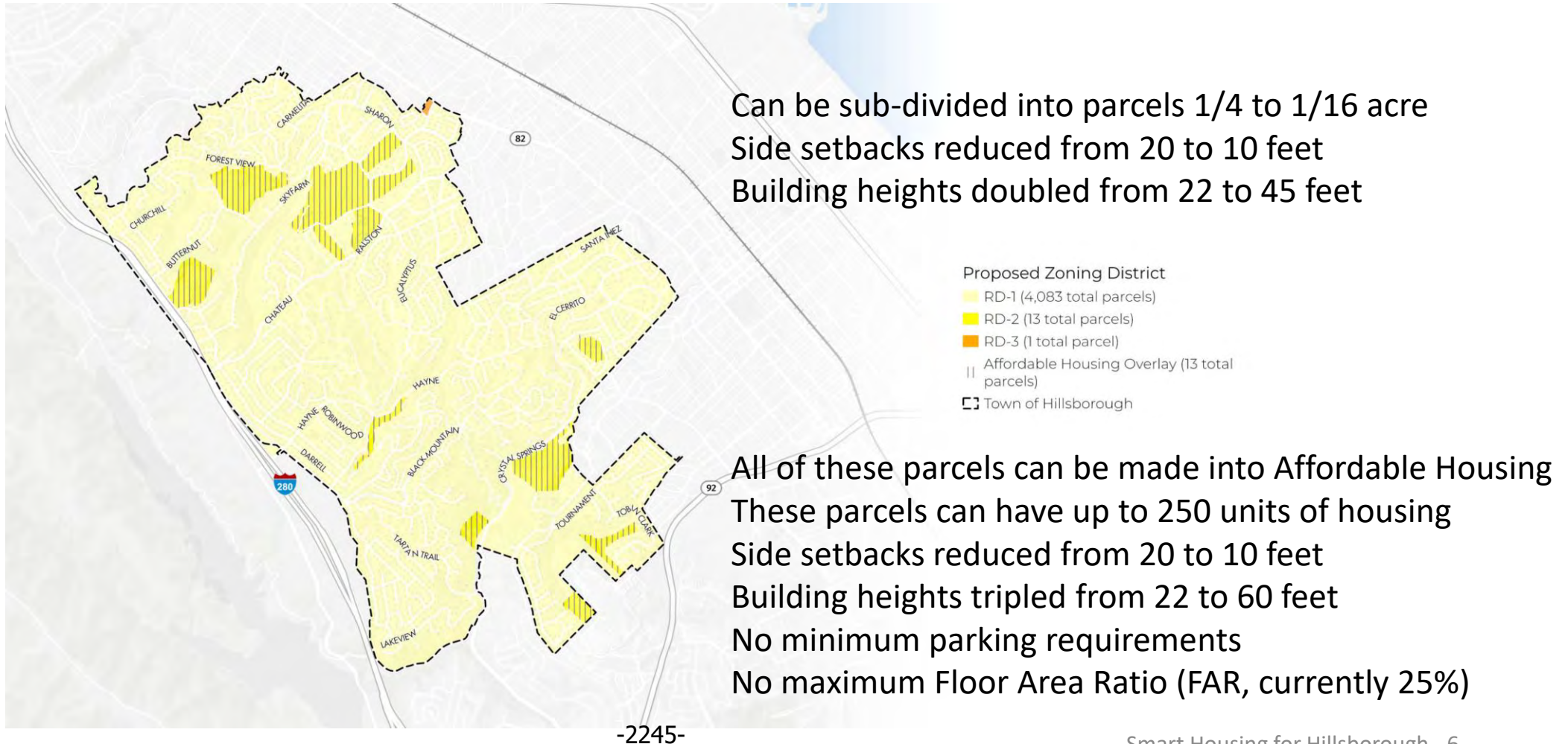
Entire Town Will be Up-Zoned



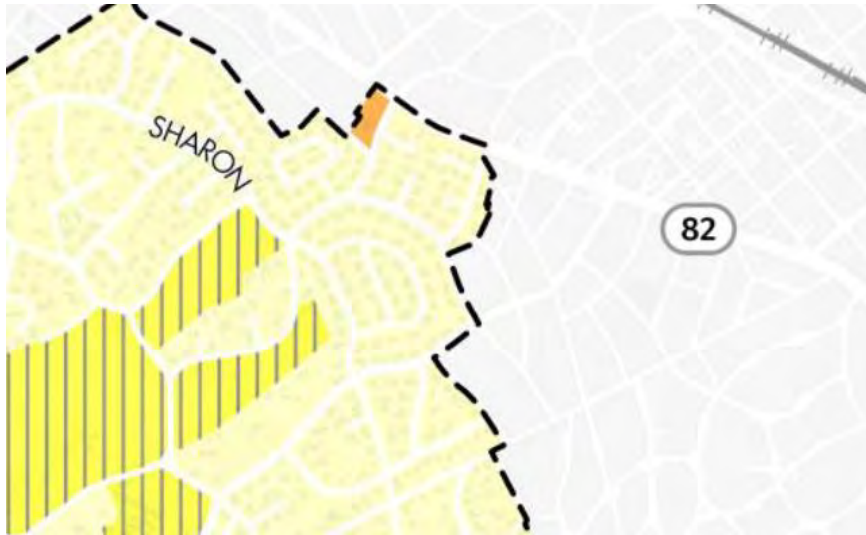
61 SB-9 sub-divisions possible with current zoning (amber lots)
293 (additional 232) possible with proposed RD-1 zoning changes (red lots)

- Your neighbors could sub-divide their lots, **packing more houses closer to yours on smaller lots**
 - Fire hazard, loss of privacy, traffic congestion, construction nuisances
- Slippery slope – **more up-zoning in the future**
- Do we want Hillsborough to **become like Millbrae?**

13 (“RD-2”) Parcels Can Have “High Density” Housing Up to 250 Units



Town Hall Site (“RD-3”) Up-zoning with Large Apartment Building



Plan is not yet confirmed

Vision is to include town service needs and housing

First 1-2 floors reserved for town offices, including Police

Housing estimated to be at least 100 units

Likely to be a 5-10 story tall apartment-style building

The Town's Initial Draft is not Acceptable to the Majority of Homeowners

We spoke to dozens of neighbors, who objected to the Initial Draft Housing Element Plan for the following major reasons:

1. **Dramatic change to landscape and 10-25% increase in school enrollments** will destroy top reasons people want to live here.
2. **Opens a slippery slope** making future “up-zoning” easy. Every homeowner we spoke with opposes this.
3. **Erodes our property rights**, including a goal to prevent owners of smaller homes from upgrading their properties in the future.

Additional Concerns About and Flaws in The Town's Initial Draft

1. Realtors with whom we have spoken indicate the initial draft proposed Housing Element plan could **reduce our home values by 20%** town-wide!
2. **Increases risk to citizens** by weakening our fire safety, evacuation in case of fire or flood emergencies, water pressure, water supply, and traffic management.
3. The **plan places unnecessary burdens** on us all – underestimates ADU's, overestimates the needed "buffer," and omits large town-owned parcels.
4. **No buy-in** by the owners of the three large estates designated for development in the initial draft plan. One owner actively opposes the initial draft plan.
5. **We bear the high costs** for new roads, sewers, utilities, additional police, fire, teachers, social services, and on and on. And some of these developments may pay no property taxes.

Hillsborough vs Millbrae: Side-by-Side Comparison

Hillsborough



Millbrae



Should Hillsborough be zoned like Millbrae?

A Plan That Better Meets Our Needs Today and
Tomorrow

and meets our RHNA obligations:

Smart Housing for Hillsborough

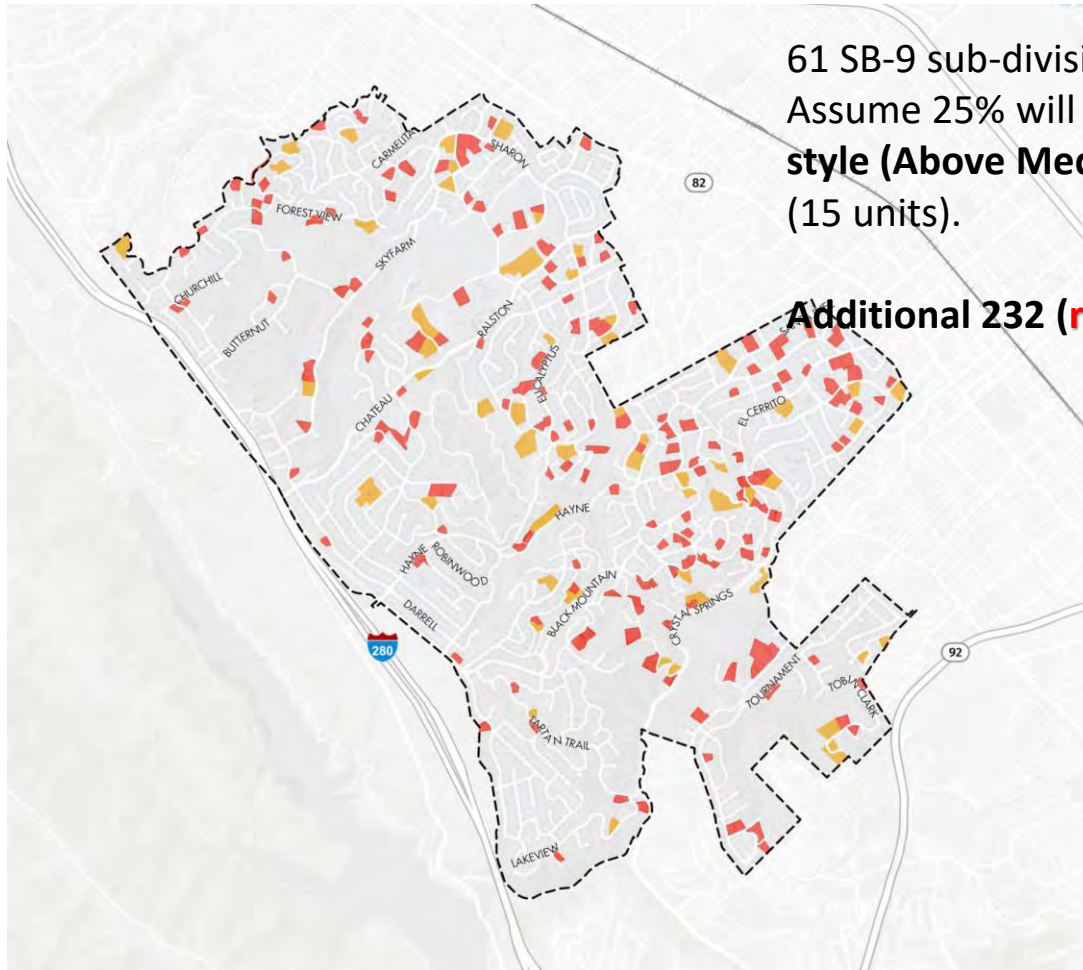
Smart Housing for Hillsborough: Goal and Principles

- Goal: **meet all requirements** of our RHNA allocation while **preserving the Town's special character.**
- Principles
 - **Prevent unnecessary “up-zoning”** – Only apply zoning changes if absolutely necessary, and then only for affected parcels (not town-wide).
 - **Accelerate the creation rate for ADUs/JADUs** and use them in the plan.
 - **Employ vacant lots in our plan**, including town-owned properties.
 - **Protect owners of older and smaller homes.**
 - **Add housing in a safer way** that avoids creating hazards for all.

Smart Housing for Hillsborough: Plan Details

- **Reduce the buffer units** to a reasonable number (10%).
- Identify all 84 privately owned vacant sites, contact the owners, and **work to get their buy-in for planned development** (21 units).
- Recognize that some owners will do subdivisions of their properties as allowed under California law (SB-9). **Incorporate those SB-9 units into the plan** (15 units).
- **Accelerate the development of ADU's/JADU's** (512 units).
 - Utilize the alternate method for estimating ADU creation allowed by ABAG/HCD for a **higher ADU estimate** based on 2021 ADU construction.
 - Create **incentives and lower costs** for additional ADU creation, including with new construction and major remodels.
 - Allow **additional ADU's** on larger (0.75+ acre) lots.
- **Develop some of the large and vacant town-owned sites if needed** (but it probably won't be needed) (53 units).
- Plan a contingency to produce additional housing if absolutely needed (85 units).
- Ensure construction does **not increase fire danger**.
- Result: achieve our RHNA obligations **without the downsides of the initial draft plan**.

No Up-Zoning (Except in Contingency Situation)



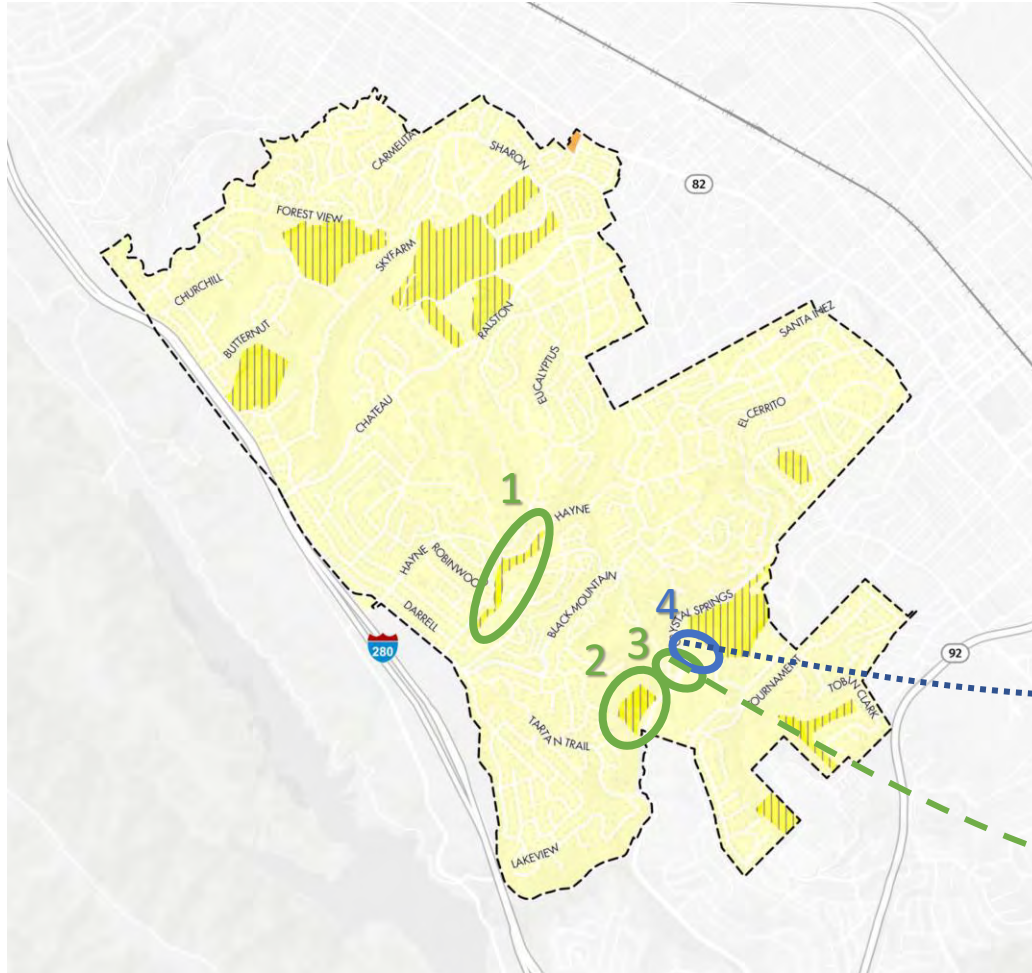
61 SB-9 sub-divisions are possible with current zoning (amber lots). Assume 25% will subdivide during this eight year period with **Hillsborough-style (Above Median Income – “AMI”) housing on 0.5 acre or larger sites (15 units).**

Additional 232 (red lots) not required for SHFH plan

Small, Vacant Parcels

- There are 51 vacant parcels in Hillsborough from 0.5 to 7.5 acres. **Work with the owners of these smaller, vacant parcels to get some developed.** These parcels can produce 84 units of “AMI” housing. Assume 25% get developed over the next eight years. 21 units.

Large Parcels (10+ Acres) Can Have “AMI” Housing on Lots at Least 1/2 Acre in Size



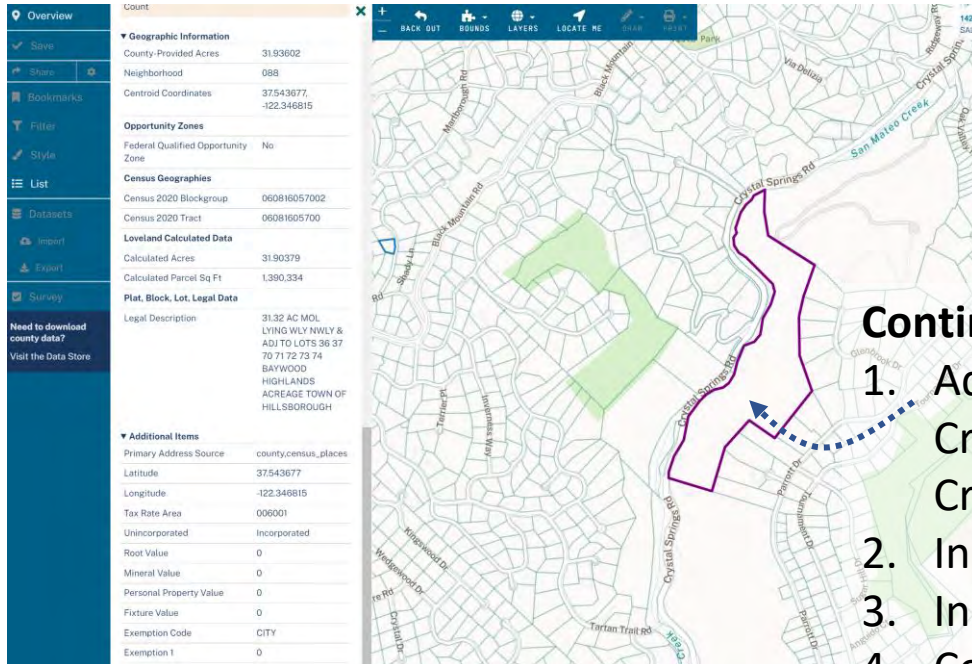
Three 10+ acre parcels included (53 units)

1. Hayne/Robinwood/Denise
2. 50 Brooke Court
3. 1551 Crystal Springs Rd
4. If any of those sites are disallowed, include town-owned 32-acre vacant parcel adjacent to De Guigne estate, City Hall site, Strawberry Hill, or the De Guigne estate.



-2255-

Contingency: Only If Elements of This “Smart Housing for Hillsborough” Plan Is Rejected by HCD



Contingency: Additional properties can be developed (85 units).

1. Add Town-owned parcel 038181310 for “AMI” housing: west of Crystal Springs Rd, south of De Guigne Estate, and north of 1551 Crystal Springs Rd (#4 on the previous slide).
2. Include De Guigne and Strawberry Hill estates for AMI housing.
3. Incent more small vacant parcels and subdivisions for AMI housing.
4. Consider other Town-owned parcels for AMI housing.
5. Consider Town Hall site if there is a necessity, including for a small number of AMI units. Will require up-zoning just for this one site **(the rest of the town remains with current zoning restrictions).**

Comparing the Initial Draft and SHFH Plans: By The Numbers

Initial Draft Plan

Income Level	Buffer	ADU's	RD-1 Upzoning	RD-2 Upzoning		RD-3 Upzoning		Total Required	Total in Plan	Extra/(Gap)
Very Low Income (0-50% AMI)	33	84	0	66		40		188	190	2
Low Income (51-79% AMI)	17	84	0	0		20		106	104	-2
Moderate Income (80-119% AMI)	17	84	0	0		20		104	104	0
Above Moderate Income (120%+ AMI)	44	28	15	204		20		267	267	0
Total	111	280	15	270		100		665	665	0

Smart Housing for Hillsborough Plan

Income Level	Buffer	ADU's	Subdivisions	Small Vacant Parcels	Large Vacant Parcels	Town Hall Site	Contingency	Total Required	Total in Plan	Extra/(Gap)	Including Contingency	Extra/(Gap)
Very Low Income (0-50% AMI)	0	154	0	0	0	0	0	155	154	-1	154	-1
Low Income (51-79% AMI)	0	154	0	0	0	0	0	89	154	65	154	65
Moderate Income (80-119% AMI)	0	154	0	0	0	0	0	87	154	67	154	67
Above Moderate Income (120%+ AMI)	0	50	15	21	53	0	85	223	139	-84	224	1
Total	0	512	15	21	53	0	85	554	601	47	686	132

Private Large Parcels: Hayne/Robinwood/Denise (030191030), 50 Brooke Ct (038281280), 1551 Crystal Springs Rd (038131110)

Contingency: Town-Owned property west of Crystal Springs and South of De Guigne Estate (038181310), plus De Guigne and Strawberry Hill. Incent more small vacant parcels and subdivisions. Can also develop other Town-Owned parcels including Town Hall.

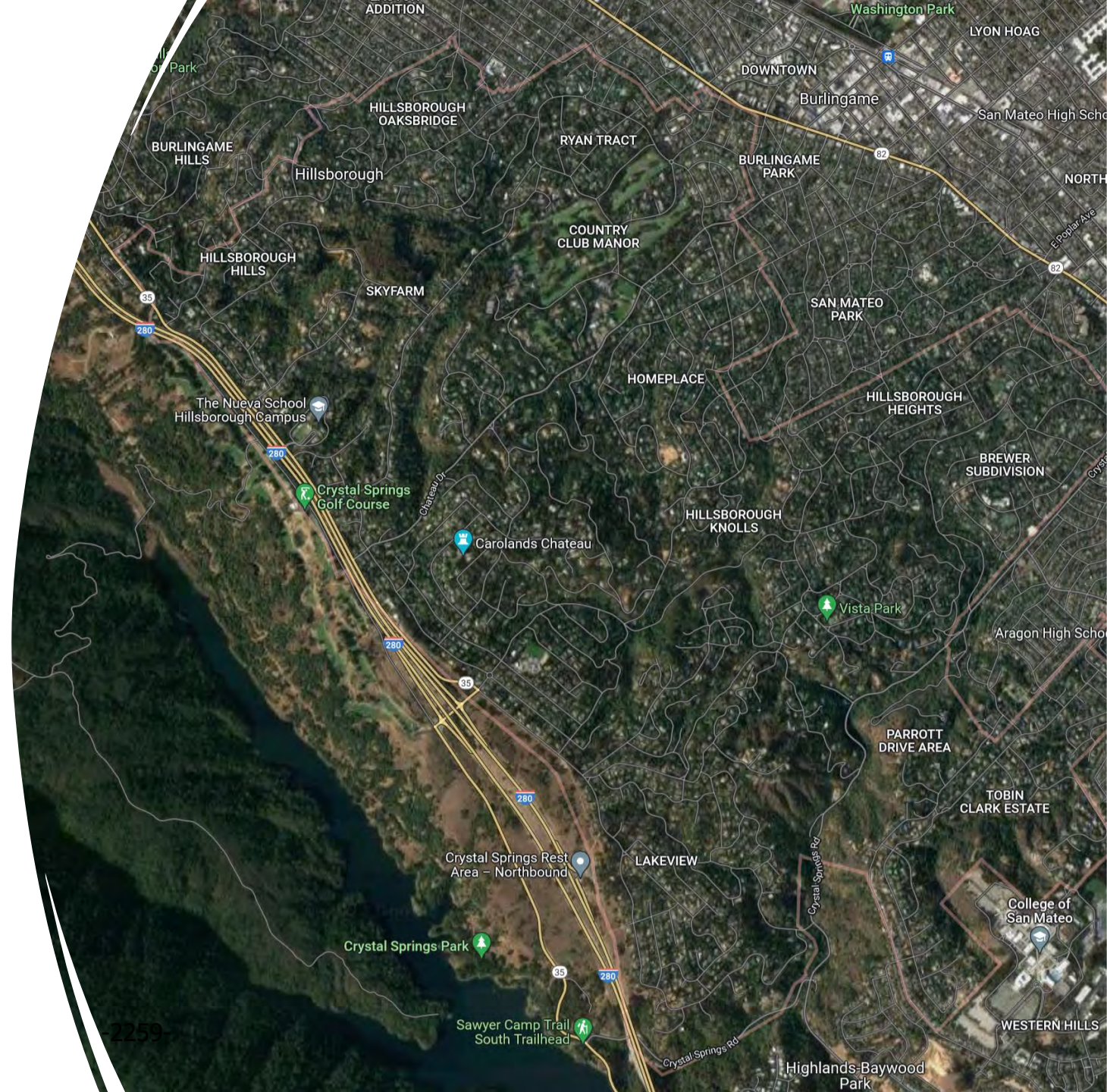
Frequently Asked Questions

- Don't "ADU-heavy" RHNA submissions get rejected by HCD?
 - No. Only one ADU-heavy plan we're aware of was rejected, and that is because their accounting for historical ADU unit creation was inaccurate and had other violations. Atherton has submitted their plan with a similar proportion of ADU's to the SHFH plan, and has high confidence it will be accepted.
- Do we need to have a 20% "no net loss buffer?"
 - No. HCD suggests a 15% to 30% buffer as a guideline. We can justify having a lower buffer because this plan has solid historical basis in our ADU construction in 2021, and it includes a contingency that can raise our buffer if HCD insists.
- Will California HCD take over our government if we don't achieve our RHNA obligations?
 - That seems highly unlikely. Hundreds of jurisdictions failed, in some cases epically (e.g., SF), to achieve their RHNA 5 obligations, and California has taken over none of them.
- Are there other penalties we could face with the SHFH plan?
 - No. If HCD accepts our plan, we can execute it and avoid any potential penalties – and not destroy what makes Hillsborough special.

Hillsborough 2023-2031 Housing Element

A Better Plan:

*Smart Housing for
Hillsborough*



From: [Laura Flessel](#)
To: [General Plan](#)
Subject: Housing Plan Requirements for Hillsborough
Date: Sunday, September 11, 2022 8:45:49 PM

Dear City Council Members & City Planning Staff,


I am writing that any specific agreements and votes be delayed until the citizens of Hillsborough have more time for assessment and input on the proposed solutions to the state mandated low income housing solutions. We have only recently been given the opportunity to more thoroughly review the master plan proposal. Unfortunately due to summer travel plans, my husband and I were unable to attend either of the two meetings made available in late August and September to help citizens become better informed with an in person information/question session.

Although we support coming up with concrete solutions to this housing challenge, we are still unclear on the final proposed solutions and would appreciate more time to better understand the impact to our specific properties and the overall impact to the overall quality of life in Hillsborough.

Many rumors are circulating on the specifics of the proposal and further time and analysis are needed. We ask that any vote to adopt the details of the current proposal be delayed until more time has been allowed for public review and input.

Thank you for your consideration of our request for more time for assessment and input before the council makes any binding commitments to the state mandated low income housing initiative.

Best Regards,

Laura and Mark Flessel

Hillsborough, CA 94010

From: [Lauren Williams](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Hillsborough Housing Draft Plan
Date: Sunday, September 11, 2022 8:43:10 PM

Dear Hillsborough Councilmembers:

First and foremost, thank you for your service. I am writing regarding my strong opposition to the current Draft Plan for the Housing Element. I am supportive of the objective to develop more affordable housing throughout the State and in the Bay Area but we must do so in a thoughtful, carefully considered manner.

I prefer the Smart Housing For Hillsborough Plan and would urge the town of Hillsborough to adjust the current draft proposal to incorporate many elements of this alternative plan.

Thank you again for your public service.

Best regards,

Lauren Williams

, Hillsborough, CA 94010

From: [Audrey Fetch](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Opposition to Current Draft Housing Element
Date: Sunday, September 11, 2022 8:23:13 PM

Dear Hillsborough Councilmembers:

First and foremost, thank you for your service. We are writing regarding our strong opposition for the current Draft Plan for the Housing Element. We are supportive of the objective to develop more affordable housing throughout the State and in the Bay Area but we must do so in a thoughtful, carefully considered manner.

We prefer the Smart Housing For Hillsborough Plan and would urge the town of Hillsborough to adjust the current draft proposal to incorporate many elements of this alternative plan.

Thank you again for your public service.

Best regards,

Audrey and Paul Fetch
[REDACTED], Hillsborough, CA 94010

From: [STEVE PANOS](#)
To: [General Plan](#)
Subject: Fwd: Hillsborough low income housing plan
Date: Sunday, September 11, 2022 2:01:20 PM

I vehemently oppose this plan !!! Steve Panos @ [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Jack Panos [REDACTED]
Date: September 8, 2022 at 7:23:51 PM PDT
To: Paul Montalbano [REDACTED], Bob Bulawsky
[REDACTED] >, Ken Williams [REDACTED], Nick
Corcoleotes [REDACTED] >, Brad Somberg
[REDACTED] Craig Rogers [REDACTED], STEVE
PANOS [REDACTED]
Subject: Fwd: Hillsborough low income housing plan

Sent from my iPhone

Begin forwarded message:

From: leonard Mezhvinsky [REDACTED]
Date: September 8, 2022 at 5:23:50 PM PDT
To: Jack Panos [REDACTED] >, Carl Goldstone/ PGCC
<carl@hillsboroprop.com>, Tom Culligan
<tomc@culliganmgmt.com>
Subject: Fwd: Hillsborough low income housing plan

Just in case you didn't see that

Regards, Leonard

Hey everyone,

In response to state mandates, the Hillsborough City Council has proposed a plan to add 554 new housing units to the town (155 very low income,

89 low income, 87 moderate income, 223 above moderate income). Here is the link to the plan: <https://hillsborough-housing-planning-element-update-hlplanning.hub.arcgis.com/pages/draftelements> Unfortunately, Hillsborough's state mandated housing allocation is significantly larger than our neighboring cities including Atherton, Woodside and Portola Valley. But the City Council failed to appeal Hillsborough's allocation so the 554 number is unlikely to change. The proposed plan is flawed in many ways. It purports to rezone the entire town instead of changing the zoning only where appropriate. The plan also has a stated goal to ban renovations of older, smaller homes. It shrinks the minimum lot size to 1/3 acre from 1/2 acre and reduces the frontage landscape coverage from 50% to 30%. The plan also includes an extra 111 units to provide a 20% buffer!

Several groups have formed to voice their opposition to the plan. One has developed an alternative plan: <https://app.box.com/s/caegj8llugehg61u73amgp6pgdavyqcg> The alternative plan eliminates rezoning the entire town, accelerates the addition of ADUs, protects owners of older and smaller homes and reduces the buffer units to 10%.

To oppose the current plan, you must email the Town Council before Monday and cc the Council members and the key staff. It really doesn't matter what you say, it is just important that your opposition to the plan is counted. Below are a few talking points and the pertinent emails.

It has been determined that if the town's plan is implemented as is, our property values will decline as much as 20%. A more moderate plan is available and should be considered by the Council. Please feel free to forward this email to anyone you think may be interested in voicing their opposition.

Best,
Gina

TALKING POINTS

I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it for the following reasons:

1. It unnecessarily rezones ("up-zones") the entire City.
2. It will cause dramatic change to the landscape and 10%-25% increase in school enrollments will destroy major reasons why people want to live here
3. It Opens a slippery slope making future "up-zoning" easy.
4. It erodes our property rights, including a goal to prevent owners of smaller homes from upgrading their properties
5. It imposes necessary burdens on all residents by underestimating the number of ADUs likely to be built while overestimating the "buffer" units needed.
6. It omits large town-owned parcels

Please enter this comment into the public record.

Respectfully submitted,

[Full name and address]

EMAILS

Generalplan@hillsborough.net

They can also cc Council members and key staff

Arouse@hillsborough.net

Ckrolik@hillsborough.net

Mchuang@hillsborough.net

Scole@hillsborough.net

Lmay@hillsborough.net

Lnatusch@hillsborough.net

Christopher.diaz@bbklaw.com
Aritzma@hillsborough.net

--

Gina Rosenfield
rosenfieldinteriors.com



From: [Bill Seybold](#)
To: [General Plan](#)
Subject: Resident feedback on Housing Element Draft Plan- William and Elizabeth Seybold, 690 Hayne Road and 720 Eucalyptus Ave
Date: Sunday, September 11, 2022 11:59:46 AM

Dear Hillsborough Council members,

We are writing to express our strong opposition to the current Draft Plan which we think would result in a reshaping of our town that would be very detrimental to the character of Hillsborough that makes it unique. We also think that if these changes are enacted- specifically, the reduction of lot sizes, the reduction of street footage requirements and the reduction of the minimum dwelling size- there could be a severe negative impact on property values in Hillsborough. This is bad for residents, bad for the state as it would reduce property tax collections and would be sad as we mentioned above for the character of what makes this town so unique.

We agree that ADUs need to be added and that our town needs to do its part to support affordable housing as this is for sure a crisis in California that needs to be addressed. That said, we must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

Again, we'd like to voice our strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service and please reach out to us if you need further feedback on this important matter,

William and Elizabeth Seybold
[REDACTED] (owner)
[REDACTED] (owner)

[REDACTED] (William)
[REDACTED] (Elizabeth)

From: [Sher Amos-Grosser](#)
To: [General Plan](#)
Subject: In addition to my previous note
Date: Sunday, September 11, 2022 11:10:27 AM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz,

I appreciate all the efforts you make to serve the public in Hillsborough, keeping this town such a special place for us all. **We five HEAC members want to register our opposition to the draft Housing Element recently shared with the public, and propose an alternate approach.**

Our objections are that the draft Housing Element shared at the last Council meeting:

- "Up-zones" the entire town, reducing lot sizes, street frontages, setbacks, and landscape coverage, changing the character of Hillsborough for the worse
- Substantially underutilizes ADU's as a solution, resulting in the need for high density development of currently-open land
- Has a stated goal to "protect" smaller homes from upgrades
- Has too large of a buffer, creating the need for "up-zoning" to accommodate the buffer

Instead, **we propose that the town submit a Housing Element that:**

- **Eliminates up-zoning except on specific parcels required to gain HCD approval** - no up-zoning for the entire town, and no changes to our current RD zoning except if we need a small number of higher-density housing sites
- **Increases significantly the forecasted number of ADU's/JADU's** - including passage of new ordinances that will accelerate ADU/JADU construction
- **Removes from consideration the idea to restrict upgrades of smaller homes**
- Proposes a **sensible no net loss buffer size**, along the lines of 10-15%

A number of proposals have been put forward which allow our town to achieve our RHNA Cycle 6 allocation in a way consistent with our proposal above. We know you share our goal to achieve our statutory obligations in a way that keeps Hillsborough a vibrant and special place for the future. If we can help you, please do not hesitate to reach out to us for help.

Sincerely,
Sher Amos-Grosser
Khristine Holterman
Mark Lester
Dennis Moore - Churchill Drive
Julius Young
--
Sorry for any delays

From: [Rivett100](#)
To: [General Plan](#)
Cc: [REDACTED]
Subject: Fwd: Response to Draft Housing Element
Date: Saturday, September 10, 2022 12:54:16 PM

This copy is more readable. My secretarial skills are lacking... Sorry, Doris

-----Original Message-----

From: Rivett100 [REDACTED]
To: Rivett100 [REDACTED]
Sent: Sat, Sep 10, 2022 12:51 pm
Subject: Response to Draft Housing Element

To Whom it May Concern:

The drastic regulatory Housing changes proposed by the State in the past few years is absolutely governmental overreach and offensive. Folks who live elsewhere shouldn't have the right to determine massive changes just because they can. These proposed changes have multiple impact on all kinds of issues and people.

Plant and wildlife concerns, power usage, sewage disposal, water usage, not to mention increased pollution and fire hazard. Mandated development constraints on current residents who will be forced to endure the lengthy rebuilding of OUR community, which will take years to effect, by definition, will increase taxes, stress schools, Town Hall employees, fire and police services, not to mention lower OUR property values in the process.

I should hope that the Board and Committee working on this plan would approach it slowly and with concern for all residents and future residents of our beautiful Hillsborough.

As I look over the proposals and consider the options as "mandated" I feel utilizing the current Town Hall/Police/Fire/ parking area, etc. commands the obvious spot for a four or five story building which could accommodate a number of affordable units. This would be in keeping with all the current development in surrounding towns throughout to Peninsula, allowing access to bus lines and an easy walk/drop off to trains. I also believe that incentivizing AD units is in order.

Looking over the proposed Housing Opportunity sites, two of which I am unfamiliar, it seems as though the Affordable Housing units are weighed much more heavily at Strawberry Hill.

My husband and I have lived on Redington Road for 26 years, knowing that at some point, the Strawberry Hill property would pass on to heirs and parcels sold in some fashion. The proposed development is outrageous! The idea of the Historic driveway becoming an access to 172 homes off Redington is offensive to the heritage of the property and impact on residents of Redington Road. Our street via Skyfarm gets overloaded with 280 to 101 traffic now, can you imagine the impact of 172-400 automobiles per day?

At the very least, the same Macadamia Access should be used for the Blue and Purple planned development.

Sincerely,
Doris and Robert Rivett

From: Marci Palatella [REDACTED]
Sent: Thursday, September 8, 2022 4:26 PM
To: Ann Ritzma <aritzma@HILLSBOROUGH.NET>
Subject: Objection to current rezoning plan for Hillsborough

Regarding the plan to rezone Hillsborough, the current proposal is not only flawed, but rezoning our entire town will be detrimental to our property values, and the environment that makes Hillsborough so esthetically attractive and livable for thousands of residents.

You've accepted housing and density numbers that far exceed the close by towns of Portola, Woodside and Atherton. This is unacceptable.

There are alternative proposals out there, far more reasonable, and we are insisting those be considered, and our voices heard.

Hire a person to help expedite ADUs for the next 24 months, and modify some of the overreaching barriers to those. Give homeowners here a reasonable chance to apply for and build attractive ADUs as housing on our own properties that can be rented to teachers and others needing affordable housing.

We completely object to the current proposed plan.

Sincerely,

Marci and Lou Palatella
Homeowners
[REDACTED]
Hillsborough, CA

Visit us in Bardstown, Kentucky
Preservationdistillery.com

-

PRESERVATION DISTILLERY

he r i t a g e c r a f t e r s o f m e m o r a b l e w h i s k e y

From: [AOL Mail](#)
To: [General Plan](#)
Cc: [REDACTED]
Subject: change to the general housing plan
Date: Friday, September 9, 2022 4:05:26 PM

I appose all changes that are in our present plan now for many reasons like devaluations means less tax dollars

any changes means less for schools less for roads less for police protection fire protection you name it
Joseph Montalbano
[REDACTED]

From: [Dennis Moore](#)
To: [General Plan](#)
Subject: Increasing our ADU production
Date: Friday, September 9, 2022 3:38:03 PM

Please include this in the feedback to the Council meeting this coming Monday, on the public record.

We should be able to justify a **much** higher number of ADU's in our Housing Element, with strong supporting facts about 2021 results and preliminary 2022 trends, and backed by a solid set of policies that show that our RHNA Cycle 6 ADU/JADU projection should be **at least** 512 units, but potentially higher. Throughout this note, whenever I use the term ADU, I am also including JADU (it's just too awkward to repeatedly type both).

Here's some thoughts about how we could do this:

- We should incentivize homeowners to construct ADU's. We can reduce bureaucratic hurdles and waiving all Planning fees for ADU's that don't encroach on neighbors.
- We can work to "pre-approve" some prefab detached ADU options - this would reduce inspection costs and construction costs, while coming up with a structure style that could fit well in our town's style, and which supports solar panels to reduce the load on our town's grid.
- We could work to streamline how utility lines get installed (it takes forever to get a second meter or new electrical line) - the town could maybe organize multiple projects to get utility drops within a window of time that could make PG&E's job much easier and more efficient.
- We could require a minimum of one ADU with any new construction or substantial renovation (like a "gut" renovation or a renovation that would otherwise qualify for a required fire sprinkler installation). Construction that fails to meet this standard could be assessed a "housing impact" fee, which can be used to fund our ADU program and rental assistance/subsidies.
- We could seek out grant programs that would subsidize the construction of ADU's.
- We could consider allowing detached ADU's, in some circumstances, to be up to 1200 square feet in size - perhaps only those ADU's that comply with our current setbacks and FAR restrictions, are the only detached ADU on the site, are one story, that are solar powered and fire safe, etc.
- Of course we could continue to allow JADU's and full ADU's to be added as second story additions.
- We could continue and expand the ADU survey program, asking residents if they would consider building an ADU (and providing information on the same), and asking people during the permitting process (but only for informational purposes, not for denying a permit) if they would be willing to rent out their ADU at a rent level accessible to lower income residents, as well as asking if they would be willing to have their ADU listed in a town directory of properties potentially available to our public school teachers, police, our town staff, and fire personnel permanently staffed in our town.
- We could create a directory of ADU's where the owner agreed to rent to lower income tenants, and list the properties with non-profits that facilitate rental advertising, screening, subsidies, and partnering.
- We could create a directory of ADU's where the owner agreed to rent to public school teachers, police, our town staff, and fire personnel, and make this list available only to the relevant potential tenants.

- We could continue and expand the ombudsman role, outreach and education, and the "amnesty" policy for pool house and guest house conversions to ADU's.
- We could extend the "amnesty" policy to allow pool and guest houses to be rented as ADU's.
- For all of the above, if adopted, we can distribute this information and promote this through multiple channels, to ensure our town's homeowners are aware.

If we pass the required ordinances and put in place the necessary policies for the list above, while starting the research on the longer term things (PG&E, pre-fab units), that would help convince HCD that we will achieve a much more aggressive number of ADU's in RHNA Cycle 6. Please add this feedback to my other comments submitted.

Let's all work together to keep Hillsborough's special character while helping to solve the state's legitimate housing needs. Thanks!

Dennis Moore
Hillsborough resident

From: [John Lockton](#)
To: [Al Royse](#); [Christine Krolik](#); [Larry May](#); [Marie Chuang](#); inatusch@hillsborough.net; [Christopher Diaz](#); [General Plan](#)
Subject: Fwd: SB 9 and 10
Date: Friday, September 9, 2022 12:34:21 PM

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> TO HILLSBOROUGH TOWN COUNCIL

>

> Hillsborough's response to SB 9 and 10 should have two objectives:

>

> 1) Provide 554 units of needed housing for out teachers, police, fire, and others.

>

> 2) Do so in a way to damage Hillsborough as little as possible.

>

> Regarding damage, my view is that the value of Hillsborough is in the character of its neighborhoods, its lovely homes, some on substantial grounds, verdant landscaping, and set back of housing from streets creating a semi-rural atmosphere. If the Council disagrees with this opinion of what makes Hillsborough special, this opinion of what needs to be protected, we have a real problem. Talking to many residents at the last information meeting there was universal agreement that above all else the Council needs to protect the present character of the Town. If this is not the foremost goal of Council I respectfully submit to you Council is out of step with the residents.

>

> So we want to provide 554 units while protecting the character of the Town from damage. Let's look at the possible plans.

>

> The consultant's plan, I have heard someone call it R1 and will call it that, has the potential to seriously damage the character of the Town. The effect of deciding to up zone the whole Town is to open up the potential for not just 554 new units but a very large increase of population as larger properties are broken into 1/3 acre lots with limited setback. Developers will have a field day, and talk about extra demand on schools, police, etc. anticipated from just 554 units. Wait and see the demand in years hence when substantial parts of town get built up on 1/3 acre lots.

>

> But this is not the principal problem with R1. The problem is we don't know whether it is necessary to go as far as the R1 proposal. The consultant has done his job, probably as requested by Staff, with an iron-clad belt-and-suspenders proposal intended to pass legal muster. But we are going to look very foolish if much milder proposals, like the Atherton ADU proposal, turn out to be acceptable.

>

> My humble view is that the job of the Council in all this is not to be seeking the most legally iron-clad solution but to be very creative in finding a way to do as little as possible, the goal being to give maximum protection to the character of the Town described above. I would even suggest we are not doing our job if we don't first submit a modest plan, perhaps get a rejection, and then get into a back and forth process where we only give what we have to. Only through that kind of process (and by carefully reviewing other city plans and what succeeds) will we be sure we are not giving away more than we need to.

>

> So what do we submit? For reasons stated above we don't submit the R1 proposal as our first shot. On the other hand, I think we have to steer away from a proposal that relies too heavily on ADUs. I understand we will know how Atherton does before we submit. But I think in our plan we have to give the State some real meat, some undertakings that the State can depend upon for a reasonable part of the 554.

>

> The surest thing we have is the Town property on Floribunda. I saw reference to 100 units there. Why only 100? Has the maximum architectural effort been put into using every inch of property? Are we using the parking lot across the street? Are we rezoning this area so we can build up to the curb? Are we building two, three, four towers? Are we moving current activities to other Town property, for example, police to the marshaling yard? (And I

understand there are other Town properties that could be used as sites for existing Floribunda sited activities). The cost of moving activities and such may be more than will be financed by a developer. If so, we should step up with some of the General Fund or float a bond. Seems to me that maintaining the character of the Town is a worthwhile use of the General Fund.

>

> Goal should be at least 250 units at the City Hall location. If no way can be found to get to that number put in the plan our best, most optimistic estimate. But rearchitect the whole area for maximum occupancy. It does not have to be beautiful.

>

> Next add the property in the Tobin Clark area. Don't know much about the property but understand it is close to bus lines. Rezone this property so on this property and this property alone two or more high rise apartment buildings can be built as at City Hall. Seems to me the property is far enough away so high rises would not be terribly objectionable. And get a buy in from whomever owns it, whatever it takes. Put in the plan, and be optimistic, the number of units that can be built on that property.

>

> Next fill in with ADUs with a description of how we are going to positively incentivize residents to build more ADUs, (tax rebates?), not just loosen regulations.

>

> If the State does not accept this plan turn to adding other properties.

> At the risk of offending everyone, and I am doing it because it is important, not to make a point about the past, I'd like to remind the Town of another situation where the Town jumped to do what it thought was legally required without adequately considering alternatives, and without adopting an alternative much less damaging to the Town. In 2015 the State imposed water conservation requirements on cities and Towns across California. Before that mandatory cut-back edict cities and Towns were in a voluntary conservation mode.

> Hillsborough wanted to be in iron-clad belt-and-suspenders compliance and put in mandatory drought regulations back by substantial penalties. It turned out this was totally unnecessary. Hillsborough was already leading the state in conservation and no other city or town put in the mandatory restrictions and substantial penalties Hillsborough did. Other cities and towns stayed with voluntary conservation, and by past history, Hillsborough could have easily met objectives by voluntary conservation. By focusing on meeting the law, rather than the welfare of Hillsborough residents, many residents ended up paying penalties found nowhere else in California.

> This time let's be smart about it. Don't have fear of the law be the principal thing that guides our proposal. Let fear of changing the character of hillsborough guide us. Initially propose what is best for the Town even if there is some doubt the State will accept it.

> Thank you.

>

>

>

>

From: [Jamie Greene](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Opposition to the Housing Element Plan
Date: Monday, September 12, 2022 10:35:59 AM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz,

I appreciate all the efforts you make to serve the public in Hillsborough, keeping this town such a special place for us all. I have known 3 of you for a very long time and I do sincerely appreciate all your efforts on behalf of all us citizens. Unfortunately, I want to register my opposition to the draft Housing Element recently shared with the public. This plan is not good for the town, in my opinion. Specifically, I oppose:

- Reduction in lot sizes, and other changes to our current "RD" zoning. This denser housing throughout our neighborhoods will create danger in fire and other emergency situations, destroy property values, and eliminate what makes Hillsborough special. Do not change our zoning.
- Having a goal (Policy 4, Goal 4.5) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate homeowners' property rights and penalize those homeowners with no compensation. Remove this goal from our plan, and do not implement it in the future.
- Using such a small number of Accessory Dwelling Units (ADU's and JADU's) in the plan. Other towns are using much higher numbers of ADU/JADU's in their plans, and so should we. Add more ADU/JADU's to our plan. This should be the center piece of the solution to our Plan with the State.
- Including a buffer larger than is needed in our Housing Element draft. Follow the HCD guidelines, and don't include any net loss buffer not required by law. Including a large buffer requires us to consider changes that destroy what makes Hillsborough special and destroy our property values. Use no buffer at all where it is not required, and a smaller buffer whenever one is required.

Many people in our town agree on these four points - I'm sure you've heard the feedback as you've been considering this plan. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Very truly yours,

Jamie Greene

From: [Craig Rossi](#)
To: [General Plan](#)
Cc: Arouse@hillsborough.net; [Christine Krolik](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#); [Lisa Natusch](#); [Christopher Diaz](#); [Ann Ritzma](#)
Subject: Housing Element
Date: Monday, September 12, 2022 8:55:57 AM

Town of Hillsborough Council:

I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it for the following reasons:

1. It unnecessarily rezones ("up-zones") the entire City.
2. It will cause dramatic change to the landscape and 10%-25% increase in school enrollments will destroy major reasons why people want to live here
3. It Opens a slippery slope making future "up-zoning" easy.
4. It erodes our property rights, including a goal to prevent owners of smaller homes from upgrading their properties
5. It imposes necessary burdens on all residents by underestimating the number of ADUs likely to be built while overestimating the "buffer" units needed.
6. It omits large town-owned parcels

Please enter this comment into the public record.

Respectfully

Craig Rossi

[REDACTED]

Hillsborough

From: [Corinne Marcus](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Housing Element Proposal Feedback
Date: Sunday, September 11, 2022 10:59:22 PM

Dear Council Members,

Thank you for your work on the Housing Element Plan and thank you for sharing the proposal draft with the community.

I'd like to express deep concerns about the impact of many of the suggestions in the proposal. Many of the recommendations would fundamentally change the character of our town in an irreparable manner. For example there are four particular concerns: There should be no changes to lot size minimum, to set backs minimum, to floor area ratios and to landscaping coverage.

I favor a solution that increases the number of ADU's and offers more incentives to build ADU's. I also support many of the ideas presented in the alternative plan called Smart Housing for Hillsborough.

Thank you for incorporating this feedback. I appreciate your hard work to solve this issue in a way that preserves the character of our town.

Sincerely,

Corinne Marcus

[REDACTED]

From: [Hillsborough Citizens Alliance](#)
To: [General Plan](#); [Al Royse](#); [Christine Krolik](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#); [Ann Ritzma](#); [Lisa Natusch](#); [Christopher Diaz](#)
Subject: Improving Communication In Hillsborough
Date: Sunday, September 11, 2022 10:19:00 PM

For the past several months, Mayor Royse has correctly beat the drum, warning residents that the Housing Element is “the most significant issue Hillsborough has faced in 50 years.”

Although the turnout for the September 6 Housing Element Open House was substantially higher than that of the first one on August 25, it was still pitifully low, especially considering just how significant (and potentially fraught) an issue this is for residents. Unofficially, fewer than 30 residents attended the August Open House and fewer than 120 attended the second and last Open House. By way of reminder, there are 4,000 residences and 11,000 citizens in Hillsborough. So many people I’ve spoken with over the past few weeks had NO idea about the Housing Element issue until they either read it on Hillsborough Together, Nextdoor or received a survey created by a fellow resident.

City Clerk Lisa Natusch and City Attorney Christopher Diaz dutifully walked Council and meeting attendees through the “State requirement” for communicating issues to Hillsborough residents. One would have thought they’d left no stone unturned by dint of the many places where the Town’s message about the Housing Element was communicated. Unfortunately, the woeful attendance during two Open Houses is proof that the Town’s communications effort is not working. It might be tempting to blame resident apathy or poor timing (end of Summer, day after Labor Day) and certainly there may be some of this. But for a topic so significant as housing density in Hillsborough, there is something else. Let’s face it, the “required standards” for communicating major issues are outdated.

In communications, there are three key elements: Audience, Message and Channel. Who are we communicating with? What are we saying to them? Where are we saying it? The first is straight forward: the audience for issues like the Housing Density is residents of Hillsborough. In particular, those who own property in the town. For Messaging the Housing Element, this has, regrettably, been a serious disappointment and a black eye for the Town. Whereas Mayor Royse’s message has been clear and sobering, the messages churned out by the Town have been misaligned (at best) and misleading (at worst). The headline message repeated in email, on the Town’s website and direct mail, “*Participate in the Future of the Planning for Your Town!*” completely misses the mark. A far better headline would have been more urgent, weighty and – justifiably – attention-grabbing. Adding an exclamation point at the end of the sentence does NOT result in more engagement... The headline message should have been more along the lines of

“Biggest Issue Facing Hillsborough in 50 Years – Learn More” (the Mayor’s own words!)

Or, at the very least,

“Possible Big Changes to Hillsborough Housing Density - Join Us”

“A Plan for Major Housing Changes - Your Feedback Needed”

The Channel, or outlets for the messages, are primarily email, the Town’s own website, public notices in local newspapers and on occasion, direct mail. While using multiple outlets (also known as “omni-channel”) for getting the message out is the right thing to do because of audiences’ various media consuming habits, the Town has relied too long on channels that are not as strong as they once were. Though email is still mission critical, people have inbox fatigue. Unless a subject line truly stands out, too often an email just gets deleted. Or, if opened, a quick scan and then deleted. Particularly if the headlines are neither relevant nor attention-grabbing. One key channel the Town has completely omitted from its channel strategy is Social Media. In particular, Facebook, Nextdoor, Hillsborough Together and, perhaps, even creating a Slack channel (the latter not strictly a Social Media tool but offers similar capabilities of real time communication). Like it or not, these Social Media channels have replaced the local newspaper. That makes their use mission critical to any entity looking to reach audiences, whether business customers or town residents. And the Town should have a managed presence on each channel and even consider purchasing advertising for major issues facing the town, including crime prevention, wildfire preparedness, drought management and now the Housing Element. It’s easy to target messages to people by various “segments” or “affinities” including geography. While it’s not necessary to be aggressive about every topic facing Hillsborough City Council, it behooves Council to think more creatively and expansively about how to get the right message out through the right channels, not to “meet the State requirement” but, instead, to make sure that for the most important issues like the Housing Element, the messages are landing the way they are supposed to. Perhaps it’s time for a full review of the Town’s communications practices and policies.

Please include this comment in the Public Record.

Respectfully Submitted,

Larry Friedberg

Co-Founder, Hillsborough Citizens Alliance

From: [Melissa Klaerner](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Re: Housing Element Concerns
Date: Sunday, September 11, 2022 9:21:33 PM

Dear Mayor Royse and Members of the Council,

Thank you for your response to my email regarding the draft housing element. I was able to attend one council meeting, and have followed the issue since.

As further comment on the Town's draft plan, our primary points of opposition to the draft plan as presented by the Town are:

- 1) Reduction in lot sizes and other changes to the current "RD" zoning. Denser housing throughout our neighborhoods will increase fire risk, destroy property values, and eliminate what makes Hillsborough special and why we chose to make it our home. Please do not change our zoning.
- 2) Making so little use of ADUs to reach the numbers required in the plan. ADU construction does not entail the same deleterious effect on the character of the Town as would rezoning, and should be the primary means by which we accomplish the state's mandate.
- 3) Assuming that the area near Golf Course Drive/Hayne Rd is a suitable location for higher density housing. While this area is near Highway 280, this intersection is a bottleneck already, with traffic backing up in all directions during prime commute times. In addition, it is not an area where residents can realistically be expected to rely on anything other than automobile traffic. It is too far to be walking distance to the businesses on El Camino/Burlingame Avenue and the hill is too steep for the return journey to be practical by bicycle. Concentrating additional housing here will simply entail more cars on the road more often, and the current traffic load in this area is already problematic. To the extent that any high density development is to be permitted, it should be located only in those portions of the Town already in walking/bicycling distance to the markets, restaurants, and other services in Burlingame and San Mateo, to minimize the increase in automobile traffic on quiet rural streets. It is not the additional housing itself that should be equitably distributed throughout the town, but its impact; additional population and traffic is much more disruptive to the quieter parts of our Town than to those parts that already enjoy proximity to the vibrant downtowns of our neighbor cities.

We urge you and the council to adopt in large part the alternative proposal drafted principally by Dennis Moore, which preferentially relies on ADUs rather than duplexes and high-density housing to meet the required increase in permitted housing within our Town, with the exception of the portion that identifies areas near Golf Course Drive / Hayne Rd as suitable for more density. Those areas are not suitable locations for significant housing increases for the reasons expressed above in point 3.

Best regards,
Melissa and Gerrit Klaerner

On Fri, Aug 5, 2022 at 1:11 AM Al Royse <ARoyse@hillsborough.net> wrote:

Dear Mr. and Mrs. Klaerner,

I just wanted to acknowledge receipt of your email (attached) and thank you for sending.

As you are probably aware, every town's Housing Element must be updated every eight years to reflect our Regional Housing Needs Allocation (RHNA) numbers (as determined for our town by the Association of Bay Area Governments (ABAG)) , AND demonstrate how the town has adequately planned to ensure that there will be enough capacity to meet the projected need. A first draft of the Town's RHNA 6 Housing Element Update - prepared by staff with assistance from a citizens' committee- was just released and will be discussed (no formal action proposed but for council feedback) at our Monday's (August 8) council meeting. I urge you to attend and share your thoughts, ideas, and concerns at that meeting. I do note the concerns and thoughts you express in your email - they are certainly valid - and I would welcome any ideas you may have on addressing them and yet submit a plan in compliance with the state requirements. I would also note that the state has some fairly rigid time requirements on submitting a final plan and failure to meet those deadlines, or to submit a plan not in compliance with the state requirements, could subject the town to some significant penalties, all of which I am sure will be discussed at Monday's council meeting.

We have also planned a number of additional public meetings designed to both provide information to our residents and provide venues for their feedback, prior to the Draft Housing Element being sent to the California Department of Housing and Community Development (HCD) for their review and comments. Those meeting dates and venues will also be discussed at Monday's council meeting or can be found on the town's website.

I would reiterate that his plan is still only in draft form. Accordingly resident input is very important and very welcomed .

I thank you for your interest and hope to see you at our Monday council meeting (will be conducted in a hybrid format, so you can attend live or virtually).

Sincerely,

Al Royse
Mayor, Town of Hillsborough

Cell 650 477-0541/ 415 269 0971
Email aroyse@HILLSBOROUGH.NET

Unless otherwise noted, the opinions or viewpoints expressed in this email are solely those of the sender and do not represent the official position of the Town of Hillsborough or of its City Council. Please do not share these opinions or viewpoints with other members of the City Council in order to avoid any potential violation under California's Brown Act.

Drought is Here: Is Your Yard Drought Ready? Visit www.hillsborough.net/Drought for more information.

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[Subscribe](#) to the Town's e-Announcements

[Sign up for SMCAAlert](#) to receive emergency updates by phone and email

On Aug 2, 2022, at 7:35 AM, Melissa Klaerner [REDACTED]
wrote:

Dear Hillsborough Town Council,

We write to express concerns regarding the proposed modifications to the Housing Element of the General Plan and to request that the Town "pause" this process to allow full consideration of the available options, the effects of various options on Town residents, and the concerns of the residents who came to Hillsborough for its current character and will be adversely affected by drastic changes thereto.

First, we ask the Town to hold a town referendum on these proposed drastic and permanent changes to ensure that the taxpaying residents who will be affected are able to be heard.

Second, we ask the Town to actively advocate for the safety of everyone in this high and very high fire risk area by pursuing reduction of the mandated number of new housing units (and strategic location thereof), or exemption from the requirement all together as was accomplished by Marin County.

Third, we ask the Town to carefully consider the viability of accommodating any required increase in housing units on town-owned properties (many of which are empty spaces) rather than by modifying the zoning regulations on existing parcels (such as lot sizes and setbacks) that make our town unique. Further, the proposed plan to concentrate these additional units on certain Hillsborough neighborhoods near transit corridors unfairly burdens those neighborhoods and thoughtlessly exacerbates existing problems (such as water pressure in upper West Hillsborough and traffic congestion at transit interchanges such as the US-280/Black Mountain Rd intersection).

Regards,

Gerrit and Melissa Klaerner
Hillsborough, CA

** The opinions expressed in this email are solely those of the sender and are not an official position of the Town of Hillsborough, of the respective body, or of the board I serve on at the Town.

From: [Marsha Plimpton](#)
To: [General Plan](#)
Cc: Arouse@hillsborough.net; [Christine Kroluk](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#); [Lisa Natusch](#); [Christopher Diaz](#); [Ann Ritzma](#)
Subject: OPPOSITION TO THE CURRENT HOUSING ELEMENT PLAN
Date: Sunday, September 11, 2022 3:38:46 PM

We want to respectfully lodge our **strong opposition** to the current housing plan you are considering implementing.

As we read it, this proposed plan is flawed in many ways. We are absolutely opposed to rezoning the entire town instead of changing the zoning only where appropriate. The plan also has a stated goal to ban renovations of older, smaller homes. It shrinks the minimum lot size to 1/3 acre from 1/2 acre and reduces the frontage landscape coverage from 50% to 30%. The plan also includes an extra 111 units to provide a 20% buffer!

In summary, we oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it for all of the following reasons:

1. It unnecessarily rezones ("up-zones") the entire City.
2. It will cause dramatic change to the landscape and 10%-25% increase in school enrollments will destroy major reasons why people want to live here
3. It Opens a slippery slope making future "up-zoning" easy.
4. It erodes our property rights, including a goal to prevent owners of smaller homes from upgrading their properties
5. It imposes necessary burdens on all residents by underestimating the number of ADUs likely to be built while overestimating the "buffer" units needed.
6. It omits large town-owned parcels

We believe these changes will significantly erode property values and make Hillsborough a less appealing place to live!

We're aware that an alternative plan eliminates rezoning the entire town, accelerates the addition of ADUs, protects owners of older and smaller homes, and reduces the buffer units to 10%.

Please enter our comments into the public record.

Respectfully submitted,

Marsha & Herbert Plimpton



Hillsborough, CA 94010

From: [Pauline and John Beare](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Christopher Diaz](#); [Lisa Natusch](#); [Hillsborough Mail](#); [General Plan](#)
Subject: Hillsborough zoning plan
Date: Sunday, September 11, 2022 2:48:49 PM

To whom it may concern:

After review of the proposed housing/zoning plan that has been submitted to our Board by the outside consulting firm, we strongly urge the town council to reject the major aspects of this proposal and think carefully and creatively of alternate plans that are better suited to our town and community,

As a family we moved to Hillsborough 40 years ago attracted to its excellent schools, bucolic atmosphere, large property zoning, as well as public safety. We are concerned that the current proposal will greatly impact our schools, increase traffic, as well as overload existing police and fire protection services.

Hillsborough residents have historically shown a "Can Do Spirit" when faced with similar circumstances in the past. When state school funding was drastically diminished we came together three times and passed local school tax initiatives. In addition, Hillsborough was one of the first towns in California to create a non-profit Schools Foundation to supplement the said diminished state funding. Also, we as residents passed a local Police and Fire Tax to ensure higher quality services. That is "The Hillsborough Way".

We can do this without totally changing this town with measures that will impact generations to come as well as decrease our property values.

We can look no further than our neighbors in **Atherton** who have developed a bold plan that incorporates higher numbers of ADU/JADUs. We can do the same with encouragement from the town.

As an example, we met with an architect today who informed us that we already have a JADU in our home that only needs minor adjustments to meet the JADU requirements and permits. How many homes in Hillsborough already have such facilities that no one is aware of?? We can aggressively encourage all homeowners to investigate these possibilities thus increasing the ADU/JADU numbers.

Consultants from Chicago do not understand the philosophy of our town nor will they be here in years to come to live with the repercussions of their cookie-cutter recommendations. Thirty years ago some of us remember a similar consulting group from “away” producing statistics that predicted lower birth rates with future decreased enrollment in our schools. That recommendation resulted in the unfortunate closure of North School, only to be reversed 5 years later when the growing large school population necessitated the re-opening of North School. Where were the supposed consulting experts at that time?? Long gone, with their fees in pocket.

Now is the time more than ever for you as Board Members to show strong **“CAN DO LEADERSHIP”** and encourage Hillsborough residents to once again show that we can meet this challenge the **“HILLSBOROUGH WAY”**.

Sincerely,

Pauline Beare and John P. Beare, MD

From: [Khristine Holterman](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: HEAC members oppose the draft Housing Element
Date: Sunday, September 11, 2022 1:10:24 PM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz,

I appreciate all the efforts you make to serve the public in Hillsborough, keeping this town such a special place for us all. **We five HEAC members want to register our opposition to the draft Housing Element recently shared with the public, and propose an alternate approach.**

Our objections are that the draft Housing Element shared at the last Council meeting:

- "Up-zones" the entire town, reducing lot sizes, street frontages, setbacks, and landscape coverage, changing the character of Hillsborough for the worse
- Substantially underutilizes ADU's as a solution, resulting in the need for high density development of currently-open land
- Has a stated goal to "protect" smaller homes from upgrades
- Has too large of a buffer, creating the need for "up-zoning" to accommodate the buffer

Instead, **we propose that the town submit a Housing Element that:**

- **Eliminates up-zoning except on specific parcels required to gain HCD approval** - no up-zoning for the entire town, and no changes to our current RD zoning except if we need a small number of higher-density housing sites
- **Increases significantly the forecasted number of ADU's/JADU's** - including passage of new ordinances that will accelerate ADU/JADU construction
- **Removes from consideration the idea to restrict upgrades of smaller homes**
- Proposes a **sensible no net loss buffer size**, along the lines of 10-15%

A number of proposals have been put forward which allow our town to achieve our RHNA Cycle 6 allocation in a way consistent with our proposal above. We know you share our goal to achieve our statutory obligations in a way that keeps Hillsborough a vibrant and special place for the future. If we can help you, please do not hesitate to reach out to us for help.

Sincerely,

Khristine Holterman
Sher Amos-Grosser
Mark Lester
Dennis Moore - Churchill Drive
Julius Young

Mark D. Lester
[REDACTED]
Hillsborough, CA 94010

September 10, 2022

Via Email: aroyse@hillsborough.net, ckrolik@hillsborough.net, scole@hillsborough.net,
lmay@hillsborough.net, mchuang@hillsborough.net, lnatusch@hillsborough.net,
Christopher.Diaz@bbklaw.com, generalplan@hillsborough.net

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz,

I appreciate all the efforts you make to serve the public in Hillsborough, keeping this town such a special place for us all. I want to register my opposition to the draft Housing Element recently shared with the public and propose an alternate approach.

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- Removes from consideration the idea to restrict upgrades of smaller homes
- Proposes a sensible no net loss buffer size, along the lines of 10-15%

Several proposals have been put forward which allow our town to achieve our RHNA Cycle 6 allocation in a way consistent with our proposal above. We know you share our goal to achieve our statutory obligations in a way that keeps Hillsborough a vibrant and special place for the future. If we can help you, please do not hesitate to reach out to us for help.

Sincerely,



Mark D. Lester
Town of Hillsborough Resident Since 1993

From: [Dennis Moore](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: HEAC members oppose the draft Housing Element
Date: Sunday, September 11, 2022 10:57:27 AM

HEAC members oppose the draft Housing Element

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz,

I appreciate all the efforts you make to serve the public in Hillsborough, keeping this town such a special place for us all. **We five HEAC members want to register our opposition to the draft Housing Element recently shared with the public, and propose an alternate approach.**

Our objections are that the draft Housing Element shared at the last Council meeting:

- "Up-zones" the entire town, reducing lot sizes, street frontages, setbacks, and landscape coverage, changing the character of Hillsborough for the worse
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- Has a stated goal to "protect" smaller homes from upgrades
- Has too large of a buffer, creating the need for "up-zoning" to accommodate the buffer

Instead, **we propose that the town submit a Housing Element that:**

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- **Increases significantly the forecasted number of ADU's/JADU's** - including passage of new ordinances that will accelerate ADU/JADU construction
- **Removes from consideration the idea to restrict upgrades of smaller homes**
- Proposes a **sensible no net loss buffer size**, along the lines of 10-15%

A number of proposals have been put forward which allow our town to achieve our RHNA Cycle 6 allocation in a way consistent with our proposal above. We know you share our goal to achieve our statutory obligations in a way that keeps Hillsborough a vibrant and special place for the future. If we can help you, please do not hesitate to reach out to us for help.

Sincerely,
Sher Amos-Grosser
Khristine Holterman
Mark Lester
Dennis Moore - Churchill Drive
Julius Young

From: [JACK PANOS](#)
To: [General Plan](#); Arouse@hillsborough.net; [Christine Krolik](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#); [Lisa Natusch](#); [Christopher Diaz](#); [Ann Ritzma](#)
Subject: Hillsborough low income housing plan
Date: Saturday, September 10, 2022 5:57:10 PM

I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it for the following reasons:

1. It unnecessarily rezones ("up-zones") the entire City
2. It will cause dramatic change to the landscape and 10%-25% increase in school enrollments will destroy major reasons why people want to live here
3. It Opens a slippery slope making future "up-zoning" easy.
4. It erodes our property rights, including a goal to prevent owners of smaller homes from upgrading their properties
5. It imposes necessary burdens on all residents by underestimating the number of ADUs likely to be built while overestimating the "buffer" units needed
6. It omits large town-owned parcels

Please enter this comment into the public record.

Respectfully submitted,

Jack Panos



Hillsborough, CA

From: [joowon](#) °-
To: [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#); [Al Royse](#)
Subject: letter for Hillsborough Opposition to the Draft Housing Element.
Date: Saturday, September 10, 2022 2:00:26 PM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang,
City Clerk Natusch, and City Attorney Diaz:

My family and I have lived in Hillsborough for twenty years. I appreciate all the efforts you make to keep our town a welcoming, livable place. However, I want to register my strong opposition to the draft Housing Element. This plan is clearly a step in the wrong direction.

The plan fails to fully utilize ADUs and JADUs. Other towns use far higher numbers of ADUs and JADUs, and the Town should allot a minimum of 62 ADUs per year. In particular, I support the evaluation of senior housing as suggested by both the 2014 Housing Element and the 2022 HEAC.

The Housing Element's changes to our current "RD" zoning creates greater risk of fire and other emergency situations. This is a horrid change considering the risks already present due to climate change and the fires that continue to ravage California.

The goal of "Discourag[ing] redevelopment of sites with existing, smaller, single-family homes" is a misguided one. This goal violates homeowners' property rights and penalizes those homeowners with no compensation. This goal should not be implemented.

All new housing units (other than ADUs) should have 1:1 parking.

By using ADUs and JADUs, the Town can meet its housing requirement without redeveloping the historic town hall site. Furthermore, the inclusion of over 100 units on the "Town Hall Campus" does not take into account potential environmental impacts on town utilities, parking, schools and other services. Such studies should be completed before inclusion of the site.

Many people in our town share these criticisms. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Sincerely,

Bo Jun



Hillsborough, CA 94010

From: [M. Brett Gladstone](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Ann Ritzma](#); [Lisa Natusch](#); [Sarah Fleming](#); [Christopher Diaz](#)
Subject: Client's Legal Position on Housing Element
Date: Saturday, September 10, 2022 9:00:55 AM
Attachments: [9.9.22 Final Letter.docx](#)
[Combined Exs for Hillsborough City Council letter.pdf](#)

My name is Brett Gladstone and am an attorney representing a group of Hillsborough residents who wish to make known their views on the legally problematic proposed Housing Element.

Best,

M. Brett Gladstone



M. Brett Gladstone, Attorney Of Counsel
Goldstein, Gellman, Melbostad, Harris & McSparran, LLP
1388 Sutter Street, Suite 1000
San Francisco CA 94109-5494
Voice: 415/673-5600
Fax: 415/673-5606
Email: BGladstone@g3mh.com

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GOLDSTEIN, GELLMAN, MELBOSTAD, HARRIS & McSPARRAN LLP

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christopher.diaz@bbklaw.com

September 9, 2022

Town Council
Town of Hillsborough
San Mateo County
1600 Floribunda Avenue
Hillsborough, CA 94010

Re: *Housing Element Opposition Letter*
Our File No: 5328-04

Dear Mayor Royse and Council Members:

My name is Brett Gladstone and I have been a land use attorney in San Francisco for 39 years specializing in the entitlement of projects throughout the Bay Area. I represent the Hillsborough residents who make up the Hillsborough Committee for Balanced & Equitable Housing (“the Committee”). My clients offer a related but slightly different point of view from the group that is called *Smart Housing for Hillsborough*, which has written you. Both groups believe the State will accept the Town’s Housing Element with an altered ADU/Junior ADU forecast, and little to no rezoning. However, my clients have a more immediate concern over the inadequacy of the Town Hall Campus than Smart Housing for Hillsborough.

Town of Hillsborough
San Mateo County
Mayor Alvin L. Royse
RE: *Housing Element Opposition Letter*
September 12, 2022
Page 2

For the reasons discussed below, my clients believe that the RHNA 2023 requirements should and can be met by a combination of more aggressive ADU creation, and by the use of State Law SB-9, rather than a rezoning of most or all the Town. Rather than rezoning, immediately below, I list the Committee's proposed solutions for the 2023 RHNA Housing Element. Later in this letter I will discuss the Committee's concerns with the Town Hall Campus and why it should be removed completely from the Housing Element plans. Finally, I will outline a few additional concerns with the proposal as it stands today.

PROPOSED SOLUTIONS: SUBMIT THE HOUSING ELEMENT WITH AN INCREASED ADU/JADU FORECAST AND SB-9 ALLOWANCES RATHER THAN RE-ZONING

We believe that the current draft underrepresents the number of ADU's that are likely to be built or could be built with additional effort from the Town. It focuses on a 3-year average taken during a pandemic, and ADU permits still have 5+ month approval periods today. When new ADU streamlining laws took affect and the COVID pandemic eased, the Town's ADU production jumped to 89 applications, with 81 entitlements and 64 permits given in the year 2021, and 2022 is on a similar trajectory. The three-year average methodology is only a suggestion from HCD and need not be used. The State's Independent Auditor and The Bay Area Council suggest that an alternative accounting can be used where the pandemic or local conditions affected the ADU production rates. Please see state technical letter attached.

The State is receptive to deviations from that range were the Town to put together a plan to demonstrate to the State that the Town will exceed the current average of 62 ADU units per year. The Town can so demonstrate by doing several things: (1) adopting the ADU suggestions in this letter; (2) implementing an ADU education outreach plan; (3) offering financial incentives including waiving fees for senior or lower income residents and waving increased taxes; (3) pre-approving three ADU designs in advance as per the Town's consultant Robert Kain; and (4) require all new homes of over \$1.5 million in value to include an ADU of a minimum size and/or a Junior ADU.

1. It appears that the Town has underestimated the number of JADU's that can be created by ignoring the fact that so many existing homes have more bedrooms, more garage space, more storage space/internal recreation space than actually needed now that the birth rate is falling, and family sizes are decreasing.
2. The Housing Element should also include an appropriate number of dwellings and ADU's that can be created using SB 9 (without any local rezoning) since that law allows: (1) an additional regular dwelling unit in all lots currently zoned for one unit; and (2) the subdivision of lots of at least 5,000 square feet without variances; and (3) the creation of a dwelling, ADU and Junior ADU on the newly created lot and the original lot. Given this State law, there is no reason for the Housing Element to rely

on rezonings throughout the Town and on the huge up-zoning of the Town Hall site for the RHNA allocation. In particular, sites along the San Mateo border should be analyzed for potential SB-9 units. The “Smart Housing” alternative suggested by some residents states that 61 SF-9 units are possible, and the Housing Element should analyze and include (if appropriate) this number.

3. Contingency Plans if the Housing Element with my clients’ changes should be rejected by the State:
 - a. Since 2005, the RHNA has been discussing senior housing opportunities of a light-mid density because units can be smaller. The Housing Element should investigate the utility of open town-owned sites for senior housing. With the life expectancy increasing, senior housing, already at a premium in the Bay Area, will be an increasing need.
 - b. The Housing Element should require the Town to request that private schools put in place long-term plans to build limited blocks of teacher housing on site every-time the Town is asked to approve construction to enlarge a school size (also in earlier RHNA plans).
 - c. The Housing Element should discuss requiring larger Town institutions to submit by a certain date a master plan for housing on the land of such institutions. For example, many Town churches have extra land.

IMMEDIATE CONCERNS WITH THE TOWN HALL CAMPUS AS A HIGH-DENSITY HOUSING SITE, MAKING IT UNSUITABLE TO BE INCLUDED IN THE 2023 HOUSING ELEMENT:

1. There are many significant issues with the Town Hall Campus site which should have relegated this site as un-developable for high-density housing.
2. According to architectural historian Chris Van der Planck (his letter is attached), there are at least two buildings at the Town Hall campus which must be kept in place given their significance as historic resources. The police station, as the town’s oldest building, is of greatest historic significance. The site has major environmental issues as listed in Jan 2019 Indigo Report. The utilities in the area are unequal to property development, there is known and possible contamination with lead/asbestos/gas by-products, there is possible riparian/wetlands/endangered species from a nearby creek and culvert, and the area is a major seismic risk. As such it is not suitable in its current form for housing. The site must go through significant environmental and other site reviews before even considering placing any housing on this site. The state should be informed in the Housing Element draft that there are significant environmental hazards.

3. The Draft Housing Element does not sufficiently analyze the risks and expenses of development of the Town Hall site with one or more buildings of 6 or more stories. There is no reassurance to citizens in the draft Housing Element that the important logistical and environmental issues regarding the development of the Town Center Site will be addressed. In fact, citizens have been told the CEQA document to be prepared for that development is extremely unlikely to be a full EIR. However, full EIR's are required where, as here, significant historic resources are proposed for demolition or where environmental hazards or inadequate utilities are present. The Housing Element and its CEQA approval should list the above referenced problems with regard to such an intense development of the Town Hall site.
4. My clients believe that there is a potential conflict of interest inherent in the process of using this site, given the potential benefit to the City, city workers, and consultants working on the process. The fact that the RFP for consultant work on the Town Hall site was decided, announced and awarded before HEAC input, and that the direction of the project has been driven by that RFP work design, creates high potential for conflict-of-interest concerns which my clients will be watching closely, particularly in the face of such overwhelming public disagreement with the plan.
5. To date, no zoning details have been provided for proposed RD-3 zoning for this site, meaning that there are no proposed limits on the site for height, setback, residential vs civic vs high density intermingling, etc. Residents have a right to comment on this zoning just like the other RD-1 and RD-2 zoning proposed in the Housing Element. Additionally, during this process, there has been inconsistent information provided to residents throughout the comment period, leaving different town members with different facts; the fact that there are no details on the Town Hall site means it is premature for the Housing Element to rely on this site so strongly for delivery of a number of new units.
6. One particular concern here is moving a police station and related environmental toxins directly into a residential block.
7. Additionally, multiple proposals show a proposal to reroute Walnut Avenue which results in several issues with Emergency Access to the residents therein, many of whom have small children or are elderly and/or disabled. This proposal was already evaluated years ago and found to be unsuitable, and as such should not be reconsidered.
8. Very preliminary plans for the Town Center campus are only to be provided five days before community input closes on September 19, 2022. This is an obvious due process problem as it gives residents only five days to understand and critique the Town Hall

campus plan. *Moreover, as of today, a week or so before the public review period ends, the Housing Element's "Housing Resources" section remains blank.*

9. The Housing Element should look at each of the Action Items in the 2014 Housing Element to explain why those Action Items cannot be carried out in the next Housing Element cycle. In particular, the residents near the Town Hall site deserve a serious analysis as to why the lower density plan for that site is not feasible. There were some concerns from the Fire Department as to that site, but those concerns should be looked at again in light of new technology and new State Fire regulations.
10. The Housing Element states that almost all the lower income units are to be placed within the new Town Hall development. This means that the less fortunate will be "ghettoized". They deserve to live among residents of all income categories for their own benefit and for the benefit those of upper incomes. Low to Moderate income units should be spread throughout the Town, especially in underutilized school district properties as the North School is currently subject to overcrowding.

OTHER ISSUES:

11. The Department of Housing and Community Development has created RHNA numbers for towns and cities that greatly overestimate the need for additional housing units in the next 5-10 years. The California State Auditor has done an audit requested by the California Joint Legislative Audit Committee, **attached hereto**. It is very critical of the RHNA process that the Department of Housing and Community Development (HCD) has used to provide key housing guidance for the State's local governments.
12. Moreover, the Housing Element reports that during the period January 1, 2014, through the last day of 2021, the Town exceeded the RHNA 5 allocation by 111%. This supports the idea that the town may not need a Town Hall project of the extreme density that is planned there.
13. The "buffer guidelines" the State has suggested can range between 15% and 30% in case some units do not get built. Additionally, as the buffer is intended to replace any homes or units removed from Hillsborough, and the majority of Hillsborough housing is above the San Mateo County AMI, the buffer, at a more reasonable level of 5-10%, does not need to be spread across all income levels, but instead just to the AMI or above categories, or something more balanced.

There are many inconsistencies and irregularities with how various sites were considered and how mapping occurred. Why some sites were considered, and others were not is stated, and yet there

Town of Hillsborough
San Mateo County
Mayor Alvin L. Royse
RE: *Housing Element Opposition Letter*
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are no records of the process for evaluating sites or their site scores. This should be public information.

Town-owned open space sites should be considered. While open spaces are important, they can be relocated to other areas of town. While we were told that no open space sites were listed because of grading problems or the lack of interest by developers, these are not appropriate justifications for why the pros and cons of development of these sites were not analyzed. Grading issues should not be a justification for exclusion of those locations. Grading is cheaper and less time consuming than in past due to new technologies.

CONCLUSION:

My clients reserve the right to exercise all legal remedies unless the Housing Element is substantially changed as outlined above.

Very truly yours,



Brett Gladstone.
5328-04/090822A.docx

CC:
Mayor Royse
Vice Mayor Krolik
Council Members Cole, May, and Chuang
City Manager Ritzma
City Clerk Natusch
Planning Director
City Attorney Diaz
File



Town of Hillsborough

To: Hon. Mayor Alvin L. Royse
Hillsborough City Council
1600 Floribunda Avenue
Hillsborough, CA 94010

From: Christopher VerPlanck, Principal
VerPlanck Historic Preservation Consulting
530 Rockdale Drive
San Francisco, CA 94127

CC:

Date: September 8, 2022

Re: Town Hall Campus

Hon. Mayor Royse and the Hillsborough City Council,

I prepared this memorandum in regard to the Draft Housing Element for the Town of Hillsborough, dated August 4, 2022 – in particular Housing Opportunity Site 1: Town Hall Campus. I understand that the Town has commissioned a study to analyze the proposed redevelopment of the Town Hall campus at 1600 Floribunda Avenue, but I wanted to bring to your attention the fact that parts of the property contain potential historic resources, including the Hillsborough Police Department headquarters.

I am an independent architectural historian and historic preservation consultant based in San Francisco. A native of Burlingame, I hold an M.Arch. in Architectural History and a Certificate in Historic Preservation from University of Virginia's Graduate School of Architecture. Since 2007, I have flourished in my career as an independent historic preservation consultant. In this capacity I have completed hundreds of historic resource evaluations, historic structure reports, National Register nominations, cultural resource surveys, and all manner of analyses throughout California – including at least 30 studies in San Mateo County. I meet the Secretary of the Interior's Standards for Architectural History and History. In addition, I have won several preservation design awards, including from the California Preservation Foundation and the American Institute of Architects – Northern California Chapter.

It was recently brought to my attention that the Town has prepared a Draft Housing Element that includes the Town Hall campus in its list of potential housing opportunity sites. According to the draft, Housing Opportunity Site 1 comprises a 2.5-acre site near the intersection of Floribunda Avenue and El Camino Real. The site presently contains several buildings, including Hillsborough Town Hall, Hillsborough Police Department, a single-family dwelling, and Centennial Park. The site also includes parking, perimeter landscaping, and a corporation yard.

Although most of the site appears to have been developed in recent decades, the complex at the northwest corner of the property contains one or more buildings that may have architectural and/or historical significance. I have been asked to prepare an independent historic resource evaluation (HRE) for the property, and even though I have not yet begun in earnest, I decided to send this memo with some preliminary information about the property. The section of the Hillsborough Police Station closest to El Camino Real was initially constructed in the early twentieth century by the Pacific Bell Corporation as a switching station. In 1912, two years after Hillsborough incorporated, town officials approached Pacific Bell about purchasing the building, which at that time was in Burlingame. With the purchase complete, Hillsborough annexed the property and converted the Spanish Colonial Revival switching station into a combination town hall/police station.

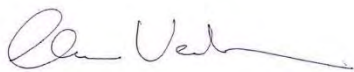
Since 1912, Hillsborough's civic center incrementally expanded. In 1927, a wing was built on the east side of the Town Hall. Several years later, the Town hired architect John E. White to design Hillsborough Fire House No. 1 adjoining the Town Hall to the south. In the late 1930s, another wing was added to the south side of the fire station. This wing, which today houses the Finance Department, is designed in a compatible, if more restrained, Spanish Colonial Revival vocabulary. A matching single-family dwelling was then constructed behind this wing in the late 1930s/early 1940s – possibly as a residence for the fire chief.¹ John White, who designed the former firehouse, was an associate of Bernard Maybeck, and he was likely responsible for other parts of this complex. White specialized in suburban government buildings, having designed comparable town halls and other public facilities in Ross, Burlingame, and Atherton.²

The rest of the site, including the current Town Hall, was developed much later on toward the end of the twentieth century and even though it is designed to be compatible with the original building, the current Town Hall has no architectural or historical significance.

Although more research and investigation needs to occur before reaching a firm conclusion on the potential significance of any part of the site, according to the California Environmental Quality Act (CEQA), all parts of the complex that are over 45 years old need to be evaluated prior to demolition or extensive exterior alterations. And, as you know, all projects undertaken by a public agency are subject to CEQA.³ I assume that this analysis will be done as part of the background studies that are currently underway, but if not, I highly recommend that you have an HRE prepared by a credible consultant.

Please do not hesitate to contact me if you have any questions.

Sincerely,



Christopher VerPlanck

¹“Town Hall – It All Started with an Historic Switchboard Center,” *Hillsborough* (2015): <https://www.hillsborough.net/ArchiveCenter/ViewFile/Item/168>, accessed September 8, 2022.

² Fran Cappelletti, “Howard and White: The Story of Two Architects: https://www.moya-rhs.org/uploads/1/1/8/7/118735376/howard_and_white.pdf, accessed September 8, 2022.

³ California Office of Historic Preservation, Technical Assistance Series #1: “California Environmental Quality Act (CEQA) and Historical Resources”: <https://ohp.parks.ca.gov/pages/1054/files/ts01ca.pdf>, accessed September 8, 2022.

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Regional Housing Needs Assessments

*The Department of Housing and Community Development
Must Improve Its Processes to Ensure That Communities Can
Adequately Plan for Housing*

March 17, 2022

2021-125

The Governor of California
President pro Tempore of the Senate
Speaker of the Assembly
State Capitol
Sacramento, California 95814

Dear Governor and Legislative Leaders:

As directed by the Joint Legislative Audit Committee, my office evaluated the Regional Housing Needs Assessment (needs assessment) process that the Department of Housing and Community Development (HCD) uses to provide key housing guidance for the State's local governments. The availability of sufficient housing is of vital statewide importance, and HCD's needs assessments are what allow jurisdictions to plan for the

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In reviewing the needs assessments for three regions, we identified multiple areas in which HCD must improve its process. For example, HCD does not satisfactorily review its needs assessments to ensure that staff accurately enter data when they calculate how much housing local governments must plan to build. As a result, HCD made errors that reduced its projected need for housing in two of the regions we reviewed. We also found that HCD could not demonstrate that it adequately considered all of the factors that state law requires, and it could not support its use of healthy housing vacancy rates. This insufficient oversight and lack of support for its considerations risks eroding public confidence that HCD is informing local governments of the appropriate amount of housing they will need.

HCD's needs assessments also rely on some projections that the Department of Finance (Finance) provides. While we found that most of Finance's projections were reasonably accurate, it has not adequately supported the rates it uses to project the number of future households that will require housing units in the State. Although these household projections are a key component in HCD's needs assessments, Finance has not conducted a proper study or obtained formal recommendations from experts it consulted to support its assumptions in this area. Finance intends to reevaluate its assumptions related to household growth as more detailed 2020 Census data becomes available later in the year, but without such efforts, Finance cannot ensure that it is providing the most appropriate information to HCD.

Respectfully submitted,

MICHAEL S. TILDEN, CPA
Acting California State Auditor

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The Legislature recognizes that the availability of housing is of vital statewide importance and that the State and local governments have a responsibility to facilitate the development of adequate housing. State law requires the Department of Housing and Community Development (HCD) to conduct assessments to determine the housing needs (needs assessments) throughout regions in the State. The needs assessments rely on projections of future population and households developed by the Department of Finance (Finance). HCD is required to consider certain factors identified in state law and then can adjust the needs assessments for any of the factors. For example, it makes an adjustment to achieve a healthy vacancy rate in the housing market and an adjustment to reduce the number of overcrowded households. Regions use the needs assessments to plan for additional housing to accommodate population growth and address future housing needs.

HCD's Housing Needs Assessment Process Lacks Sufficient Reviews and Support

HCD does not have a formal review process for the data it uses to determine its needs assessments. As a result, the needs assessments for two of three regions we reviewed included errors. One data error reduced a region's needs assessment by nearly 2,500 housing units. HCD also did not demonstrate that it adequately considered certain factors when creating the needs assessments of the three regions we reviewed. For one of those factors, the healthy vacancy rate, HCD did not perform a formal analysis to adequately support its assumptions. HCD's insufficient oversight of its process

Finance Provides Reasonable Population Projections, but It Has Not Provided Sufficient Support for Its Household Formation Projections

Finance's projections of the statewide future population are reasonably accurate, but it did not sufficiently support its projections of the number of future households. To calculate the household projections, Finance identifies rates at which it expects individuals in different age groups to form new households and applies those rates to its population projections. Although Finance worked with HCD to solicit some advice from experts when it established these rates, it did not conduct a formal study or receive clear recommendations to support them. As a result, Finance cannot ensure that it is providing the most appropriate information for HCD to include in its needs assessment process. Finance stated that it intends to reevaluate its assumptions related to household growth after it reviews 2020 Census data when those data become available later this year.

Summary of Recommendations

Legislature

To provide HCD additional clarity and guidance in conducting its vacancy rate adjustments, the Legislature

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determine and use separate healthy vacancy rates for owned housing and rental housing.

HCD

To ensure that its needs assessments are accurate and do not contain unnecessary errors, by June 2022 HCD should institute a process to ensure that its staff performs multiple reviews of data in its assessments.

To demonstrate that its needs assessments are complete and address all relevant factors, by September 2022 HCD should establish a formal process to document its consideration of all factors required by state law in its needs assessments.

To ensure that it adequately supports the vacancy rate adjustments it makes to needs assessments, by February 2023 HCD should perform a formal analysis of healthy vacancy rates and historical trends to inform those adjustments.

Finance

To ensure that the household formation rates that it provides HCD are appropriate, Finance should, by February 2023, conduct a comprehensive review of its assumptions about the household formation rates it uses in projections, and it should document that review.

Agency Comments

HCD and Finance agreed with our recommendations and

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Background

As
part
of the

Definition of Council of Governments

A voluntary association, generally of county and city governments, created by a joint powers agreement.

Source: State law and a council of governments' website.

Legislature's efforts to ensure that the State is planning for the construction of enough homes to meet its housing needs and that local governments are facilitating that development, state law requires the Department of Housing and Community Development (HCD) to conduct periodic housing needs assessments to determine existing and projected housing needs throughout California. HCD fulfills its responsibilities under state law by creating Regional Housing Needs Assessments (needs assessments). As Figure 1 shows, HCD provides the needs assessments to councils of governments, which we describe in the [text box](#), across the State and directly to counties that are not in such a council.

Figure 2 provides an overview of the council of government

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housing needs to the cities and counties within its boundaries. For counties without a council of governments, HCD provides allocations to those counties as well as to the cities within them.¹ Cities and counties must then develop plans to accommodate the existing and projected housing need. HCD performs needs assessments every five to 11 years. HCD does not complete all assessments at the same time and does not always cover the same period, because it attempts to align the needs assessment process with other planning processes, such as regional transportation planning. The three needs assessments that we reviewed are those of the Santa Barbara County Association of Governments (Santa Barbara Association), the Sacramento Area Council of Governments (Sacramento Council), and Amador County.

Figure 1
HCD's Housing Needs Assessments Inform County and City Housing Plans

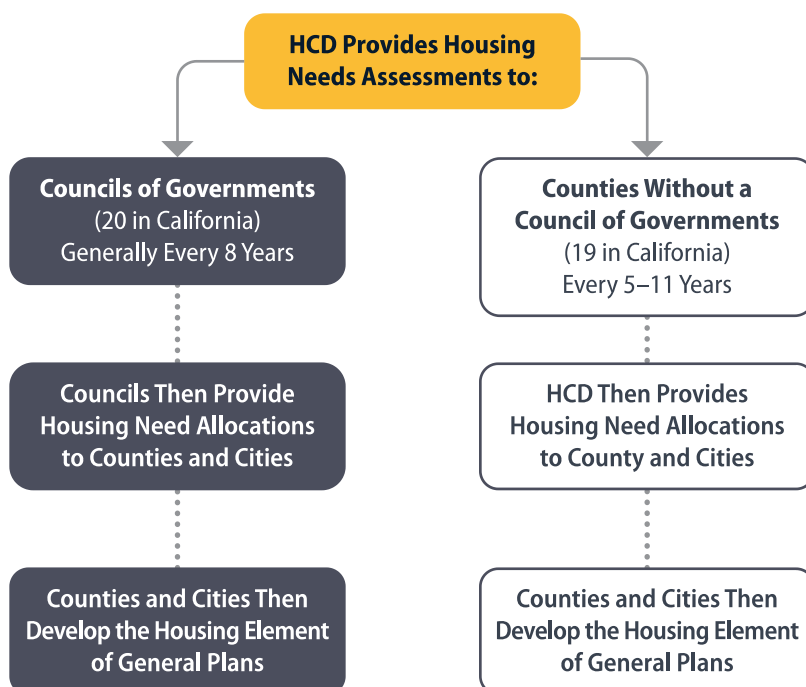


Figure 2

Most California Counties Have a Council of Governments That Receives Needs Assessments From HCD



Source: HCD housing needs assessment letters.

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State law requires HCD to use population projections developed by the Department of Finance (Finance) when it completes the needs assessments. Finance factors into its projections multiple sources of information, including data from the U.S. Census Bureau (Census) and records of driver’s licenses, births and deaths, school enrollments, and tax filings. Finance provides state- and county-level population projections to assist state, regional, and local planning, among other purposes. Finance also projects the number of future households, based on the population projections and the percentage of people in the population who are expected to form their own households in the future, which is known as the household formation rate.

Table 1 describes the factors that state law requires HCD to consider in its needs assessments, including vacancy rates. State law requires HCD to consider vacancy rates in existing housing and the vacancy rates for healthy housing markets when developing the needs assessments. A low supply of housing can result in low rental vacancy rates, which in turn can lead to housing price increases. Therefore, HCD adjusts its needs assessments so that housing markets can achieve a healthy vacancy rate. In some cases, that adjustment will add to the number of housing units HCD determines a region needs so that the region can obtain a healthy vacancy rate. State law specifies that the minimum vacancy rate for a healthy rental housing market is 5 percent, but the law does not define the healthy vacancy rate for owned housing.

Table 1
Factors HCD Must Consider in Its Assessments

FACTOR	DESCRIPTION
Anticipated	Projection of future population growth in the

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Household Formation Rate	The rate at which individuals form new households in the region.
Household Size	The number of people per household in the region.
Vacancy Rates	The percentage of homes available for rent or sale compared to the total number of housing units, less vacation and seasonal homes.
Overcrowding	The percentage of households that have more than one resident per room in a housing unit.
Replacement Needs	Replacement of housing units lost during the planning period, such as because of deterioration.
Cost-Burdened Households	The percentage of households that are paying more than 30 percent of their income on housing costs.
Units Lost to Emergencies	The loss of housing units during a state of emergency declared by the Governor, such as in wildfires, if the lost units have not yet been rebuilt or replaced.
Jobs/Housing Balance	The relationship between the number of jobs in a region and the number of housing units in that same region.
Other Characteristics	Other characteristics of the composition of the projected population.

Source: State law, the Census website, HCD needs assessments, HCD work
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however, HCD's practice is to do so.

State law also requires HCD to adjust its needs assessments to account for long-term housing challenges, such as overcrowding, which occurs when a housing unit has more than one resident per room. The Legislature added this overcrowding factor to the needs assessment process in 2017. HCD must also consider cost-burdened households, which are households that pay more than 30 percent of their income for housing costs. When it determines it is appropriate to do so, HCD includes in its assessments adjustments for cost burden and overcrowding. Among the sources HCD uses to determine these adjustments is data that state law requires councils of governments to provide. The councils provide data comparing the cost burden and overcrowding for their respective regions with that of other comparable regions in the United States. HCD then uses this information to calculate adjustments for each council of governments' needs assessment. Table 2 shows a hypothetical example of how HCD incorporates adjustments for the various factors to determine the number of housing units in its needs assessments. [Appendix A](#) shows the three needs assessments that we reviewed.

Table 2
Housing Needs Assessments Contain Many Factors and Adjustments

HYPOTHETICAL EXAMPLE OF HCD NEEDS ASSESSMENT CALCULATIONS	
FACTOR/SOURCE	PROJECTED CALCULATION
8-year Population Projection (Finance)	1,500,000
	-2311-

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YEARS
(8)
2028
JUNE
2020-
JUNE

FACTOR/SOURCE	CALCULATION
Population Needing Housing (Finance)	1,465,000
<i>Household Formation Rate Adjustment (Finance)[†]: 36.6% average</i>	
Projected Households (Finance)	540,000
+ Vacancy Rate Adjustment (HCD): 2.2%	11,900
+ Overcrowding Adjustment (HCD): 0.6%	3,200
+ Replacement Needs Adjustment (HCD): 0.5%	2,700
Units Lost to Emergencies (HCD) [‡]	—
Jobs/Housing Balance (HCD) [‡]	—
- Occupied Units (Finance)	- 480,500
Subtotal	77,300
+ Cost Burden Adjustment (HCD) [§] : 0.55%	3,100

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* This reduction includes individuals housed in prisons and jails, legal dormitories.

† The household formation rate represents the likelihood that individuals in the region's projected population will head their own households. Finance uses different household formation rates for different age groups, which we have simplified for illustrative purposes here.

‡ Factors that state law requires HCD to consider, but that it did not include as an adjustment in the needs assessments we reviewed.

§ HCD makes the cost burden adjustment only after applying all the other adjustments.

Finally, state law requires HCD to consider housing units that communities will need to plan to replace. Some housing units become uninhabitable during the future period covered by the assessments, such as housing lost due to damage, deterioration, and house or apartment building fires. State law requires HCD to review housing replacement needs, and HCD does so by obtaining from Finance the number of housing units a council of governments or county has lost over the past 10 years. HCD then determines the rate at which the region loses housing units and makes an adjustment in the needs assessment to replace those houses. In response to recent wildfires that have destroyed a significant number of houses, the Legislature added the requirement in 2018 that HCD must also consider any housing recently lost during a state of emergency that the Governor declared. Similar to the cost burden factor discussed above, state law requires councils of governments to provide data to HCD on housing lost during a state of emergency for consideration in the needs assessments.

Local Actions After HCD Completes a Needs Assessment

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within its region. The council, in consultation with HCD, must develop a proposed methodology for distributing the allocation. The council of governments must conduct a survey and ensure public participation when developing the methodology. The council of governments establishes a draft allocation and then may hear appeals of the allocation, if any are raised. It then must make the allocation final and adopt it.

State law requires local governments, such as cities and counties, to create plans to meet housing needs. Local governments must adopt a general plan, which is a blueprint for meeting the community's long-term vision for the future. Within the general plans, state law requires local governments to include a housing element, which contains an analysis of existing and projected housing needs in their communities. Cities and counties must state their goals, policies, and programs related to the development of housing, to accommodate projected housing needs allocated by their council of governments or HCD. The community, through the housing element, must attempt to meet these housing needs, such as by changing the zoning on specific parcels to allow residential development.

Needs Assessments Can Be Contentious but Are a Critical Component of Addressing Housing Challenges

Some stakeholders have criticized the needs assessment process and HCD's needs assessments. For example, some homeowners and advocacy organizations believe that HCD's needs assessments have produced higher numbers of housing needs than are reasonable. Changes to state law that became effective in January 2019 allow HCD to account for

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We are aware of two lawsuits that challenge HCD's process, including one that alleges that HCD did not consider all factors as required by state law. In one lawsuit, the Orange County Council of Governments, which is independent from the larger Southern California Association of Governments, sued HCD, alleging that HCD failed to use the appropriate population forecast, failed to appropriately evaluate household overcrowding and cost burden rates, and used unreasonable vacancy rates. In the other lawsuit, several interested individuals and two nonprofit corporations filed a lawsuit alleging that HCD failed to consider data regarding the relationship between jobs and housing in its assessment for the Association of Bay Area Governments, which is the San Francisco Bay Area council of governments. Both lawsuits are pending final resolution. To avoid interference, we did not review the needs assessments for either of the councils involved in these lawsuits as part of this audit.

The needs assessments affect the planning for housing availability across the State and are an important but sometimes contentious component in addressing California's housing crisis. Housing availability and affordability has become a key economic issue, as the Legislative Analyst's Office (LAO) reported in 2019. The LAO noted that the significant shortage of housing, particularly within coastal communities, contributed to higher housing costs for Californians. The LAO also noted that high housing costs increase the State's poverty rate and, in particular, put low-income Californians at risk of instability and homelessness. As discussed above, the State's role in identifying existing and future housing needs to guide the housing planning process is under public scrutiny. Determining accurate, appropriate, and defensible housing needs is a key step in facilitating state and local efforts to plan for housing development.

HCD's Housing Needs Assessment Process Lacks Sufficient Reviews and Support

Key Points

- HCD made several errors when entering data into calculations for its needs assessments, which reduced the amount of housing needs in the needs assessments for two of the three regions we reviewed. HCD does not have a sufficient management review process to ensure that it identifies such errors before finalizing needs assessments. Without effective review processes, HCD may be making similar errors in needs assessments for other councils of governments.
- HCD could not demonstrate that it followed work group recommendations when it considered the balance between jobs and housing, and did not maintain consistency in its consideration of housing destroyed during a state of emergency, when it produced the needs assessments for the three regions we reviewed. In at least one needs assessment, the omission led HCD to understate housing needs by not accounting for units that had been destroyed in a wildfire.
- HCD did not adequately support its adjustment to the needs assessments to address vacancy rates for the councils of governments we reviewed. Despite the

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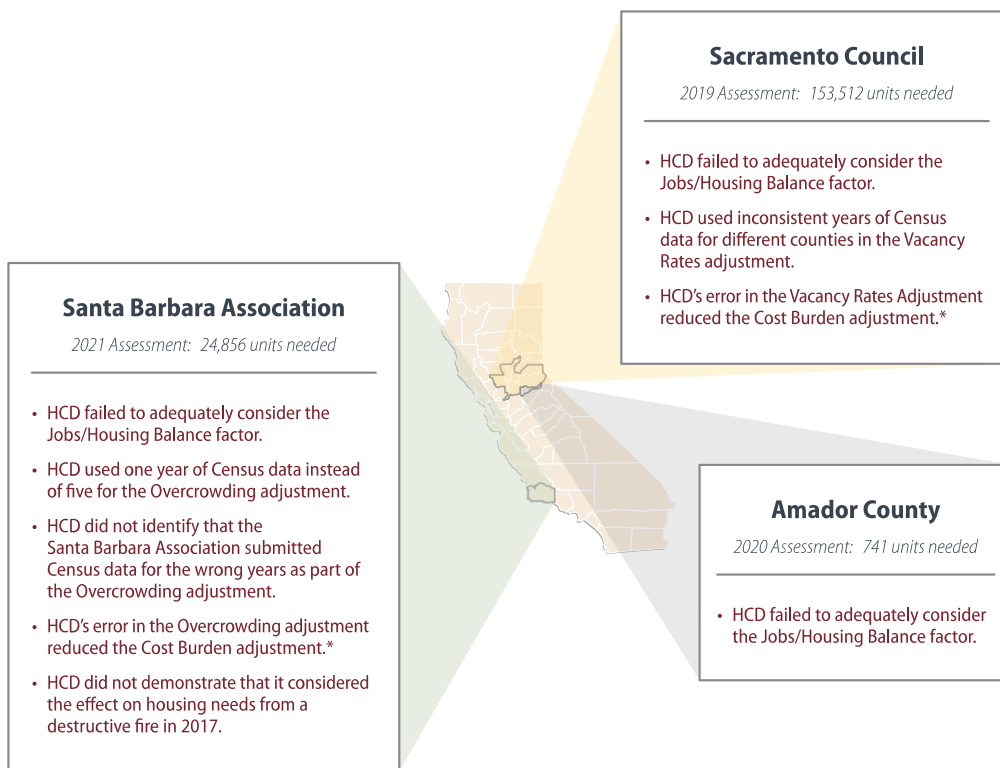
- HCD's reviews of comparable regions selected by councils of government have been inconsistent because the department does not have a formal process for such reviews. As a result, it did not identify a problematic proposal from a region and inappropriately reduced its needs assessment.

HCD Has Made Errors When Completing Its Needs Assessments Because It Does Not Sufficiently Review and Verify Data It Uses

HCD does not have an adequate review process to ensure that its staff members accurately enter data that it uses in the needs assessments. As [Table 1](#) shows, state law requires HCD to consider a variety of information for its needs assessments for councils of governments, including population projections, housing vacancy rates, and income data. HCD staff members enter the data the department obtains from various sources into a spreadsheet for each council of governments and uses the information to determine the housing needs. However, HCD does not sufficiently review its staff member's data entries for accuracy. As Figure 3 shows, we noted data entry errors in two of the three assessments we reviewed. [We discuss the other issues presented in Figure 3, including an inadequate consideration of the relationship between jobs and housing, in the following section.](#)

Figure 3 HCD's Errors and Omissions Understated the Needs Assessments for Multiple Regions

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Source: Analysis of state law, HCD needs assessments, and HCD's 2010 SB 375 implementation work group report.

Note: We were able to determine the impact on needs assessments from some, but not all errors and omissions presented in this figure. For example, HCD did not collect data on the jobs/housing balance, and therefore we could not quantify the effect of HCD not considering this factor. We discuss selected errors' impacts on HCD's needs assessments [here](#) and [here](#) in the report text.

* Because HCD makes the cost burden adjustment after applying the other adjustments, errors that increase or reduce other adjustments also increase or reduce the cost burden adjustment.

One data entry error resulted in a lower, inaccurate number of needed housing units in the Santa Barbara Association's needs assessment. HCD's needs assessment letter explained that its overcrowding adjustment relied on Census estimates from five years of survey data. However, ~~2318~~ had only used

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five-year estimates. HCD explained that staff members entered data from the wrong table on the Census website. Had HCD used the five-year estimates as it intended for this step in its calculation, Santa Barbara's needs assessment would have included 1,338 more housing units, or about 5 percent more than the inaccurate assessment HCD provided to the Santa Barbara Association.

HCD made a similar error when using Census estimates to adjust the Sacramento Council's assessment. It had intended to use the 2013–2017 Census vacancy estimate for all the counties within the Sacramento Council, but it mistakenly entered the 2012–2016 estimate for Sacramento County. This error reduced the Sacramento Council's needs assessment by 2,484 units. Although this number represents a small portion of the region's overall needs assessment of more than 153,000 units, it still represents homes for individuals and families for which the Sacramento Council needs to plan to accommodate.

Because HCD did not verify the information the Santa Barbara Association submitted for its needs assessment, it made an additional error. HCD incorporates into the needs assessments some information it receives from the councils of governments, such as data on overcrowding. The Santa Barbara Association submitted data on comparable regions' overcrowding rates using the 2014–2018 Census data, which HCD then incorporated into its overcrowding calculation. However, HCD had intended for its calculation to incorporate 2015–2019 data. Although this particular error was not large, it was in addition to the other errors in the assessments we reviewed, as discussed above. It concerns us that HCD does not have a formal review process to ensure that these important housing needs assessments are as accurate as possible.

We identified these errors, which would be difficult to detect

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management to verify that staff members retrieve and enter the correct data in the spreadsheets. However, HCD told us that its primary process for identifying errors in its needs assessments is to send a draft assessment to each council of governments for review rather than to have HCD supervisors or other HCD staff members review the drafts.

HCD's reliance on the councils of governments for checking the accuracy of the needs assessments is problematic. As we discuss in the Introduction, [the needs assessment process can be contentious and draws attention from numerous stakeholders](#). Therefore, some councils of governments may be reluctant to propose changes or corrections to their needs assessments that increase their own housing needs. In fact, two of the errors we identified inaccurately lowered the needs assessments, but HCD stated that neither the Santa Barbara Association nor the Sacramento Council notified HCD of the errors, and no record we reviewed indicated whether the two councils of governments noticed the errors at all.

When we brought these concerns to HCD's attention, its deputy director of housing policy development (housing policy deputy) stated that the department plans to conduct and document supervisor reviews of its needs assessments for its next planned round of assessments in 2023. It is crucial that HCD do so to ensure that councils of governments plan for the appropriate amount of housing and to maintain public confidence in the validity of the State's assessments of local housing needs.

HCD Did Not Demonstrate That It Adequately Considered Certain Factors That State Law Requires for Housing Needs Assessments

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the reliability of its needs assessments. The law requires HCD to review data and assumptions that councils of governments submit for the factors considered in housing needs assessments, and it allows HCD to make adjustments to the needs assessments after this consideration. HCD may accept or reject the submitted information, and it must issue a written determination on the data assumptions for each factor and the methodology it will use.

Although HCD generally included most of the factors outlined in state law in the three needs assessments we reviewed, it did not adequately demonstrate how it considered two factors: the balance between jobs and housing in the region (jobs/housing balance) and housing lost in emergencies, such as wildfires. The housing policy deputy stated that HCD addresses these factors through its projected household data and other adjustment factors, and currently documents that consideration with an assertion in its final needs assessment that it considered all factors specified in state law.

When we asked HCD about its specific consideration of the jobs/housing factor, HCD indicated that it relied on a work group's draft analysis of jobs/housing relationships. However, this analysis is outdated and provided limited direction for how the jobs/housing balance would affect needs assessments. The housing policy deputy stated that HCD had studied the jobs/housing balance factor in 2010, 12 years ago. The analysis noted that the inconsistent data available between regions makes regional comparisons of jobs and housing difficult and that statewide standardized employment data are not available for comparison purposes. Although it did not recommend specific adjustments for the jobs/housing balance factor, the 2010 work group indicated that HCD should solicit specific information from councils of governments to address this factor. However, HCD did not specifically request such information from the Sacramento Council, the Santa Barbara Association, or Amador County—

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HCD believes that its other adjustments for different factors also addressed the jobs/housing balance factor. Specifically, HCD asserted that its adjustments to address low vacancy rates, high overcrowding, and high cost burdens address jobs/housing balance issues. However, HCD did not provide an analysis that demonstrated how, or to what extent, these adjustments address the jobs/housing balance. The housing policy deputy also noted the potential for inequitable adjustments for jobs/housing balance between regions because regions receive needs assessments at different times but agreed to review data sources and seek academic perspectives on approaches to account for the jobs/housing balance in the next round of needs assessments. HCD also agreed that as part of its review of the jobs/housing balance factor, it would consider either adding a specific adjustment or modifying its other adjustments, such as increasing the cost burden adjustment, to better account for the factor in the future.

The second factor HCD inadequately considered was housing lost during emergencies. HCD did not consider housing lost during emergencies in a consistent manner across different regions, which led it to understate housing needs in the Santa Barbara Association's needs assessment. State law requires HCD to consider data and assumptions submitted by a council of governments on housing lost during a state of emergency declared by the Governor if that lost housing has not been rebuilt or replaced at the time of the collection of data for the needs assessment. In 2017 the Governor declared a state of emergency in Santa Barbara and Ventura counties due to the Thomas Fire, which destroyed more than 1,000 housing units and other structures. HCD did not consider the loss of units caused by this wildfire, as required by state law, and did not make an adjustment for this factor in the 2021 Santa Barbara Association needs assessment, as it did in another region, which we discuss below. We believe HCD should have worked with state and county officials to

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HCD's housing policy deputy explained that HCD believes another factor addresses housing lost to fire emergencies. As we discuss in the Introduction, [HCD determines the replacement rate at which each council of governments' region loses housing units and applies an adjustment in the needs assessment to replace housing.](#) The replacement adjustment reflects the average annual rate of housing loss over the past 10 years that a council of governments needs to replace for units that have been destroyed or demolished, or are no longer inhabitable. The housing policy deputy stated that Finance provides it with information on the rate of housing replacement, such as when there is a fire that requires a building to be replaced. Although HCD considered replacement units in the Santa Barbara Association needs assessment, it did not include a separate consideration for units destroyed in emergencies. HCD's replacement adjustment identified the average rate that housing is replaced in Santa Barbara County based on 10 years of data from Finance. However, this approach minimized the effect of a wildfire by combining it with normal years of housing losses, resulting in less overall housing than actually needed.

Furthermore, HCD's approach to the Santa Barbara Association's declared state of emergency was not consistent with the approach it took in another assessment. Specifically, for the Butte County Association of Governments, HCD worked with county and state officials, including Finance, when it considered and then included an adjustment specifically for housing destroyed in the 2018 Camp Fire, for which the Governor also declared a state of emergency. HCD noted that it included the adjustment for the Butte County Association of Governments because this fire and associated housing loss was particularly large. We expected HCD to consider housing lost in declared emergencies consistently.

HCD needs to thoroughly document its required consideration of each factor because the needs assessment

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Although state law permits HCD to determine what adjustments, if any, to make in response to a particular factor, documenting the specific methodology and determination will enhance transparency and public trust. It will also allow HCD to more effectively justify its conclusions to stakeholders and potentially avoid litigation. It is also important that HCD conduct its needs assessments consistently across different regions and in compliance with state requirements, especially when adjusting for sensitive issues such as wildfire disasters.

The Healthy Vacancy Rate HCD Used in Assessments We Reviewed Was Poorly Supported

HCD did not provide adequate support for a critical determination it made about the healthy housing vacancy rate that it used in the three needs assessments we reviewed, raising questions about whether HCD can support the rate in its other assessments. State law requires HCD to consider how councils of governments' vacancy rates compare with healthy vacancy rates when determining housing needs assessments. As we discuss in the Introduction, [state law specifies that a healthy vacancy rate for rental housing should not be less than 5 percent, but it does not specify a healthy vacancy rate for owned housing, allowing HCD to make that determination.](#)

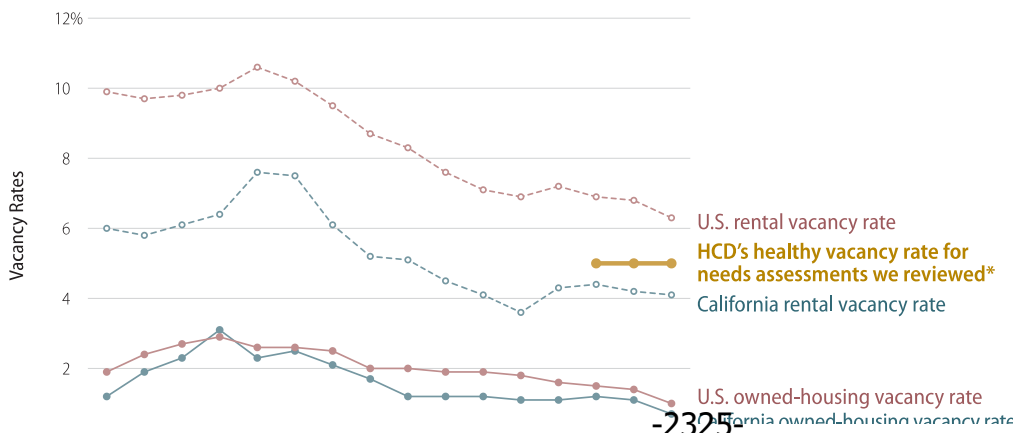
HCD used a 5 percent healthy vacancy rate for the combined rental and ownership markets for two of the councils of governments' assessments we reviewed.² HCD calculated the vacancy rate adjustment by subtracting the region's overall vacancy rate from the 5 percent healthy vacancy rate. Based on that rate, the vacancy rate adjustment for the Santa Barbara Association resulted in an increase of more

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adjustment would have increased by 40 percent, to 5,600 housing units. Therefore, it is important that the rate that HCD uses is adequately supported.

HCD concluded that its choice of a single healthy vacancy rate for the overall market instead of separate rates for owned and rental housing was appropriate. HCD stated that in 2018, for the current round of needs assessments, it began evaluating vacancy rates across the total number of homes available, a change from its previous approach of separating the rental and ownership markets before evaluating vacancy rates in each of them. HCD stated that it changed its approach to reflect the fact that some owned housing becomes rental housing over time. Conversely, a development may be rented for an initial period and then sold to owners after a condominium conversion. However, as shown in Figure 4, the vacancy rates of the two categories are significantly different—ownership vacancy was much lower than rental vacancy over the past 15 years. We are concerned that HCD has not completed a formal analysis to support its claim that a single healthy vacancy rate was appropriate.

Figure 4
HCD Targeted a Vacancy Rate That Is Between
Historical Rates for Rented and Owned Housing



RESPONSES

* Before it started using a single 5 percent vacancy rate in 2018, HCD used separate rates for rental and owned housing for each assessment.

When we asked HCD for its support for using the 5 percent healthy vacancy rate in the assessments, it provided only limited information that did not adequately support its assumptions. HCD explained that although it understands that the ownership vacancy rate is somewhat lower than 5 percent, the literature it reviewed indicated that a healthy rental vacancy rate is likely somewhat higher than 5 percent, and it believes the 5 percent is defensible for the combined market. However, HCD did not thoroughly analyze vacancy rates when it began to use this healthy vacancy rate assumption in 2018. HCD provided a summary document from a work group it convened in 2010 that reviewed historical vacancy rates in different regions, but the work group's summary did not reach a conclusion on a healthy vacancy rate. Instead, the summary referenced information the work group had reviewed, including government reports, and noted a range of vacancy rates among other states that included separate rates for owned and rented housing. Additionally, some of the information was outdated because several of the government reports the summary cited were published in the 1980s. The summary also stated that HCD had used the same healthy vacancy rates—using separate rates for owned and rental housing—since 2006 and may adjust them for current economic conditions.

Despite the large impact of the vacancy rate adjustment on a region's total needs assessment, HCD has relied on the 5 percent healthy vacancy rate without providing adequate support for its approach. For example, HCD made a vacancy rate adjustment to increase Sacramento's needs assessment by more than 22,700 units, or nearly 15 percent of the total housing needs. Therefore, we expected HCD to provide sufficient analysis and support for its assumptions underlying

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risks making adjustments that are not reflective of a region's true housing needs.

HCD Did Not Identify a Problematic Proposal From a Region and Inappropriately Reduced Its Needs Assessment

HCD did not sufficiently review the regions that councils of governments compared themselves to as part of the needs assessment process. For two factors in its needs assessments, state law requires HCD to consider how a council of governments' regional data compares to that of other similar regions in the nation. For these factors—overcrowding and cost burden—the law requires councils of governments to provide data from regions they propose as “comparable.” For the cost burden adjustment, state law requires councils to provide data from “healthy” housing markets. State law allows HCD to adjust a council of governments' needs assessment based on these factors, thus allowing communities to plan for more housing to better address the housing crisis. Under state law, HCD must consider the information a council of governments submits, though it does not have to use that information in its final needs assessment. State law does not provide criteria for the councils of governments to select comparable regions to propose. However, in correspondence to the council of governments we reviewed, HCD recommended that several non-housing factors—such as population, median income, and jobs per capita—be included for comparison to help guide councils of governments in their selections of comparable, healthy regions.

HCD's reviews of comparable regions selected by councils of government have been inconsistent because the department

RESPONSES

HCD does not have a documented process to guide its evaluation of councils of governments' proposals to ensure that its reviews are consistent. HCD explained that even though it does provide guidance on what criteria councils of governments could use for their proposals of comparable regions, it has avoided instituting a specific, formal review process because state law specifically allows councils of governments to determine what regions are comparable. However, state law also gives HCD the ability to reject those same proposals. Therefore, we believe it is important for HCD to have a formal process to review the comparable regions that councils of governments propose so it can ensure that it is using this authority consistently for different needs assessments.

The Santa Barbara Association provided HCD with a comparable region proposal that we found problematic. In January 2021, after working with HCD to adjust its comparable region proposal, the Santa Barbara Association provided a memo to HCD explaining that it based its selection of comparable regions on certain categories, such as population, household size, rent-to-income ratio, age distribution, and poverty. These criteria resulted in the Santa Barbara Association choosing regions that were likely experiencing housing problems similar to its own region because they also had higher, unhealthy, rates of overcrowding and cost-burdened households compared to national averages. The use of household sizes and rent-to-income ratios to select comparable regions was problematic. For example, the overcrowding rate—reflecting the number of housing units that have more than one person per room in a region—is likely higher in a region with a higher average household size. Similarly, a region with a higher rent-to-income ratio is likely to have more households with heavy cost burdens. Higher overcrowding and heavier cost burdens than the national average indicate that those housing markets are not healthy.

RESPONSES

explained that it views its role as providing guidance to councils of government in their process of selecting comparable regions, rather than being prescriptive. However, our concern is that the Santa Barbara Association specifically used certain criteria that resulted in it selecting unhealthy housing markets, which HCD acknowledges is an approach that has led it to reject other councils' comparisons. Had HCD compared the Santa Barbara Association to regions with cost burden rates closer to the national average, we estimate that its needs assessment would have increased by 470 housing units to about 25,300, or an increase of 1.9 percent. Without a consistent process to review the criteria that councils of governments propose to identify comparable regions, HCD may be allowing some regions to plan for less housing than they otherwise should.

Recommendations

Legislature

To provide HCD additional clarity and guidance in conducting its vacancy rate adjustments, the Legislature should amend state law to clarify whether HCD should continue to use a healthy vacancy rate that includes both rental and owned housing or whether it should determine and use separate healthy vacancy rates for owned housing and rental housing.

HCD

To ensure that its needs assessments are accurate and do not contain unnecessary errors, by June 2022 HCD should institute a process to ensure that its staff performs multiple reviews of data in its assessments

RESPONSES

To demonstrate that its needs assessments are complete and address all relevant factors, by September 2022 HCD should establish a formal process to document its consideration of all factors required by state law in its needs assessments.

To ensure that it adequately supports the vacancy rate adjustments it makes to needs assessments, by February 2023 HCD should perform a formal analysis of healthy vacancy rates and historical trends to inform those adjustments.

To ensure that it does not reduce its needs assessments based on inappropriate information provided by councils of governments, by June 2022 HCD should develop a formal process to review the appropriateness of councils of governments' proposed comparable regions, including identifying the criteria it will consider when reviewing councils of governments proposals. HCD should use this formal process and criteria to consistently evaluate the appropriateness of the proposals to ensure that they identify regions with healthy housing markets.

Finance Provides Reasonable Population Projections, but It Has Not Provided Sufficient Support for Its Household Formation Projections

Key Points

- Finance's population projections are the basis of HCD's needs assessments, and they are generally accurate. Projections for counties with less than 250,000 residents were less accurate than for counties with more than 1 million residents, but the accuracy of projections has improved over time.
- Finance also creates projections of the number of future households in the State by county. Although HCD uses the household projections in its needs assessments, Finance has not conducted a rigorous analysis to support the household formation rates it uses for the projections.

Finance's Population Projections Have Generally Been Accurate

The basis of housing needs assessments are population forecasts that Finance produces. State law requires Finance to produce short- and long-range projections of the population, and it does so for the entire State and its counties. To develop its population projections, Finance projects future births, deaths, and migration, or movement into and out of the State, to determine the State's future population by county. HCD then uses the projections for five to 10 years into the future in its needs assessments, depending on the period the assessment covers.³ To review the accuracy of Finance's previous population projections and their potential impact on HCD's needs assessment process, we compared the statewide population projections for 2020 that Finance published in 2011 to Census data for 2020. We found that its projections were overestimated by just 2.7 percent. The variables that

RESPONSES

We also reviewed the process and data that Finance uses to make its projections and found that it is appropriate. Finance has programmed the software that it uses to make projections to identify and remove illogical results and fix errors in the results. Finance staff members also perform reviews of these projections. Staff members compare the projections to previous projections to ensure that there are no unexpected or dramatic changes. Finance also stated that managers review the results before the department provides the data to HCD.

When we reviewed Finance's county-level projections over several years, we noted that their accuracy varied. The projections Finance made in 2011 for the 2020 population were less accurate in counties with less than 250,000 residents than in counties with more than 1 million residents. For example, Finance projected that Colusa County's 2020 population would be nearly 25,000, but the actual population according to the 2020 Census was only about 22,000, a difference of 12 percent. In contrast, Finance projected that Orange County's 2020 population would be 3.2 million, and the actual 2020 population was 3.19 million, a difference of 0.4 percent. However, we reviewed subsequent projections that Finance published in 2013, 2016, and 2019 of 2020 county populations and found, as would be expected, that its 2019 projections were more accurate.

Finance plans to account for 2020 Census results when making its next population projections in 2023. When we asked Finance about the differences that we identified in its projections compared to Census data, it had already begun reviewing those differences in preparation for its next population projections. In fact, it had identified a series of events and changes that may have affected the accuracy of its projections in specific counties. For example, Finance noted that its projection for Mono County was inaccurate due to population reductions resulting from staffing changes at a

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*March 17, 2022*

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[HCD's Housing Needs Assessment Process Lacks Sufficient Reviews and Support](#)

[Finance Provides Reasonable Population Projections, but It Has Not Provided Sufficient Support for Its Household Formation Projections](#)

[PDF](#) | [Fact Sheet](#)



adjustments in its approach for projections as it incorporates 2020 Census data into its next population projections, which it expects to release in early 2023.

Finance Has Not Adequately Supported Rates It Uses to Develop Household Formation Projections

Finance did not have a rigorous process to support its projections of the number of households in each region, despite the importance of this data in determining a region's housing needs. One of the factors that HCD's needs assessments include are the projections of the number of households that Finance expects in future years in communities across the State. Finance estimates the number of expected households by identifying a household formation rate for different age groups in each county. The household formation rate represents the likelihood that individuals in particular age groups will have their own households. HCD applies the rate by age group to the population projections to estimate the number of households that will exist in the future in a region. Because local governments will need to plan housing to accommodate these new households, HCD includes this expected new demand in its needs assessment process.

We expected Finance to use household information in the 2010 Census as its basis for projecting household formation rates, as 2010 data forms the basis of its current set of population projections.⁴ However, Finance explained that instead it estimated current household formation rates using information from earlier Census data as well as the 2010 Census. Specifically, Finance projects that Californians will be increasingly likely to form their own households in the

RESPONSES

relatively low household formation rate, which may have resulted from cultural, demographic, or economic changes, such as the Great Recession that began in 2007. According to Finance, its household formation rate reflects an assumption that household formation patterns in California will increase over time to pre-2010 levels—those before that recession, when people were more likely to own homes or take on fewer roommates.

However, Finance did not formally study how Californians would form households. In partnership with HCD in 2014, it solicited advice from some experts participating on the 2015–2025 Statewide Housing Plan Technical and Research Advisory Committee (advisory committee) to guide its decisions on household formation rates. Finance noted that its household formation rates were the result of deliberations among members of the advisory committee. This advisory committee is different from the work group mentioned previously that HCD convened in 2010 that discussed vacancy rates. However, our review of available documentation from the advisory committee found that it did not make any conclusions about household formation rates. The advisory committee also did not provide Finance any formal guidance, analysis, or report on household formation rate trends.

In 2015 and 2016, Finance and HCD staff members reached out to several university professors and other experts from the advisory committee to discuss household formation rates. In a series of emails, staff members from Finance and HCD communicated with experts to discuss factors that may affect household formation rates, such as changes in young adult behavior after the Great Recession and slowing immigration and birth rates. This discussion also reflected concerns about relying on 2010 Census data, because the data reflected conditions during a recession. As part of these conversations, HCD and Finance proposed to the experts several different household rate trends, one of which Finance now uses.

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years, we expected Finance to better support the assertion that it is using the most appropriate rate. For example, Finance could have documented an analysis of historical household formation trends, a review of academic literature, and its consideration of all factors relevant to household formation rates to demonstrate that its household projections are defensible.

Needs assessments can change significantly depending on the accuracy of Finance's assumptions. Slight changes to household formation rates, which directly increase or decrease the number of projected households, can change HCD's needs assessments by thousands of units. For example, if HCD's needs assessment for the Santa Barbara Association used household formation rates 1 percent lower, the region's needs assessment would decrease by 17.5 percent, or about 4,350 fewer units of housing.⁵ Similarly, if the needs assessment used 1 percent higher household formation rates, the needs assessment would increase by as many units.

Finance plans to reevaluate its household formation rates soon. Finance believes the household formation rates it uses are still reasonable because available Census data generally indicated that it was still a reasonable expectation for household formation rates to increase in the future and that it would make sense to wait to formally reevaluate its assumption after detailed 2020 Census data is available. Finance also explained that its assumption that household formation rates will grow over time helps it to avoid projecting that recession-era economic issues and housing affordability problems will persist and affect household growth indefinitely in the State. However, without a formal comprehensive review of more recent demographic and economic information, Finance cannot adequately assure the public, stakeholders, and HCD that it is providing the most appropriate household formation rates that HCD includes in the critical needs assessment process.

Finance

To ensure that the population projections it provides to inform HCD's needs assessments are as accurate as possible, by February 2023 Finance should review its projections for the counties with the most significant projection inaccuracies and adjust its methodology as necessary based on 2020 Census data and other information.

To ensure that the household formation rates that it provides HCD are appropriate, Finance should, by February 2023, conduct a comprehensive review of its assumptions about the household formation rates it uses in projections, and it should document that review.

We conducted this performance audit in accordance with generally accepted government auditing standards and under the authority vested in the California State Auditor by Government Code section 8543 et seq. Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on the audit objectives. We believe that the evidence obtained provides a reasonable basis for our findings and conclusions based on our audit objectives.

Respectfully submitted,

MICHAEL S. TILDEN, CPA
Acting California State Auditor

March 17, 2022

Appendix A

HCD HOUSING NEEDS ASSESSMENTS WE REVIEWED

The chair of the Joint Legislative Audit Committee (Audit Committee) directed the California State Auditor (State Auditor) to conduct an emergency audit to examine HCD's regional housing needs determination process. We reviewed three of HCD's regional housing needs assessments: the Sacramento Council, the Santa Barbara Association, and Amador County. We provide those assessments in tables A.1 through A.3 to give context to the findings in our report. As noted in the Introduction, for counties without a council of governments, HCD also provides allocations of housing needs to the county and cities within it. [Table A.4](#) provides the allocation HCD provided to Amador County and the cities within that county. In contrast, the councils of governments provide allocations of housing needs by income category to their member counties and cities.

HCD did not provide consistent details in the three assessments reviewed, and as a result, there are some differences among the assessments we display below. The time covered by the assessments, and the total housing needs that communities must accommodate, vary. HCD does not complete all assessments at the same time and does not always cover the same period because it aligns the needs assessment process with other planning processes, such as regional transportation planning. The total regional housing needs assessment corresponds to the time period displayed

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Table A.1

HCD Regional Housing Needs Assessment for the Sacramento Council

SACRAMENTO COUNCIL: JUNE 30, 2021–AUGUST 31, 2029 (8.2 YEARS)	
STEPS TAKEN TO CALCULATE REGIONAL HOUSING NEEDS	AMOUNT
Population: August 31, 2029 (Finance June 30, 2029, projection adjusted +2 months to August 31, 2029)	2,844,860
– Group Quarters Population	– 57,315
Adjusted Household Population	2,787,545
Projected Households Minus South Lake Tahoe	1,021,005
+ Vacancy Rate Adjustment (2.23%)	22,730
+ Overcrowding Adjustment (0.60%)	6,111
+ Replacement Needs Adjustment (0.50%)	5,105
– Occupied Units Estimated (June 30, 2021)	– 908,396
+ Cost Burden Adjustment	6,957

**Sixth Cycle Regional Housing Needs
Assessment Total 153,512
Housing
Units**

RESPONSES

* South Lake Tahoe is not in the Sacramento Council planning area, but it is included in Finance's population and household projections for El Dorado County. Discussions between HCD, the city of South Lake Tahoe, the Tahoe Regional Planning Agency (TRPA), and the Sacramento Council have resulted in the determination that the households projected by TRPA for the 2021–2029 needs assessment cycle (445 units) should not be included in the needs assessment determined for the Sacramento Council region.

Table A.2
HCD Regional Housing Needs Assessment for the
Santa Barbara Association

SANTA BARBARA ASSOCIATION: PROJECTION PERIOD (8.6 YEARS)	
STEPS TAKEN TO CALCULATE REGIONAL HOUSING NEEDS	AMOUNT
Population: February 15, 2031 (Finance June 30, 2031, projection adjusted -4.5 months to February 15, 2031)	488,190
– Group Quarters Population	– 27,525
Adjusted Household Population	460,665
Projected Households	160,850
+ Vacancy Rate Adjustment (2.51%)	4,030
+ Overcrowding Adjustment (6.44%)	10,359
+ Replacement Needs Adjustment (0.50%)	804
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RESPONSES

REGIONAL HOUSING NEEDS	AMOUNT
Sixth Cycle Regional Housing Needs Assessment Total	24,856 Housing Units

Source: HCD’s needs assessment for the Santa Barbara Association.

Table A.3
HCD Regional Housing Needs Assessment for Amador County

AMADOR COUNTY: PROJECTION PERIOD (10.9 YEARS)	
STEPS TAKEN TO CALCULATE REGIONAL HOUSING NEEDS	AMOUNT
Population: September 15, 2029 (Finance June 30, 2029, projection adjusted to September 15, 2029)	40,090
– Group Quarters Population	– 4,405
Adjusted Household Population	35,685
Projected Households	15,330
+ Vacancy Rate Adjustment (0.04%)	6
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REGIONAL HOUSING NEEDS	AMOUNT
------------------------	--------

- Occupied Units	- 14,697
+ Cost Burden Adjustment	34

Sixth Cycle Regional Housing Needs
Assessment Total

741
Housing
Units

Source: HCD’s needs assessment for Amador County.

Table A.4
HCD Regional Housing Needs Assessment for Amador County

	REGIONAL HOUSING NEEDS ALLOCATION BY INCOME CATEGORY				
JURISDICTION	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
Amador County Total	189	123	140	289	741
Amador	1	1	1	2	5
Ione	30	20	25	42	117
Jackson0	27	23	24	64	138
			-2341-		

RESPONSES

JURISDICTION	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL
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Unincorporated Amador County	109	62	72	134	377
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Source: HCD’s needs assessment for Amador County.

Appendix B

SCOPE AND METHODOLOGY

The Audit Committee directed the State Auditor in October 2021 to conduct an emergency audit to examine the regional housing needs determination process. The audit was approved under Joint Legislative Audit Committee Rule 17. Recognizing that Rule 17’s cost limitations prevented us from satisfying all objectives of the emergency audit, we focused our work on the first three objectives contained in the emergency audit request. The table below lists those objectives and the methods we used to address them.

Audit Objectives and the Methods Used to Address Them

RESPONSES

<p>1 Review and evaluate the laws, rules, and regulations significant to the audit objectives.</p>	<p>Reviewed relevant laws, rules, regulations, policies, and procedures related to the housing needs assessment process.</p>
<p>2 Assess Finance's process for developing population projections used by HCD. Determine what changes Finance made to its projections in response to economic and demographic changes caused by the pandemic as well as new Census information. Evaluate historical accuracy of Finance's population projections</p>	<ul style="list-style-type: none"> Reviewed Finance's calculation process for its most recent set of projections and assessed the reasonableness of its process and the information Finance uses to generate its projections. Assessed Finance's planned modifications to future projections based on COVID-19 impacts and found them to be reasonable. Finance intends to update its projections in January or February 2023 to take into account recent Census data that reflects reduced births and increased deaths due to the pandemic in 2020 and early 2021. Compared Finance's past population projections to 2020 Census data to assess their accuracy.

RESPONSES

- 3

Evaluate HCD’s process for developing regional housing needs determinations to ascertain whether it complies with state law and results in appropriate calculations. Assess whether HCD properly used vacancy rates for rental markets and for the entire housing market.
- Reviewed the process HCD used to create three needs assessments for the Sacramento Council, the Santa Barbara Association, and Amador County, and determined which factors listed in state law it considered, and whether its consideration was appropriate.
 - For the same three assessments, which HCD completed after changes to state law in 2018, reviewed each adjustment HCD made in the assessments and determined the relative impact of the adjustments on the overall assessment.
 - For the three assessments we reviewed, assessed HCD’s support for the 5 percent healthy vacancy rate it uses for the overall housing market, including reviewing available historical information and economic research.

Source: Audit workpapers.

Business, Consumer Services and Housing Agency

March 4, 2022

Michael S. Tilden Acting State Auditor
California State Auditor
621 Capitol Mall, Suite 1200
Sacramento, CA 95814

RE: Agency Response to 2021-125 Regional Housing Needs Assessments: The Department of Housing and Community Development Must Improve Its Processes To Ensure Communities Can Adequately Plan For Housing

Dear Mr. Tilden:

Thank you for the opportunity to review and provide comments to the audit pertaining to the Regional Housing Needs Assessment (RHNA) process led by the Department of Housing and Community Development (HCD).

- ① As noted, the state's RHNA process requires consultation with Councils of Governments and intensive data analysis to determine the housing needs for regions. We appreciate that the audit found that HCD follows a sound methodology in administering this responsibility and offers some process improvement recommendations.

Attached you will find a detailed response from HCD summarizing the additional resources and process improvements that are underway including increasing staff and standardizing documentation processes.

The Business, Consumer Services and Housing Agency (Agency) and HCD are committed to maximizing opportunities

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RESPONSES

If you have any additional questions for my team at Agency or HCD, please contact us at your convenience.

Sincerely,

Lourdes Castro Ramírez, M.A.
Secretary

Department of Housing and Community Development

March 4, 2022

Michael S. Tilden Acting California State Auditor
621 Capitol Mall, Suite 1200
Sacramento, CA 95814

RE: Regional Housing Needs Assessment

Dear Mr. Tilden:

- ① This is the California Department of Housing and Community Development's (HCD) response to the Regional Housing Needs Assessment (RHNA) audit conducted by the California State Auditor. HCD is pleased to see the audit found no significant problems with the methodology or instances of double counting. The auditor also identified that statutory changes that allow HCD to provide adjustments to the existing and projected regional housing needs have resulted in larger determinations.

Still, the audit found opportunities for process improvements and HCD is committed to implementing those recommendations. HCD has already added more staff to the RHNA team and, in partnership with our internal audit team, continues to improve the quality of our determination

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particular following the auditor's review, process and quality control improvements will be beneficial moving forward.

Recommendation 1 (Quality Control/Quality Assurance):

To ensure that its needs assessments are accurate and do not contain unnecessary errors, by June 2022 HCD should institute a process to ensure its staff perform multiple reviews of data included in its assessments, including data that staff input and councils of governments (COGs) submit.

- Response: HCD agrees with the first recommendation (page 25 of 38) and will complete documenting the process by the proposed deadline. HCD has started to create additional process documents to aid in implementing this recommendation. HCD is committed to more accurately determining the housing need moving forward and values the improved process suggestions.

Recommendation 2 (Jobs Housing Factor and Units Lost):

To demonstrate that its needs assessments are complete and address all relevant factors, by September 2022 HCD should establish a formal process to document its consideration of all factors required by state law in its needs assessments.

- ② Response: HCD is committed to continuous process improvement and providing public documentation of the processes we implement. While HCD does consider all factors described in statute, HCD agrees with the second recommendation (page 26 of 38) and has already initiated the creation of additional process documents to aid in implementing this recommendation.¹ HCD will complete the documentation process by the proposed deadline.

Recommendation 3 (Vacancy Rate): To ensure that it

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- (3) Response: As the auditor's report states, the Legislature did not specify what vacancy rate to use for ownership housing. Given that housing units can fluctuate between renter and home ownership, and acceptable rental vacancies could be higher than 5 percent, HCD's 5 percent target rate for total housing stock vacancy is a reasonable application of the statute. However, HCD agrees with the third recommendation (page 26 of 38) and will complete a formal analysis of trends and compile updated research on this topic by the proposed deadline.

Recommendation 4 (Comparable Region Analysis): To ensure that it does not reduce its needs assessments based on inappropriate information provided by councils of governments, by June 2022 HCD should develop a formal process to review the appropriateness of councils of governments' proposed comparable regions, including identifying the criteria it will consider when reviewing councils of governments' proposals. HCD should use this formal process and criteria to consistently evaluate the appropriateness of the proposals to ensure that they identify regions with healthy housing markets.

- Response: HCD agrees with the fourth recommendation (page 26 of 38) and, by the proposed deadline, will formalize a technical assistance document outlining the comparable regions process, as well as a list of criteria HCD will use when reviewing comparable region proposals. Though HCD can accept or reject data provided by COGs, HCD also recognizes the inherent challenge of COGs identifying regions that meet both the undefined concept of comparable and having a healthy housing market given the extent California's housing crisis.

¹ At the time of this drafting, under confidentiality provisions related to litigation and mediation, HCD is unable to publicly share the details of how it intends to establish a more formal process to document its consideration of all factors in its needs assessments. These confidentiality provisions are anticipated to be lifted contemporaneously with the current publication date of this audit. Should the Auditor require, though HCD does not believe it to be necessary, HCD will supplement this response with the additional information it currently is unable to disclose.

Comments

CALIFORNIA STATE AUDITOR'S COMMENTS ON THE RESPONSE FROM THE BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

To provide clarity and perspective, we are commenting on the response to the audit from the Business, Consumer Services and Housing Agency (agency) and HCD. The numbers below correspond to the numbers we have placed in the margin of the response.

- ① The agency and HCD mischaracterize our conclusions. Our report does not state that HCD follows a sound methodology when developing needs assessments. Rather, we identified several problems with HCD's methodology, such as its limited review of staff members' data entries and a lack of adequate consideration of factors required by state law.

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[the needs assessments we reviewed.](#) Specifically, for the jobs/housing balance in the region, it relied on outdated information during its consideration and did not follow up with regions as it intended. For housing lost in emergencies, HCD did not consistently consider this factor across different regions. As a result, HCD understated housing needs in the Santa Barbara Association's needs assessment and potentially reduced the overall reliability of the assessment.

- ③ HCD asserts that the 5 percent target rate for total housing stock vacancy is a reasonable application of state law. However, as we note in the report, [HCD did not adequately analyze healthy vacancy rates when it began to use this healthy vacancy rate assumption in 2018.](#) We are concerned that HCD has not completed a formal analysis to support its claim that using the same healthy vacancy rate for both rental and owned housing was appropriate.

Department of Finance

March 4, 2022

Michael S. Tilden California State Auditor (Acting)
621 Capitol Mall, Suite 1200
Sacramento, California 95814

Re: Department of Finance Response to Draft Audit 2021-125

Dear Michael:

The California Department of Finance has received the California State Auditor's (CSA) draft findings concerning the ~~Regional Housing Needs Assessment Process~~. The below

RESPONSES

CSA first recommends that Finance review its population projections for counties after 2020 Census data are made available. As this is a standard practice for any demographer updating population projections after the release of a new decennial Census and the department intends to conduct this review as it always has, we agree with CSA's recommendation.

Finance's household projections rely on projecting trends in household formation from the 1990, 2000, and 2010 Censuses to 2030. They are intended to show what might happen if these trends continue into the future. There are various reasons why patterns of household formation may be different in the future, such as economic changes, the impact of new government policies, as well as imbalances between housing supply and demand. As these are not generally predictable, we periodically reevaluate trends and assumptions, particularly after the release of a new Census; thus, we agree with the Auditor's second recommendation that Finance review assumptions used in projecting household formation rates after the release of the necessary detailed Census 2020 data later this year.

CSA also recommends that Finance document this review. Each decennial Census is an opportunity to reevaluate and reexamine models and assumptions. Much of Finance's analysis and deliberation has traditionally been internal. Finance agrees with the Auditor's recommendation and will explore ways to more fully document existing processes.

- ① Finally, as the audit notes, Finance reasonably limits its reliance on Census 2010 data for its household projections because that census occurred during the unique—and temporary—economic conditions present in the wake of the Great Recession. In consultation with an advisory committee composed of demographers and other experts in academia, government, and the private sector, Finance's process also reflects the long-run trend evident from the 1990 and 2000

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of as much recent American Community Survey (ACS) data as possible to evaluate changes in household formation since the 2010 Census. Comparisons of Finance's earlier projected headship rates and ACS data indicates that the assumptions underlying the projections are reasonable; and that use of Census 2010 based rates exclusively would have resulted in household under-projection.

Thank you for the opportunity to review this draft report. If you have any questions, please contact Walter Schwarm, Chief Demographer.

Sincerely,

Keely Bosler
Director

Comment

CALIFORNIA STATE AUDITOR'S COMMENT ON THE RESPONSE FROM THE DEPARTMENT OF FINANCE

To provide clarity and perspective, we are commenting on Finance's response to our audit. The number below corresponds to the number we have placed in the margin of the department's response.

- ① Finance overstates our report's conclusions. We did not make a determination that Finance's reduced reliance on 2010 Census data was reasonable. As we indicate in the report, [Finance explained that its household formation rate reflects](#)

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on that page that Finance asserted to us that its household formation rates are reasonable based on these and other considerations. However, Finance did not provide us a documented analysis to demonstrate that the household formation rates it used in its projections were reasonable.



Using ADUs to Satisfy RHNA

Technical Memo

Background

Jurisdictions are allowed to use ADUs to help satisfy their RHNA requirements; however, the process is somewhat different than other aspects of the sites inventory. The standard method is to estimate the number of ADUs that will be developed in the planning period, then distribute those estimated units into each of the income categories.

Estimating Production

The estimate should be based on the average number of ADU building permits issued each year, multiplied by eight (because there are eight years in a housing element cycle). Most cities base their determination of annual ADU permits by averaging the building permits approved each year since 2018, when state law made it easier to construct the units. This is generally considered a safe harbor.

There is a small amount of flexibility in the calculations. If numbers were low in 2018 (or 2019) but were high in 2020, 2021, and 2022, a jurisdiction could *potentially* use 2019-2021 or 2020-2022 as the baseline. Because this is outside the safe harbor, these calculations would need to be bolstered by a logical explanation for the methodology, e.g., the jurisdiction further loosened regulations in 2019.

Projecting a higher number of ADUs than what has been demonstrated through permit approvals in recent years may be possible, but more challenging. A slightly larger number may be warranted if a robust, funded, and clear plan to increase production has been put in place. However, you are strongly encouraged to coordinate with HCD before deviating from the standard methodology.

ADU sites are not listed in the site inventory, rather they are summarized and tallied in their own subsection.

Determining the Income Distribution

ABAG conducted an analysis of ADU affordability and concluded that in most jurisdictions, the following assumptions are generally applicable. Many jurisdictions are choosing to use these numbers in lieu of conducting their own affordability analysis.

Table 1. Percent of ADUs Affordable to Different Income Categories

Percent	Income Category
30%	Very low income
30%	Low income
30%	Moderate income
10%	Above moderate

Please contact your County Collaborative Technical Assistance Provider for more information on affordability. A few key points are summarized below:

- Use building permits issued for the estimate.
- Jurisdictions do not need to list the addresses for potential ADUs.
- Make sure the assumptions in your Housing Element match the numbers reported in past year APRs.

Please visit the ABAG Housing Technical Assistance page for more information, including a webinar that covers this topic.

Sample Housing Element Write Up

The following is what a jurisdiction might include in their sites inventory section of the housing element.

Since City amended its ordinance in 2019, the number of ADUs permitted has significantly increased. City's ordinance goes beyond state law and allows 1,200 square foot ADUs. Additionally, the City website has an entire section devoted to ADUs with clear information about the standards and approval process. On average, the building department provides comments to completed ADU applications in 10 days. 2018 is not used as a base year because the old ADU standards were very restrictive and the City did not have much information on its website. Production has been consistently higher since the new ordinance went into effect.

Since 2019, the City has issued an average of 12.75 ADU permits per year, as listed below.

Year	Building Permits
2017	2
2018	1
2019	10
2020	15
2021	10
2022	16 (estimate based on first 6 months)

Based on the annual average of 12.75 ADU permits per year since 2019, the City is projecting 102 ADUs being permitted over the eight year planning period and is using ABAG's survey data to distribute the projected units by income category:

Income Category	Percentages	Totals
Very low	30%	30
Low	30%	31
Moderate	30%	31
Above moderate	10%	10

Based on these calculations, the City is able to meet approximately 1/7 of its RHNA through ADUs, and must accommodate another 598 units on the sites detailed in the sites inventory. See table below for a summary:

	V Low	Low	Mod	Above Mod	Total
RHNA	200	200	100	200	700
Pipeline / Approved Units	0	0	0	0	0
ADUs	30	31	31	10	102
<i>Remaining RHNA</i>	170	169	69	190	598

ADUs and Level of Scrutiny of Other Sites in Housing Elements

Cities that are heavily dependent on redevelopment sites (or technically nonvacant sites) face more scrutiny in their lower income sites inventory. ADUs can help some cities avoid this additional scrutiny/analysis. To simplify: if greater than 50 percent of the lower income RHNA can be satisfied by vacant sites, under construction (pipeline) projects, and projected ADUs, cities can avoid the higher standard.

For example: If the lower income RHNA is 100 and there are ten units under construction and sites for ten vacant units, a jurisdiction can avoid the heightened scrutiny if ADU projections are at least 31 units for the housing element period. (Half of 100 is 50. 10 under construction plus 10 vacant plus 31 ADUs is 51, or greater than 50.)

From: [Reid Stephenson](#)
To: [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Concerns with the Draft Housing Plan
Date: Saturday, September 10, 2022 12:27:08 AM

Dear: Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz

I appreciate all the efforts you make to serve the public in Hillsborough, keeping this town such a special place for us all. I want to register my strong opposition to the draft Housing Element recently shared with the public. This plan is not good for the town, in my opinion. Specifically:

- 1) Why concentrate all this dense new housing in four areas of town as opposed to allowing the town's natural annual ADU growth to meet the required quota? Why undertake the expense of tearing down the town hall and replacing it with a high-rise with no parking allocation for 100 new residents?
- 2) While I understand you hired the consulting firm after an extensive RFP process, I fail to understand why a Chicago firm with no understanding or sensitivity to the Peninsula real estate market was hired. Additionally, why all these tight time schedules are now being imposed with just a couple of days to respond. I understand the town has missed various deadlines which has contributed to this last-minute scramble. Why isn't your consulting firm managing the process better?
- 3) Why hasn't the alternative plan been given more visibility to the community. It does not appear that any consideration has been given to their plan. You wouldn't even allow them to present within last evenings indoor function. You force them to be outside behind a table with limited visibility. From my perspective that just doesn't seem fair.

Thank you,

Reid Stephenson

[REDACTED]

Hillsborough

[REDACTED]

From: [Nancy Probst](#)
To: [General Plan](#)
Cc: [Hillsborough Mail](#); [Lisa Natusch](#); [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Christopher Diaz](#)
Subject: Housing/Zoning Policy
Date: Friday, September 9, 2022 3:53:16 PM

To whom it may concern:

We strongly oppose Hillsborough's proposed Housing Element plan, and urge Hillsborough City Council to reject it for the following reasons:

1. There is no need to rezone the entire city of Hillsborough.
2. School enrollments will increase 10%-25%, our community school system will be severely impacted, real estate values will suffer.
3. It creates an opportunity for future "up-zoning".
4. It erodes our property rights, including a goal to prevent owners of smaller homes from upgrading their properties
5. The plan underestimates the number of ADUs likely to be built while overestimating the "buffer" units needed.
6. The plan completely omits large town-owned parcels.
7. There is a lack of planning for infrastructure - sewer, water, parking, traffic, electrical, etc.

We are urging the city council to adopt the plan proposed by the town of Atherton - remove multi-family zones, reject rezoning, and meet the state requirements by increasing the numbers of ADU's and JADU's.

Please enter this comment into the public record.

Respectfully submitted,

Nancy Probst
Larry Probst
[REDACTED]
Hillsborough, CA

From: [Carol Rossi](#)
To: [General Plan](#)
Cc: Arouse@hillsborough.net; [Christine Krolik](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#); [Lisa Natusch](#); [Christopher Diaz](#); [Ann Ritzma](#)
Subject: Housing Element
Date: Friday, September 9, 2022 1:08:54 PM

I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it for the following reasons:

1. It unnecessarily rezones ("up-zones") the entire City.
2. It will cause dramatic change to the landscape and 10%-25% increase in school enrollments will destroy major reasons why people want to live here
3. It Opens a slippery slope making future "up-zoning" easy.
4. It erodes our property rights, including a goal to prevent owners of smaller homes from upgrading their properties
5. It imposes necessary burdens on all residents by underestimating the number of ADUs likely to be built while overestimating the "buffer" units needed.
6. It omits large town-owned parcels

Please enter this comment into the public record.

Respectfully submitted,

Carol Rossi



Hillsborough

From: [Lisa Natusch](#)
To: [General Plan](#)
Subject: FW: Comments: DRAFT 2023-2031 HOUSING ELEMENT & PLAN
Date: Friday, September 9, 2022 12:25:17 PM

From: Orna Resnekov [REDACTED]
Sent: Friday, September 9, 2022 12:24 PM
To: Al Royse <ARoyse@HILLSBOROUGH.NET>; Larry May <LMay@HILLSBOROUGH.NET>; Christine Krolik <ckrolik@HILLSBOROUGH.NET>; Sophie Cole <scole@HILLSBOROUGH.NET>; Marie Chuang <MChuang@HILLSBOROUGH.NET>
Cc: Ann Ritzma <aritzma@HILLSBOROUGH.NET>; Christopher Diaz <Christopher.Diaz@bbklaw.com>; Lisa Natusch <lnatusch@HILLSBOROUGH.NET>; Orna Resnekov [REDACTED]
Subject: Comments: DRAFT 2023-2031 HOUSING ELEMENT & PLAN

To whom it may concern, I request that all comments submitted to the town of Hillsborough on the **DRAFT 2023-2031 HOUSING ELEMENT & PLAN** be made publicly available to all town residents.

THOUGHTS ON THE DRAFT 2023-2031 HOUSING ELEMENT & PLAN

Good things that have happened:

1. Town residents and the HCA are getting involved in the discussion
2. Town staff have made limited efforts to involve town residents

Significant Problems:

1. I do not see any appreciable buy-in from either 1) Town staff or 2) Town residents for the **overall goals** of the "Housing Element"
 - o For example: the City Manager told me "this is just a plan"
2. I do not know who planned the process that led to the **DRAFT 2023-2031 plan**, but whoever did, and instructed staff, consultants and volunteer residents to come up with one draft plan set this process off in the wrong direction from the outset. There are many ways to

accommodate the overall goals of the "Housing Element". It would have been much better to come up with 2-3 plans and then have residents debate and discuss which plan(s) best suit the town of Hillsborough.

3. The town has many intelligent & capable residents who are willing to help. The town is not using the resources that it has at it's disposal optimally.
4. It is not reasonable to put forth such a plan and not examine how the town might deal with the impacts on the "the infrastructure" in Hillsborough - one is talking about adding about 600 housing units to the town (this is a significant percentage of the town's housing units):
 - o Schools
 - o The water system
 - o The police
 - o The firemen
 - o Town staff (who clearly are already over capacity and currently are not able to properly monitor building projects in the town)
 - o Evacuation routes in the event of an emergency situation
 - o The power grid (which is already not maintained properly)
 - o Communications
 - o Fire safety - adding about 600 units will lead to higher density housing in many areas of the town that are already considered to be a high fire risk areas
 - o Roads
 - o Additional impervious surfaces
 - o Property values
5. Land is expensive in Hillsborough and there is a lot of money to be made building additional and/or different housing units in Hillsborough. While some feel this is just a plan - market forces are going to push rapid development of areas that are either sub-divided and/or re-zoned to smaller lot sizes

Suggestions:

1. Listen carefully to the wishes of the residents, they are the ones that need to live with implementation of any Housing Element Plan that the town submits
2. Make use of the many intelligent & capable residents who are willing to

help think through the issues and suggest alternative plans

3. **Facilitate submission of independently generated alternative plans and promote them at town halls**
4. Give alternative plans equal and objective attention - plans suggesting meeting the RHNA by incenting the use of ADU's in Hillsborough are a good way to get around many of the failings of the plan that is currently available and circulated by town staff (DRAFT 2023-2031 HOUSING ELEMENT & PLAN)
5. Do not give in to deadlines and time pressure - those of us who have written grants know that the best product emerges close to deadlines

Question:

1. There may be elderly residents, retirees (or others) and young tenants in Hillsborough who are already within the 4 AMI categories (120%, 81-120%, 51-80%, 0-50%). Have town staff made themselves aware of how many such parties are already within Hillsborough? Should they (and the homes/ADU's/Jr ADU's/rooms that they occupy) be counted for the purposes of meeting the Housing Element?

Best,

Orna Resnekov, Trustee

--

ORNA

[REDACTED] (cell)

[REDACTED]

From: [Nader Maghsoudnia](#)
To: [General Plan](#)
Cc: [Mariviv Torres Maghsoudnia](#)
Subject: Hillsborough Housing Element/Plan
Date: Friday, September 9, 2022 12:00:44 PM

Hillsborough City Council:

I strongly oppose Hillsborough's current draft of the proposal to satisfy and in some respects exceed the CA state requirement. I do not agree that drastic changes to existing zoning ordinances, creating substantial congestion/safety risks, and taking away from the nature like setting of our town is necessary in order to gain certification from HCD.

My recommendation is for Hillsborough to:

- Allow sufficient time for residents to properly review and provide feedback to the current plan only recently circulated. Many residents are completely unaware of the drastic changes intended to be pushed through in the near term.
- Revise the plan to disallow changes to zoning ordinances unless completely necessary and to be evaluated strictly on a case by case basis.
- Revise the plan to consider Hillsborough's good work in development of ADUs which has significantly exceeded set targets in the recent past and may be accelerated to help meet the required thresholds. Further on this point, my understanding is that town owned sites are available to be incorporated into the submitted plan.

Hillsborough will not be able to maintain its community feel while paving the way for dense development being proposed and contemplated in the current plan. Many thanks for your consideration.


Regards,
Nader Maghsoudnia

From: [Gina Rosenfield](#)
To: [General Plan](#)
Cc: Arouse@hillsborough.net; [Christine Krolik](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#); [Lisa Natusch](#); [Christopher Diaz](#); [Ann Ritzma](#)
Subject: Hillsborough housing plan
Date: Friday, September 9, 2022 11:58:11 AM

I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it for the following reasons:

1. It unnecessarily rezones the entire City. We should rezone only where appropriate.
2. It will cause dramatic change to the landscape.
3. It will cause 10%-25% increase in school enrollments. The "temporary" portables have been employed at South school for over 23 years!
4. It erodes our property rights, including a goal to prevent owners of smaller homes and older from upgrading their properties.
5. It imposes necessary burdens on all residents by underestimating the number of ADUs likely to be built while overestimating the "buffer" units needed.
6. It omits large town-owned parcels.
7. Any high density housing should be designated as senior housing to minimize the burden on our schools.
8. There are more moderate plans and solutions put forward that should be considered by the council.

Please enter this comment into the public record.

Respectfully submitted,
Gina Rosenfield

Hillsborough

--

Gina Rosenfield
rosenfieldinteriors.com


From: [The Zees](#)
To: [General Plan](#)
Subject: Feedback on Hillsborough Housing Element
Date: Friday, September 9, 2022 11:43:27 AM

Thank you for all the work put into the current Hillsborough Housing Element Plan.

Several comments/suggestions for the plan:

1. Do NOT rezone the entire town/all parcels - the amount of resources, time, and disruption this causes is not worth the churn and concern it creates among residents. In addition, it is unlikely that it will create more affordable housing as private landowners will not take action on this rezoning for decades, if ever.
2. Instead, focus only on town-owned / city hall parcel of land as it is sizable, and easily accessible to downtown amenities being on El Camino.
 1. Senior residents can downsize and retire in these condos, thus freeing up more housing stock in Hillsborough
 2. It will provide more affordable housing to new residents
 3. It will not disrupt the property values and character of the town that many residents have voiced as a valid concern

Thanks for taking this feedback into account.

From: [Oliver Zee](#)
To: [General Plan](#)
Subject: Re: suggestion for draft housing element
Date: Friday, September 9, 2022 11:28:55 AM

To whom it may concern,

I believe we should build all of the new housing on the city hall parcel, since it is large and close to el camino. building low income housing in the interior of the town would be detrimental.

thanks,
Oliver Zee
[REDACTED]

On Fri, Sep 9, 2022 at 11:26 AM Oliver Zee [REDACTED] wrote:

I believe we should build all of the new housing on the city hall parcel, since it is large and close to el camino. building low income housing in the interior of the town would be detrimental.

From: [Veronica Krivkovich](#)
To: [General Plan](#); [Lisa Natusch](#); [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Christopher Diaz](#)
Subject: Opposition to the draft Housing Element plan
Date: Friday, September 9, 2022 10:41:54 AM

Hello,

I'm writing to express my deep concern about the draft Housing Element plan that is currently being considered by Hillsborough, and to voice my opposition to the plan. I do not support it.

I believe the plan should be adjusted to put a far greater emphasis on ADU's as a solution to meet California's requirements.

I prefer the Smart Housing For Hillsborough Plan and would urge the town of Hillsborough to adjust the current draft proposal to incorporate many elements of this alternative plan.

Finally, I'd like to say a big 'THANK YOU!' to all of you for representing our community! I realize it's a volunteer position — and at times a thankless one!

Warm regards,
Veronica Krivkovich

--

Veronica Krivkovich

M: [REDACTED]

From: [Bob Comartin](#)
To: [General Plan](#)
Subject: Housing Element
Date: Friday, September 9, 2022 10:16:58 AM

I attended the meeting on Tuesday Sept 6th at North School!

My general overall first impressions:

Overall I object to the top down form of government by the State! (I realize it's not part of this, just my opinion)

I don't think rezoning of the entire town is a good idea!

Seems like the addition of ADU's is going fine! (Sixty units in a year?)

I understand the the need for affordable housing! (Not sure it's possible in Hillsborough other than ADU's)

It seems like there are many apartments units being built all over the Peninsula! (What is the number of affordable units and what is the vacancy factor?)

Is the population on the Peninsula increasing or are people leaving the area?

In general, I think more consideration should be given to alternative plans!

Thank You!

From: [Lorne Rosenfield](#)
To: [General Plan](#); Arouse@hillsborough.net; [Christine Krolik](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#)
Subject: Housing Element formal statement of opposition
Date: Friday, September 9, 2022 7:23:38 AM

Dear Hillsborough Council:

I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it for the following reasons:

1. It unnecessarily rezones ("up-zones") the entire City.
2. It will cause dramatic change to the landscape and 10%-25% increase in school enrollments will destroy major reasons why people want to live here
3. It Opens a slippery slope making future "up-zoning" easy.
4. It erodes our property rights, including a goal to prevent owners of smaller homes from upgrading their properties
5. It imposes necessary burdens on all residents by underestimating the number of ADUs likely to be built while overestimating the "buffer" units needed.
6. It omits large town-owned parcels
7. It burdens our schools and related infrastructure and instead should be designated for seniors

Please enter this comment into the public record.

Respectfully submitted

Lorne Rosenfield



Hillsborough, Ca 94010

Lorne King Rosenfield MD

University of California SF Clinical Professor
Stanford University Assistant Professor
Duke University Consulting Professor

Board Member American Aesthetic Society
Board Member Aesthetic Surgery Journal
Comm Member Am Board of Plastic Surgery

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Burlingame California 94010
www.DrRosenfield.com



INDIE AESTHETIC SURGERY SUMMIT 2.0

AUGUST 27 & 28, 2022

From: [Linda Batt](#)
To: [General Plan](#); Arouse@hillsborough.net; Ckrolick@hillsborough.net; Mchuant@hillsborough.net; [Christopher Diaz](#); [Ann Ritzma](#)
Subject: FW: Hillsborough low income housing plan
Date: Friday, September 9, 2022 5:26:40 AM

I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it for the following reasons:

1. It unnecessarily rezones ("up-zones") the entire City.
2. It will cause dramatic change to the landscape and 10%-25% increase in school enrollments will destroy major reasons why people want to live here
3. It Opens a slippery slope making future "up-zoning" easy.
4. It erodes our property rights, including a goal to prevent owners of smaller homes from upgrading their properties
5. It imposes necessary burdens on all residents by underestimating the number of ADUs likely to be built while overestimating the "buffer" units needed.
6. It omits large town-owned parcels

Please enter this comment into the public record.

Respectfully submitted,

[Full name and address]

Linda J. Batt

[REDACTED]

Hillsborough, California 94010-

Linda J Batt

Voice: [REDACTED]

Fax: 650-348-6395

Cell: [REDACTED]

[REDACTED]

From: [Heidi Leupp](#)
To: [General Plan](#)
Subject: Housing Element Plan
Date: Thursday, September 8, 2022 11:45:03 PM

To whom it may concern-

I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it for the following reasons:

1. It unnecessarily rezones ("up-zones") the entire City.
2. It will cause dramatic change to the landscape and 10%-25% increase in school enrollments will destroy major reasons why people want to live here
3. It Opens a slippery slope making future "up-zoning" easy.
4. It erodes our property rights, including a goal to prevent owners of smaller homes from upgrading their properties
5. It imposes necessary burdens on all residents by underestimating the number of ADUs likely to be built while overestimating the "buffer" units needed.
6. It omits large town-owned parcels

Please enter this comment into the public record.

Respectfully submitted,

Jay and Heidi Leupp

[REDACTED]

Hillsborough CA 94010

--

Best,

Heidi L. Leupp

[REDACTED]

cell: [REDACTED]

From: [Sapna Jain Palrecha](#)
To: [General Plan](#)
Cc: [Al Royse](#); krolik@hillsborough.net; [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Housing Element
Date: Thursday, September 8, 2022 11:26:35 PM

Dear Hillsborough Councilmembers:

I have lived in Hillsborough since 2014 and have been impressed by the growth and development of our town. Thank you for the fine work you are doing on the mandate to increase low income housing across the state.

I have read the full draft plan and various associated documents posted on the Town website and developed an understanding of the State's RHNA6 mandate. To all of the Councilmembers, thank you for your service on behalf of Hillsborough, both generally and especially as we navigate this challenging issue. I am supportive of the objective to develop more affordable housing throughout the State and in the Bay Area but we must ensure we do so in a thoughtful, carefully considered, and long-term manner. Unfortunately, the current Draft Plan is not that.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

I am strongly opposed to the current Draft Plan, which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.

I am supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

I want to voice my strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the

public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service.

Best,
Sapna Palrecha

--

Sapna Jain Palrecha, MD
Neuroradiologist and Musculoskeletal Radiologist
MRI Chief, KP Greater Southern Alameda Area
Musculoskeletal Radiology Chief, KP Greater Southern Alameda Area
Kaiser Permanente

From: [Renee Fitzpatrick](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Christopher Diaz](#)
Subject: Housing Zoning policy
Date: Thursday, September 8, 2022 10:42:26 PM

Thank you for the opportunity to share my comments. I have reviewed the draft housing plan and would like to request that you consider incorporating more ADUs and reject the other strategies that have been presented. The obvious strain on infrastructure: water, sewer, cellular, parking, and electrical are a major concern. And most importantly, the long standing education system that has so carefully been built and fostered over the years would be inundated and stressed.

Rezoning and lot splitting is not the best solution for Hillsborough. I think we can work together to encourage and incentivize residents to build more ADUs as we've seen with neighboring towns such as Atherton. Let's remove all multi family overlay zones from the proposal and stay true to the long standing neighborhood and community that is Hillsborough.

Thank you for all your hard work on this matter and for your dedication to our town and residents.

Sincerely,
Renee Fitzpatrick

Sent from my iPhone

From: [Vannessa Seacrest](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Hillsborough Re-Zoning Plan
Date: Thursday, September 8, 2022 10:14:29 PM

Dear Hillsborough Councilmembers:

I have read the full plan and various associated documents posted on the Town website and developed an understanding of the State's RHNA6 mandate. To all of the Councilmembers, thank you for your service on behalf of Hillsborough, both generally and especially as we navigate this challenging issue. I am supportive of the objective to develop more affordable housing throughout the State and in the Bay Area but we must ensure we do so in a thoughtful, carefully considered, and long-term manner. Unfortunately, the current Draft Plan is not that.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

I am strongly opposed to the current Draft Plan, which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.

I am supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

I want to voice my strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service.

Kind regards,
Vannessa

From: [Leanne Zhu](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Opposition to the Draft Housing Element.
Date: Thursday, September 8, 2022 10:12:36 PM

Dear Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz,

My family has been Hillsborough residents for seven years. We all enjoy very much what Hillsborough has been well known for - its green and lush woods and hills, its super low crime rates, and its extreme privacy.

We appreciate all your efforts to serve the public in Hillsborough, and want to voice our strong opposition to the draft Housing Element recently shared with the public. This plan will hurt our town significantly in the long run, in our opinion.

First of all we strongly oppose any reduction in lot sizes, and any other changes to our current "RD" zoning. This denser housing throughout our neighborhoods will create more danger for fire and other emergency situations and eliminate what makes Hillsborough special. Do not change our zoning. Most areas of the town have already been marked as " high fire danger zone" by the state, therefore getting home insurance have already been very difficult. We can not make it worse.

Second, we very much oppose using such a small number of Accessory Dwelling Units (ADU's and JADU's) in the plan. Other towns are using much higher numbers of ADU/JADU's in their plans, and so should we. If Atherton, a community similar to us, adopted a reasonable method to estimate their number of ADUs (which is much higher than the number based on the safe harbor method), we do not see why we need to use the safe harbor method when we have a track record of completing a much higher number of ADUs in the past . The Town should allot a minimum of 62 ADU's/ year, which is what we are already on track to complete for the most recent two years.

Third, we oppose having a goal (Policy 4, Goal 4.5) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate homeowners' property rights and penalize those homeowners with no compensation. Please remove this goal from our plan, and do not implement it in the future. We also oppose having any new housing units (other than ADU's) that do not have 1:1 parking.

All in all, we want to work together to at least maintain the charm of our town, to keep Hillsborough special as it has been. The burglary rate has increased quite much over the past period, we would like to turn it around, not making it worse. Building dense units on or near woody slopes will only increase the fire danger, earthquake danger, and restraint on water usage.

In summary, we heartily support an alternate approach for our Housing Element, utilizing the maximum number of ADU's/JADU's possible, reducing or eliminating the unreasonable 20% " buffer" to achieve our RHNA goals. We support the evaluation of senior housing as suggested by both the 2014 Housing Element and the 2022 HEAC.

Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development. Thank you for your considerations

Sincerely,

Hillsborough Resident

Leanne Zhu on behalf of her family

Tournament Drive, Hillsborough CA 94010

From: [Kristine Holterman](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Cc: [General Plan](#)
Subject: Draft Housing Element
Date: Thursday, September 8, 2022 9:52:51 PM

Dear Council Members,

First, I'd like to thank you for your commitment to our Town and the time you have spent working with the consultants on the Draft Housing Element. As you know, I was on the HEAC and observed the process and the decision making of the consultants. While I appreciate that we were present in theory to give feedback and express opinions, I did not feel that the final draft is reflective of what many of us believe is best for Hillsborough in the long term. Houseal Lavigne pushed an agenda that was ignorant of the particular and very unique aspects of our small town and the result is a draft that may work in a larger city with an urban and commercial center, but not one that works for us. Many alternatives to rezoning were quashed at the moment they were introduced during the HEAC meetings, leading me to believe there was an agenda that was decided before the community was enlisted to discuss the topic. We were given information (e.g. we had to do this or we would go into receivership) that was misleading and prevented honest analysis of the situation as well as potential other options. What the consultants created to present to Sacramento leaves no negotiating power in the future, and no consideration for the ramifications of what this plan will mean for the viability of our schools, our infrastructure, our neighborhoods and management of safety and emergency systems. We *can* meet most of the housing quota through ADUs and more logical use of our current town-owned vacant properties. Additionally, few citizens really understood what was happening around this issue, and while the Town did send postcards and emails, the information was vague. At this point, however, the community at large is engaged and ready to add to the discussion. As you all know, we have an educated and productive citizenry and it is time to consider their ideas, their thoughts and utilize their skills and knowledge to work towards a solution that actually makes sense for our town and that will not jeopardize the characteristics of Hillsborough that make it a great place to live.

I **do not approve** of the Draft Housing Element plan and hope each of you will consider further edits and constructive and open discussion with the community to improve upon the

plan.

Best,

Khristine Holterman

From: [Joy Chen](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Opposition on draft housing plan
Date: Thursday, September 8, 2022 9:32:42 PM

Mayor Royse, Vice Mayor Krolik, Council Members May, Chuang and May, City Clerk Natusch, and City Attorney Diaz:

Thank you for all your efforts and support for residents in Hillsborough.

I strongly oppose the draft housing element as I attended the open house on Tuesday and review the draft housing element. The plan is very bad for our town.

I strongly oppose changing the zoning to reduce the lot sizes and to build the high density housing through our neighborhoods. For example, On the draft housing element, high density housing will be builded in 50 brook ct. This will create danger of fire and other emergency situations.

Please review our feedback and consider alternative proposal.

Sincerely,
Joy Chen



From: [John Huang](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Opposing Housing Element Draft and a Proposal for Proposition to Meet the Demand
Date: Thursday, September 8, 2022 9:21:28 PM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz:

I have reviewed the draft of the proposed housing element plan. I am emailing you to strongly oppose it. Instead, I am presenting an alternate option:

The proposed plan clearly underestimate the potential of ADU and JADU as it uses the projection based on previous year. Many residents are still not aware of building ADU/JADU in their backyard. Therefore, I am proposing the following:

In order to satisfy the state legislature, a Proposition is to be presented to the voters of the town for the following:

Residents can elect to build ADU/JADU in their backyard if they are willing and their property is able to comply to the building requirement. These residents will receive subsidies and even incentives.

Residents who are not willing to build or their property is not suitable for building ADU/JADU will subject to a parcel tax of a certain amount. These tax collected will be used for subsidies and incentives.

Town will go door by door to promote and educate every resident if the proposition is passed. If the town failed in getting enough ADU built, the money can be used for paying the fine imposed by the state.

Sincerely,

John Huang

Hillsborough Resident on [REDACTED]

From: [Phyllis Bedford](#)
To: [General Plan](#)
Cc: [Christine Krolik](#); [Marie Chuang](#); [Larry May](#); [Al Royse](#); [Sophie Cole](#); [Scott Bedford](#)
Subject: Affordable Housing and the RHNA6 mandate
Date: Thursday, September 8, 2022 8:57:09 PM

Dear Hillsborough Councilmembers:

I am proud to live in a town like Hillsborough with committed and hardworking Council members. I first want to thank you for your service. I am also grateful to live in a town with thoughtful and caring citizens. I am confident that together we will identify and present the best solution to the State's RHNA6 mandate. Thank you for listening to the town's voice. We all love our town and desire the best possible outcome.

I am supportive of the development of more affordable housing throughout the state and in the Bay Area. I have read the full plan and various associated documents posted on the Town website and developed an understanding of the State's RHNA6 mandate. I attended the September 6 Open House and learned more about the Draft Plan. Unfortunately, I am not on board with the Draft Plan, matter of fact, I am strongly opposed.

It brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and actually reckless.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

I am supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

I want to voice my strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

My hope is that together we can come up with an affordable housing plan that is thoughtful, carefully considered and analyzes the long-term impacts on our town. See you on September 12th!

Warmly,
Phyllis Bedford

From: [Lillian Wu](#)
To: [General Plan](#)
Subject: Hillsborough general plan
Date: Thursday, September 8, 2022 8:57:02 PM

As a long time resident of this town, we must consider the present condition of Hillsborough as a town with no commercial or low income housing.

Resident
Lillian Wu

Lillian sent by iPhone

From: [Bruce Weitzman](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Draft Housing Element
Date: Thursday, September 8, 2022 8:37:50 PM
Attachments: [PastedGraphic-5.png](#)

I am registering my objection to the Draft Housing Element recently shared with me. These plans are not good for me or the people of Hillsborough.

I believe that there is a lack of information and yet the impact could be devastating to the Town of Hillsborough. This should not be rushed to judgement until someone evaluates what needs to be done and what other cities are doing to deal with this issue.

I have lived in Hillsborough for 48 years. Our kids grew up here and also live in this community because of the schools, police department, fire department and feeling safe in a community like ours. What will be the implication of all these changes and who would like to be held accountable for bad decisions.

When we moved into our home, it was a 2200 square foot home but as our family grew we increased the size to 3800 square feet. I oppose the goal of discouraging redevelopment of existing sites to larger homes. This would violate homeowners' property rights and makes no sense at all. I oppose any other changes to our current "RD" zoning. I believe we can achieve our required allotment with the use of ADU'S and vacant lots as a contingency.

As I said earlier, what are other cities implementing and why? I feel we should be moving slowly to reach a reasonable goal..

Thank you,

Bruce Weitzman

Thank you,

Bruce Weitzman



Corporate Office
395 Mendell St.
San Francisco, Ca. 94124
415.495.2002
Cell [REDACTED]
bruce@blazefireplaces.com

Locations:
San Rafael - San Francisco

From: [Vivian Weitzman](#)
To: [Al Royse](#); [Sophie Cole](#); [General Plan](#); [Larry May](#)
Cc: [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#)
Subject: Draft Housing Element
Date: Thursday, September 8, 2022 5:48:59 PM

I am registering my objection to the Draft Housing Element recently shared with me. These plans are not good for me or the people of Hillsborough.

I believe that there is a lack of information and yet the impact could be devastating to the Town of Hillsborough. This should not be rushed to judgement until someone evaluates what needs to be done and what other cities are doing to deal with this issue.


Our family has lived in Hillsborough for 48 years. Our kids grew up here and also live in this community because of the schools, police department, fire department and feeling safe in a community like ours. What will be the implication of all these changes and who would like to be held accountable for bad decisions.

When we moved into our home, it was a 2200 square foot home but as our family grew we increased the size to 3800 square feet. I oppose the goal of discouraging redevelopment of existing sites to larger homes. This would violate homeowners' property rights and makes no sense at all. I oppose any other changes to our current "RD" zoning.

I believe we can achieve our required allotment with the use of ADU'S and vacant lots as a contingency.

As I said earlier, what are other cities implementing and why? I feel we should be moving slowly to reach a reasonable goal..

Thank you,

Vivian Weitzman

Hillsborough, CA

From: [Roberta Salma](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Opposition to the Housing Element Draft
Date: Thursday, September 8, 2022 5:25:18 PM

Dear Mayor Royce and Town Council,

We strongly oppose this current draft and request that the Town Council recommend a complete rejection of the draft and redraft a new Housing Element that reflects the needs and desires of the community while also addressing our responsibility to the State.

Our names are Karim and Roberta Salma. We've lived in Hillsborough for close to 50 years, raised three children here and are now retired here at the ages of 81 and 88 years old. We were shocked to recently learn what the Town has proposed in the Housing Element Draft. We do not feel properly notified and we do not feel the Town has given its citizens a reasonable amount of time to review the draft or the Town Hall proposal. This draft is out of touch with the needs of our Town and has a terribly flawed plan to solve our housing allotment.

I support using ADU's to solve our housing allotment. We should not use 2019 and 2020 in our ADU calculation because those two years had work restrictions and the ADU process was not as advantageous. We also need to reduce the buffer zone of 20% to a more reasonable number of 10% or less. If any denser housing is needed, it must be for seniors. In only a few years 25% of the population will be seniors, where will they live? I support the evaluation of senior housing in both the 2014 Housing Element and the 2022 HEAC. No matter what is built it needs to have a ratio of 1:1 parking and guest parking. I'm 88 and my wife is 81 and we and all our friends still drive.

Now that we know the ramifications of not meeting the housing allotment goals, we are now looking seriously into building an ADU on our property. Many other residents may hear this "call to action" if they are properly informed and educated by the Town.

Thank you,


Karim & Roberta Salma

From: [Mike Folgner](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Draft Housing Element
Date: Thursday, September 8, 2022 5:22:02 PM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz:

I appreciate the open house and the opportunity to learn more about this issue. I appreciate your work on this matter and thank you for it. I have a few concerns with the draft plan:

1. I would encourage the town to focus on ADU development. The plan forecast can be more truthful to the recent changes in the rate of ADU development and reflect a much more likely number. This forecast will greatly change the gap needed to make up the difference.
2. I would encourage the town to adopt changes to the ADU process to make them easier to build, including removing fees and allowing for tiny homes and pre-fabricated units.
3. We should be very aware of parking and hold any plans accountable to include parking and not overwhelm streets with parked cars. We should not assume that any housing will have occupants that will not own cars.
4. I would encourage the town to spread the higher density housing between the three elementary schools as we can assume these new neighbors will want to be a part of our great school system.

Thank you,
Mike Folgner


From: [Linda Lin](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Feedback on current housing element plan
Date: Thursday, September 8, 2022 5:12:39 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

We are writing to express concerns about the Hillsborough Town's draft Housing Element plan recently shared with the public. We would like to ask you not to vote for or pass the current plan that was led by an outside consultant with no personal ties to Hillsborough that is home to us. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

Specifically, we oppose reduction in lot sizes, and other changes to our current "RD" zoning. This denser housing throughout our neighborhoods will create danger in fire and other emergency situations, destroy property values, and eliminate what makes Hillsborough special. Secondly, we do not agree on using such a small number of Accessory Dwelling Units (ADU's and JADU's) in the plan. Other towns are using much higher numbers of ADU/JADU's in their plans, and it helped to preserve their town while meeting the state requirements.

Thanks for your efforts to ensure that the town of Hillsborough will not suffer from any detrimental decisions without carefully considering the feedback of its homeowners in order to move forward with a plan that most accept and support versus the current draft plan.

Sincerely,
Danny and Linda Lin
[REDACTED], Hillsborough

From: [Carley Goldberg](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Concerned citizen with STRONG Opposition to the Draft Housing Element.
Date: Thursday, September 8, 2022 4:39:45 PM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz:

I'd like to thank all of you for the time and energy you give to serve the residents of the town of Hillsborough. We have chosen to live and raise our families in this town because it truly is a unique and special place.

I was born and raised in the town of Hillsborough (Mayor Royse: Jennifer and I went to West together and were friendly as children) and have made the choice to raise my 4 children here as well. One of things I often hear within our community is how unique our town is as so many who were raised here have also chosen to return and raise our own families here. I am writing to you because I do not want to see the spirit of our town shift for the worse. I want to note my strong opposition to the draft Housing Element recently shared with the public. In my opinion, this plan will destroy the fundamental concepts that Hillsborough was built on and the reasons why so many of us have chosen to live here.

I am specifically opposed to a reduction in lot sizes and any other changes to our zoning in order to accomplish the number of housing units mandated by the state. We should be utilizing the maximum number of ADU's/JADU's as possible, reducing or eliminating the buffer and utilizing vacant lots to achieve our RHNA goals. I oppose having any new housing units (other than ADU's) that do not have 1:1 parking. This denser housing will have dangerous implications on our environment, schools, road and the infrastructure our town was built on. Do not change our zoning as this is what makes Hillsborough special.

I oppose using such a small number of Accessory Dwelling Units (ADU's and JADU's) in the plan. I believe the town should be re-negotiating with the state in regard to the number of housing units that need to be built just as other towns in our area did. In addition, the other towns are using much higher numbers of ADU/JADU's in their plans, and so should we. The Town should allot a minimum of 62 ADU's/ year, which is what we are already on track to complete for the most recent two years.

I oppose the lack of transparency and the timing in the process. Our town is being blindsided by the draft housing element as so many people that I have spoken to have no idea that the draft housing element exists. Minutes to many HEAC and other planning committee meetings are unavailable, planning department team members provide different details at different times, and "preliminary" plans for the "Town Hall Campus" are only being provided three days before public review. Nearly every resident has been surprised by this process and the lack of details, yet the impact has been categorized as "Major" by town planning staff.

The denser housing, particularly the inclusion of multiple family units at any one site (Deguine Estate, Strawberry Hill, Town Hall, etc), has not been sufficiently studied in regard to the impact on town utilities and schools, nor has there been adequate time for community input. Please remove these from the draft plan.

Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Sincerely,

Carley Goldberg

Hillsborough Resident: [REDACTED]

From: [Sheila McWilliams](#)
To: [General Plan](#); [Keith McWilliams](#)
Cc: Arouse@hillsborough.net; [Christine Krolak](#); [Marie Chuang](#); [Sophie Cole](#); [Larry May](#); [Lisa Natusch](#); [Christopher Diaz](#); [Ann Ritzma](#)
Subject: HB low income housing plan
Date: Thursday, September 8, 2022 4:26:25 PM

My name is Sheila Burns McWilliams and my husband, Keith McWilliams, and I reside at [REDACTED]. We have been homeowners in Hillsborough for 20 plus years. I was raised in Hillsborough at [REDACTED] and numerous family members either live in or lived in Hillsborough. We love Hillsborough and it is our hope to remain here as long as possible.

I am writing today to express my very serious concern about the proposed city council plan for additional housing. I am distressed that efforts were not made to appeal our state allocation of 554 units. As you know, other communities such as Atherton, Woodside and Portola Valley have been successful at lowering their required numbers. My understanding though is that it may be too late for any appeal. This is very unfortunate.

With regards to the current proposal we are very much against this plan for the following reasons:

1. rezoning of the entire city is unnecessary
2. the corresponding increase in population will overwhelm our school districts and town systems
3. future “up zoning” will be easier to achieve if this plan is approved
4. the erosion of our property rights and the resultant decrease in our property values as a result of this plan
5. omission of large town parcels is an over reach and unnecessary
6. reduction in lot size will completely change the nature of our town
7. frontage landscape coverage reduction will devalue all of our homes and greatly impact our neighborhoods

Please reconsider and cast your votes and efforts toward the alternative plan of “Hillsborough 2023-2031 Housing Element, A better Plan: Smart housing for Hillsborough”

Thank you

Sheila Burns McWilliams
[REDACTED]

From: [Scott Aronson](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Cc: [Scott Aronson](#); [Tiffany Cota](#)
Subject: Draft Housing Element Thoughts
Date: Thursday, September 8, 2022 4:17:23 PM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz,

Thank you all for the efforts that lead up to the open house this week. Dealing with some of the mandates for our town is no small task, the work is appreciated. I was fortunate to hear about the open house the day of and upon attending really learned a lot. Much of which was very new information to me as I believe much of the communication fell below my radar.

As I have learned of the current thinking, I'd like to register my concerns and fundamental lack of support given what I have seen thus far. I do, however, firmly believe there are some compromises and alternatives that could work for all interested parties. In the spirit of this belief, I'd like to outline a few key elements that could benefit from some additional thought and adjustment.

- The redevelopment and re-zoning of the town hall sight is issue number one for me. Zoning specifications need to be broadly socialized. The size/number of units most certainly must be revisited. A height cap of 3 stories as to enable it to stay tucked in behind oaks on the El Camino side is very important, a requirement of parking in the structure, and prohibiting decks and balconies at the location are big items.
- The baseline count for ADUs is a foundational point, we can do more in this area...no doubt about it.
- Changing the existing zoning requirements as it pertains to lot size, etc is very destructive to a defining element of Hillsborough's differentiation.

These were just a few points that were top of mind. I do have thoughts and ideas on a forward direction and I am willing and able to commit time and energy to work together with other community members to find a solution. I simply felt this too important not to make my feelings known and to offer my support in any way....

Thanks for listening and stay well.

- sa

Scott Aronson
Pepper Ave
Ryan Tract

From: [Marci Palatella](#)
To: [General Plan](#)
Subject: From resident Palatella regarding proposed zoning changes
Date: Thursday, September 8, 2022 4:16:32 PM

Regarding the plan to rezone Hillsborough, the current proposal is not only flawed, but rezoning our entire town will be detrimental to our property values, and the environment that makes Hillsborough so esthetically attractive and livable for thousands of residents.

You've accepted housing and density numbers that far exceed the close by towns of Portola, Woodside and Atherton. This is unacceptable.

There are alternative proposals out there, far more reasonable, and we are insisting those be considered, and our voices heard.

Hire a person to help expedite ADUs for the next 24 months, and modify some of the overreaching barriers to those. Give homeowners here a reasonable chance to apply for and build attractive ADUs as housing on our own properties that can be rented to teachers and others needing affordable housing.

We completely object to the current proposed plan.

Sincerely,

Marci and Lou Palatella
Homeowners
[REDACTED]
Hillsborough, CA

Visit us in Bardstown, Kentucky
Preservationdistillery.com

PRESERVATION DISTILLERY
he r i t a g e c r a f t e r s o f m e m o r a b l e w h i s k e y

From: [Kelli Benz](#)
To: [General Plan](#)
Subject: Changes in Zoning , Housing Element in Hillsborough
Date: Thursday, September 8, 2022 4:00:33 PM

To Whom it May Concern,

My husband and I have been residents of Hillsborough for 22 years. We have raised our children here and established strong roots. When we heard about the proposed plan to replace our beautiful town hall with a 100 unit housing complex, we were absolutely stunned that this would even be considered. We are opposed to this 100%, we live on Floribunda Drive in Hillsborough. The last thing we need is more housing and what is even more shocking is that there are no plans for parking. Where will residents of this apartment building park, on our streets? The traffic on Floribunda is already crazy without adding more traffic and possibly parked cars. Our infrastructure is already compromised on

El Camino without adding hundreds of more cars.

This is the worst decision that could ever be considered. Not only will this decision impact the value of our homes but it will impact the three schools in the Hillsborough school system.

You must reconsider, this is a terrible proposal and many of my friends who are residents are opposed to this plan as well.

Kelli Benz

[REDACTED]

Hillsborough

Sent from my iPad



September 09, 2022

Dear Hillsborough City Council:

We are writing on behalf of **South Bay YIMBY** regarding Hillsborough's 6th Cycle Housing Element Update. As a regional pro-housing advocacy group, South Bay YIMBY works to ensure cities adopt housing elements that are fair, realistic, and lawful.

Per GOV §8899.50(a)(1), Hillsborough's housing element must affirmatively further fair housing by 'taking meaningful actions... that overcome patterns of segregation.'

As our past letter showed, your city is segregated from the rest of the Bay, as only the richest 1% of households can afford an average home in your city. To grow into an integrated city, law requires you to provide low income (LI) folks with a range of housing options that meet their needs. Yet, your Draft falsely claims 57% of LI folks would have their needs met by ADUs built in Hillsborough.

Few, if any, of your ADUs further fair housing goals. A 2020 survey from Berkeley's Center for Community Innovation found 40% of ADUs are held off the long-term rental market, often as home offices, while 32% of ADUs are rented to families or friends for discounted rents. Sweetheart deals to family and friends do not promote integration, as required by law. When your city is 38% whiter than the Bay Area, providing LI units disproportionately to family members reifies existing patterns of racial segregation.

Less than a third of ADUs are actually rented on the open market. But ABAG's general findings on ADU affordability don't extend to your city, where LI folks can't afford open market rate rents. **The cheapest Hillsborough ADU on Zillow rents for \$4,500.**

Hillsborough will likely reply to these objections by pointing to a local ADU survey, but **that local survey had only five respondents** indicate the rent they charge. Portraying this as a valid survey on affordability is malpractice. What's more, the survey does not show a single ADU is rented affordably to a tenant who is not simply a family member.

To be clear, ADUs are a valuable part of a healthy mix of housing choices. But not every LI family wants to live in someone else's backyard. Not every LI family is small enough to live in a small ADU. And even those LI families who'd happily live in an ADU can't do it in Hillsborough because virtually no ADUs are available to the public at an affordable rent.

To AFFH, your city should entirely lift its ban on Mullin-density housing. As of 2020, your city banned apartments in 100% of residential areas, effectively banning affordable housing built at-scale. Aside from creating more choice for LI families, lifting exclusionary zoning will also yield homeownership opportunities to build intergenerational wealth in a high opportunity community that ADUs, as rentals, cannot. Plus, more choice allows larger LI families to find 3+ bedroom units, rare among ADUs, that meet their needs.

We appreciate that the Draft proposes lifting some exclusionary zoning, but the Draft still nonetheless slots nearly twice as many LI families into ADUs as do drafts from other small, exclusionary cities. Hillsborough should, at minimum, add 80 more units of LI capacity by expanding RD-2 and O-AH zoning to govern more parcels. A Draft that did this

would at least be normal among small, exclusive towns in the Bay Area, in terms of the reliance on ADUs to AFFH and integrate low income folks into the town. Being average among other exclusionary towns should be the absolute bare minimum for AFFH.

Thank you,

Salim Damerdji, South Bay YIMBY

From: [Kent Liu](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Strong opposition to the Draft Housing Element
Date: Thursday, September 8, 2022 2:25:05 PM

Dear Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz:

We appreciate all the efforts you make to serve the public in Hillsborough, keeping this town such a special place for us all. We want to register our strong opposition to the draft Housing Element recently shared with the public. This plan is not good for the town, in our opinion. Specifically:

- * We support an alternate approach for our Housing Element, utilizing the maximum number of ADU's/JADU's possible, reducing or eliminating the "buffer", and utilizing vacant lots to achieve our RHNA goals. We support the evaluation of senior housing as suggested by both the 2014 Housing Element and the 2022 HEAC.
- * We oppose using such a small number of Accessory Dwelling Units (ADU's and JADU's) in the plan. Other towns are using much higher numbers of ADU/JADU's in their plans, and so should we. The Town should allot a minimum of 62 ADU's/ year, which is what we are already on track to complete for the most recent two years.
- * We oppose any reduction in lot sizes, and any other changes to our current "RD" zoning. This denser housing throughout our neighborhoods will create danger for fire and other emergency situations and eliminate what makes Hillsborough special. Do not change our zoning.
- * We oppose having a goal (Policy 4, Goal 4.5) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate homeowners' property rights and penalize those homeowners with no compensation. Remove this goal from our plan, and do not implement it in the future.
- * We oppose having any new housing units (other than ADU's) that do not have 1:1 parking.
- * We oppose the redevelopment of the historic town hall site and believe we can achieve our allotment through the use of ADU and vacant lots as a contingency. We particularly oppose the inclusion of >100 units (density calculation sources for the 2.5 acre site not provided) on the "Town Hall Campus" in the housing element submission with no zoning specifications listed, before any environmental or other studies on the impact on town utilities, parking, schools and other services have been completed, and with no time provided for adequate community input. In our opinion this is far too many units at this site. Because it is a town-owned site, development will be expected once this site is included in the plan, it cannot be included without proper and thoughtful preliminary planning. It should be removed from the draft plan.
- * We oppose the lack of transparency and the timing in the process. Minutes to many HEAC and other planning committee meetings are unavailable, planning department team members provide different details at different times, and "preliminary" plans for the "Town Hall Campus" are only being provided three days before public review. Nearly every resident has been surprised by this process and the lack of details, yet the impact has been categorized as "Major" by town planning staff.

Many people in our town agree on these points - We're sure you've heard the feedback as you've been considering this plan. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Sincerely,

Helena Yang and Kent Liu

Hillsborough Residents at [REDACTED]

From: [Tal Simon](#)
To: [General Plan](#)
Cc: [REDACTED]
Subject: Affordable Housing Plan
Date: Thursday, September 8, 2022 2:24:47 PM

Dear Hillsborough Councilmembers:

To all of the Councilmembers, thank you for your service on behalf of Hillsborough, both generally and especially as we navigate this challenging issue. I am supportive of the objective to develop more affordable housing throughout the State and in the Bay Area but we must ensure we do so in a thoughtful, carefully considered, and long-term manner. Unfortunately, the current Draft Plan is not that.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1.

We also have no sidewalks, no street lights, and thanks to our town's incompetency, extremely poor cellular service. Building out affordable housing units would further exacerbate these already concerning safety issues.

Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

I am strongly opposed to the current Draft Plan, which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.

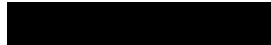
I am supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

I want to voice my strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the

public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service.

Tal and Cinthia Simon



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From: [Melissa Hamilton](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Sam Hamilton](#)
Subject: Hillsborough Housing Draft Plan
Date: Thursday, September 8, 2022 2:11:21 PM

Dear Hillsborough Councilmembers:

My husband and I live in North Hillsborough and we have 2 young boys who attend North Hillsborough Elementary. We moved to Hillsborough 7 years ago because we felt this town was beautiful, safe, and had top tier schools but we are very concerned with the current Draft Plan. We are worried the Draft Plan will increase class sizes and ruin our prestigious public schools that we have worked so hard to preserve. We have read the full plan and various associated documents posted on the Town website and developed an understanding of the State's RHNA6 mandate. To all of the Councilmembers, thank you for your service on behalf of Hillsborough, both generally and especially as we navigate this challenging issue. We are supportive of the objective to develop more affordable housing throughout the State and in the Bay Area but we must ensure we do so in a thoughtful, carefully considered, and long-term manner. Unfortunately, the current Draft Plan is not that.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

We are strongly opposed to the current Draft Plan, which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.

We are supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

We want to voice our strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service.

Kind regards,
Melissa and Samuel Hamilton

From: [REDACTED]
To: [General Plan](#)
Subject: Low income
Date: Thursday, September 8, 2022 2:01:09 PM

Matt and I are are totally opposed to the tax increase and low income housing.
M and c

Sent from my iPhone

From: [Claire Wolfenden](#)
To: [General Plan](#)
Subject: Oppose Draft Plan
Date: Thursday, September 8, 2022 1:56:37 PM

Dear Hillsborough Council members:

We appreciated the opportunity to attend the September 6 Open House to learn more about the Draft Plan. We have read the full plan and various associated documents posted on the Town website and developed an understanding of the State's RHNA6 mandate. To all of the Council members, thank you for your service on behalf of Hillsborough, both generally and especially as we navigate this challenging issue. We are supportive of the objective to develop more affordable housing throughout the State and in the Bay Area but we must ensure we do so in a thoughtful, carefully considered, and long-term manner. Unfortunately, the current Draft Plan is not that.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.


WE ARE STRONGLY OPPOSED to the current Draft Plan, which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.

WE ARE SUPPORTIVE of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

We want to voice our strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service.

Kind regards,

Claire and Bill Wolfenden

Hillsborough, CA 94010

From: [Casey Sternsmith](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Hillsborough Housing Element Feedback
Date: Thursday, September 8, 2022 1:52:52 PM

Dear Hillsborough Councilmembers:

I have read the full plan and various associated documents posted on the Town website and developed an understanding of the State's RHNA6 mandate. I was present on Tuesday evening and had the opportunity to ask additional questions. To all of the Councilmembers, thank you for your service on behalf of Hillsborough, both generally and especially as we navigate this challenging issue. I am supportive of the objective to develop more affordable housing throughout the State and in the Bay Area but we must ensure we do so in a thoughtful, carefully considered, and long-term manner. Unfortunately, the current Draft Plan is not that.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

Due to our unique qualities, I feel that this plan neglects to look at the long term ramifications of rezoning. Most particularly to our school districts facilities, police and fire capabilities, current infrastructure limitations and the long term environmental implications.

I am strongly opposed to the current Draft Plan, which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.

I am supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

I want to voice my **strong opposition to the current Draft Plan**. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the public

record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service.

Kind regards,

Casey Sternsmith



www.sternsmith.com

Connect with me on:

			
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From: [Joanie Schlampp](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Housing Element draft response
Date: Thursday, September 8, 2022 1:44:27 PM

Dear Mayor, Council Members and City Attorney,

I am writing with concern about the Housing Element Plan for our town. I'd like to first thank all of you for your efforts in attempting to create a Housing Element draft that meets the state requirements. I'm sure the task of trying to please the community as well as satisfy the state is daunting. However, I don't think the current plan is the right one for Hillsborough.

I strongly oppose the Housing Element draft as proposed. While I understand that Hillsborough needs to meet the Housing Element allotment due to the current housing crisis, this plan does not reflect the interests of the residents of Hillsborough in any way. While there are many issues with the current plan including water needs, fire safety, parking, future impact on our schools I would like to address just two that I feel I can speak on with clarity as I was only made aware of this issue two weeks ago.

Similar to other towns like ours, we should be attempting to meet our allotment mostly with ADU's. My husband and I have a pool house we are currently remodeling to meet the requirements of an ADU, so you can add one more to Hillsborough's total for 2022. Meeting our allotment with ADU's stays consistent with our town's history and avoids a slippery slope that could lead to the eventual downfall of our very special community.

Another serious issue to consider is that most people in our community do not understand what is happening and what the potential impacts of the Housing Element will be. It seems the communication efforts made by the town were ineffective, leaving residents feeling blindsided and that our interests were neither considered nor understood by the council. In the past week or so, many more community members have become aware and are trying to educate themselves on this issue as it will have a significant impact on our town. With this in mind, I'd like to suggest that you make more targeted efforts to reach and inform the community as well as extend the deadline to provide feedback.

Thank you ,

Joanie Schlampp



 [Housing Element draft plan letter to city council](#)

From: [Tess Salter](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [General Plan](#)
Subject: Letter from Tess Salter ~ Housing Plan ~ Opposed to proposed plan
Date: Thursday, September 8, 2022 1:35:12 PM
Attachments: [untitled](#)

Dear Hillsborough Councilmembers:

For the past 38 years, I have had the privilege of being a Hillsborough Resident. I am a proud past student of West, North & Crocker, and now my two boys attend West. First of all, thank you for your service on behalf of Hillsborough, and especially as we navigate this challenging issue. As a Hillsborough, Mother & homeowner, I am writing to strongly discourage you to say NO to the current proposed plan.

I have read the full plan and attended the September 6th Open House. I am supportive of the objective to develop more affordable housing throughout the State and in the Bay Area, and we MUST be thoughtful and considerate to the impact in our community, climate, the schools & the charm Hillsborough is known for. Unfortunately, the current Draft Plan (in my opinion) completely misses the mark.

Hillsborough is unique with having no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. There are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

Please note that I am strongly opposed to the current Draft Plan (and I hope you are too), which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.

I understand that employees of the city have requested a lower number of low income homes required, and I encourage our city to continue to push back and request a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

I want to voice my strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the

public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service.

Sincerely,
Tess Salter

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Tess Salter

#1 in San Mateo

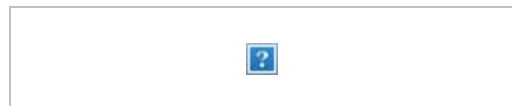
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From: [Christine Corsetti](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Christopher Diaz](#)
Subject: Housing Plan
Date: Thursday, September 8, 2022 1:22:13 PM

To whom it may concern:

I am learning more about the draft housing plan, and while I absolutely recognize the need for more affordable housing units in CA and deeply appreciate the efforts that have been put forth on behalf of our town, the current plan is not acceptable. The consulting firm seems to have run a playbook that was one size fits all approach to appease Sacramento without thinking critically if there is a better path forward. The consultant has offered a blanket plan (ie: re-zoning) that is NOT tailored to our community. I hope that everyone can partner together to come up with a better solution.

The focus of Hillsborough's plan must be on ADU and vacant lot development and must NOT include any mention of smaller minimum lot sizes, reduced setbacks (outside of the reduced setbacks for ADU's/JADU's), increases to height allowances, increased floor area ratio or reduced landscaping coverage. Not enough has been done by way of partnering with residents to explore satisfying State requirements through ***more aggressive measures around allowing for and providing incentives for ADU's & JADU's***. The State guidelines on the ADU calculations suggest taking the previous rolling three year average. But there is a flaw with the calculation in that we had COVID-19 where the state limited certain types of construction. As soon as the new legislation for ADU's came out (which streamlined the process), coupled with COVID-19 pandemic ending, our ADU production increased substantially. Based on the 2021 ADU run-rate it seems the entire 8 year allocation can be met through ADU's alone and the town is underestimating the potential for ADU's as part of its proposed plan. While I understand this may not satisfy the state completely, we need to enter into a negotiated outcome and follow the lead of other towns like Atherton and Woodside.

Furthermore, there is a clear lack of planning for infrastructure in this plan: sewer, water, cellular coverage, electrical and parking need to be heavily considered. More specifically, where is the parking plan for the 100+ units located on El Camino? What about the impact on our streets and sidewalks? If 100+ units are to be built in the Town Hall area, the traffic, which is already very busy, will become overwhelming. Without a proper parking plan in place, there will be a direct impact on all of the streets in the surrounding area. It doesn't seem that a proper Environmental impact survey has been accomplished prior to putting together this plan. Additionally, reduction in lot sizes and denser housing throughout our neighborhoods will create danger in fire and other emergency services, diminish the quality of our town's crown jewel (our schools) and eliminate what makes Hillsborough special.

The fact that we have zero commerce, no retail, no industrial, the town is currently zoned entirely RD-1 and 70% of our town is designated as a High Fire Risk zone, 554 units seems like a very aggressive requirement for our town and must also be addressed and lowered. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. There are very few towns with situations similar to Hillsborough in the State.

I know the town is trying their best and I recognize this is an impossible situation, but as Atherton has shown, the support of the council is needed to push forward a plan that does NOT include rezoning or lot splitting. The clear answer here is incorporating much higher numbers of ADU/JADU's as other towns have done with the rejection of all other strategies. Atherton removed multi-family townhomes and overlay zones from their RHNA proposal with the help of their mayor and councilwoman. *Hillsborough must follow the plan Atherton has proposed and remove all multi-family overlay zones from the proposal.* Listen to your citizens and set aside the consultant's flawed recommendation. If the Council passes ordinances allowing for more ADU's/JADU's, it can all but eliminate any need for high density housing and work to come up with a better plan while negotiating with the state.

Christine Corsetti

[REDACTED]

Hillsborough

From: [Suzanne Kim Tomlinson](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Hillsborough Re-Zoning Plan
Date: Thursday, September 8, 2022 12:30:13 PM

Dear Hillsborough Councilmembers:

My name is Suzanne Tomlinson and I am currently raising four children in this wonderful town of Hillsborough. My parents immigrated to this country from Korea over 45 years ago with almost nothing in their pockets and worked incredibly hard to provide us with stellar public school education. That hard work ultimately allowed me to build a career here in NY and then California and for me to raise my children in this very special town.

I attended the September 6th Open House at North School to learn more about the Draft Plan and have read the full plan posted on the Town website. I support the objective to develop more affordable housing throughout the State and in the Bay Area, and in particular, for members of these actual communities such as teachers, nurses, police and firefighters. As a child of an immigrant family who watched her parents work 3-4 jobs at a time, overnight, and her mother work countless midnight shifts as an ICU nurse, I love the thought of giving contributing community members the ability to live in the communities in which they serve.

I am also appreciative to all of the Councilmembers for serving this town and giving its citizens the opportunity to have input on this very big decision. The incredible public schools, focus on safety, and deep respect between neighbors are all reasons I carried out my parent's legacy and worked so very hard to be able to raise my four children here. I trust that the Councilmembers are doing everything they can to maintain the integrity of this very unique town – and again I truly thank you for spending the time to read this letter!!

I am strongly opposed to the current Draft Plan. Hillsborough's attributes are really important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and has very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. The current Draft Plan feels like an outside-in, cookie-cutter consultant approach that does not take into account these unique qualities of the town. At the open house, the sentiment I heard was that the consultants did not have the pervue to consider implications of safety, education, traffic & congestion among other topics that directly impact all citizens of this town. I was also upset to hear that the 17-person citizen's committee feedback was not incorporated into the draft plan.

Specifically, I am concerned about: (1) the many unintended consequences of re-zoning the entire town through a blanket plan without understanding what all potential implications will be; (2) related to that, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed changes on current residents – as mentioned, what specific impact will the plan have on schools, safety (we are already seeing an uptick on this front), public departments, traffic, congestion, maintenance, etc. If citizens are going to ultimately bear the cost of such plan, we

should be informed as to what that impact will be and have input into such a big decision; (3) Hillsborough strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so). I really do not understand why we are not able to carry-forward those units when no other neighboring town was even able to meet its goal (and by the way without any consequence). Can we not push harder to make sure we get credit for those excess units created? (4) personally, I did not feel like the forum of the September 6th open house was conducive to collecting and hearing actual feedback from citizens. I had expected a presentation of the plan and a chance (as a group) to hear Q&A from actual citizens/neighbors. I felt the diffused "table station" format was a very ineffective way for me to learn more about the proposal and hear other people's perspectives – which was the reason I left work early to attend such event.

I am supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have demonstrated our ability to meet and exceed set goals. [In fact, I have recently received approval for an ADU on our property - where I am very hopeful my parents can ultimately move into.] We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes. Let us please not rush into a plan developed by third-party consultants without taking the time to really think through all the unintended and potential long-term implications. There are many citizens of this town who are willing to volunteer their time to help think through these potential implications, so do kindly call upon us to do so.

I therefore wanted to voice my strong opposition to the current Draft Plan. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Sincerely,
Suzanne Tomlinson

From: [James McDowell](#)
To: [General Plan](#); [Hillsborough Mail](#)
Cc: [Caryn McDowell](#); [Lisa Natusch](#); [Al Royse](#); [Christine Krolik](#)
Subject: Comments for Housing Element Plan
Date: Thursday, September 8, 2022 12:18:19 PM

We are James and Caryn McDowell, and we own and reside on Fagan Drive, here in Hillsborough. We moved here in 2016 with our two children, who graduated from both North School and Crocker Middle School, and during that time, I served on the Board of the Hillsborough Schools Foundation (HSF) for two years. We are submitting this comment to the City of Hillsborough on the current draft housing element plan, scheduled for discussion at the September 12, 2022 meeting.

We recognize the need for more affordable housing units in CA and understand the efforts that have been put forth on behalf of our Hillsborough, however, the current plan is not acceptable to us.

In addition to our comments below on the overall impact to Hillsborough, we have additional objections because of our painful experience of subdivision in the neighboring property. Our quiet cul-de-sac has already been subject to two re-zoning efforts in the past two years, one of which was approved over the objection of every resident commentor, and the other (which sought to further subdivide the just-approved subdivision) appeared to be on track for approval, until a resident identified issues of non-compliance with the existing regulatory rules in Hillsborough. A city-wide plan that allows smaller lots and smaller frontage will likely encourage yet another subdivision, which will lead to further long-term loss of the semi-rural character of the neighborhood and Hillsborough as a whole, additional loss of property value, and extraordinary disruption caused by building multiple new homes.

The focus of Hillsborough's plan must NOT include any mention of smaller minimum lot sizes, reduced setbacks (outside of the reduced setbacks for ADU's/JADU's, although some additional thought must be given to neighbor privacy in this matter), increases to height allowances, increased floor area ratio or reduced landscaping coverage. These existing rules are critical to the character of Hillsborough. Although the extraordinary increase in ADUs and JADUs has given us some concern, especially some of the extraordinarily small setback requirements, it appears the entire 8 year allocation required by California can be met through ADU's alone and the city is underestimating the potential for ADU's as part of its proposed plan. While we understand this may not satisfy the state completely, we need a negotiated outcome and follow the lead of other towns like Atherton and Woodside.

Furthermore, there is a clear lack of planning for infrastructure in this plan: sewer, water, cellular coverage, electrical and parking are already difficult or insufficient for the current housing stock – while we suffered no power outages in 2017, there have been multiple outages in the last two years, and the frequency of these interruptions is increasing. The cellular coverage has been an ongoing issue for as long as we have lived in Hillsborough, and we all know the water system is stressed across the entire region. Additionally, reduction in lot sizes and denser housing throughout our

neighborhoods will create additional fire danger and tax other emergency services. As we understand it, 70% of our city is designated as a High Fire Risk zone—we are subject to inspection by County fire—adding density without the ability to widen streets appears to be a recipe for disaster in case of fire or earthquake. And any plan must recognize that shocks to the school-aged population will stress and possibly destroy the decades-long work the City, the School Board and HSF have done to make our schools among the best in California!

We understand this is a difficult dilemma, but the consulting firm used by the city seems to have used a one-size-fits-all approach, including a blanket re-zoning of Hillsborough. As Atherton has shown, the support of the council is needed to push forward a plan that does NOT include rezoning or lot splitting. Atherton removed multi-family townhomes and overlay zones from their RHNA proposal with the help of their mayor and councilwoman. *Hillsborough must follow the plan Atherton has proposed and remove all multi-family overlay zones from the proposal.* Please listen to your citizens and set aside the consultant's flawed recommendation. If the Council passes ordinances allowing for more ADU's/JADU's, it can all but eliminate any need for high density housing and work to come up with a better plan while negotiating with the state. I hope that everyone can partner together to come up with a better solution.

Please feel free to include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development. Thank you again for all you do!

Sincerely,

James and Caryn McDowell

Fagan Drive

James McDowell
<http://www.linkedin.com/in/mcdowellj>

From: [Lena Chang](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Opposition to the Draft Housing Element
Date: Thursday, September 8, 2022 12:17:45 PM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz:

I understand that this draft will be a compromise to what make Hillsborough special. Below are my views:

- I oppose using such a small number of Accessory Dwelling Units (ADU's and JADU's) in the plan. Other towns are using much higher numbers of ADU/JADU's in their plans, and so should we. The Town should allot a minimum of 62 ADU's/ year, which is what we are already on track to complete for the most recent two years.
- I oppose having a goal (Policy 4, Goal 4.5) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate homeowners' property rights and penalize those homeowners with no compensation.
- I oppose having any new housing units (other than ADU's) that do not have 1:1 parking.
- I oppose the redevelopment of the historic town hall site and believe we can achieve our allotment through the use of ADU and vacant lots as a contingency. I particularly oppose the inclusion of >100 units (density calculation sources for the 2.5 acre site not provided) on the "Town Hall Campus" in the housing element submission with no zoning specifications listed, before any environmental or other studies on the impact on town utilities, parking, schools and other services have been completed, and with no time provided for adequate community input. In my opinion this is far too many units at this site. Because it is a town-owned site, development will be expected once this site is included in the plan, it cannot be included without proper and thoughtful preliminary planning. It should be removed from the draft plan.
- I oppose the lack of transparency and the timing in the process. Minutes to many HEAC and other planning committee meetings are unavailable, planning department team members provide different details at different times, and "preliminary" plans for the "Town Hall Campus" are only being provided three days before public review. Nearly every resident has been surprised by this process and the lack of details, yet the impact has been categorized as "Major" by town planning staff.

Many people in our town agree on these points - I'm sure you've heard the feedback as you've been considering this plan. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Sincerely,

Lena Chang

Hillsborough Resident

From: [Yahoo Mail](#)
To: [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#); [Al Royse](#)
Subject: Opposition to the Draft Housing Element.
Date: Thursday, September 8, 2022 12:13:52 PM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz:

First, I appreciate all the efforts you make to serve the public in Hillsborough, Keeping Hillsborough one of the best places to live, but all the change will change our inhabitant area forever, both for human and for animal who live in Hillsborough. I want to register my strong opposition to the draft Housing Element recently shared with the public. This plan is not good for the town, in my opinion. Specifically:

1) This plan will completely change the town's dynamics and culture and inhabitant which residents as we worked so hard and appreciate and cherish.

2) I see this Housing Element presented as a worst-case scenario so that we residents can accept a compromised plan which is still a bad plan for the town and us residents.

3) I strongly oppose the redevelopment of our historic town hall site especially the inclusion of a high density building without careful study of impact on town's infrastructure, schools, utilities, parking, etc.

Take a look at the population, Hillsborough has more retired, and seniors live in than other place, take a look at the population chart, it

is making their life very difficult.

4) I oppose any reduction in lot sizes, and any other changes to our current "RD" zoning. This denser housing throughout our neighborhoods will create danger for fire and other emergency situations. DO NOT CHANGE OUR ZONING.

It seems we do have bigger living space, but on the other hand, we do have more people live in the household than US average. the number is people per household in Hillsborough is 3.1, and the US nationwide average of people per house is only 2.6. and it is absurd to even try to downsize it.

5) I oppose using such a small number of Accessory Dwelling Units (ADU's and JADU's) in the plan. Other towns are using much higher numbers of ADU/JADU's in their plans, and so should we. The Town should allot a minimum of 62 ADU's/ year, which is what we are already on track to complete for the most recent two years.

6) I oppose having a goal (Policy 4, Goal 4.5) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate homeowners' property rights and penalize those homeowners with no compensation. Remove this goal from our plan, and do not implement it in the future.

7) I oppose having any new housing units (other than ADU's) that do not have 1:1 parking.

8) I oppose the lack of transparency and the timing in the process. Minutes to many HEAC and other planning committee meetings are unavailable, planning department team members provide different details at different times, and "preliminary" plans for the "Town Hall Campus" are only being provided three days before public review. Nearly every resident has been surprised by this process and the lack of details, yet the impact has been categorized as "Major" by town planning staff.

9) I support an alternate approach for our Housing Element, utilizing the maximum number of ADU's/JADU's possible, reducing or eliminating the "buffer", and utilizing vacant lots to achieve our RHNA goals. I support the evaluation of senior housing as suggested by both the 2014 Housing Element and the 2022 HEAC.

10) I support an approach that reduces the lengthy permit application process and gives incentives to ADUs for rental purposes so that residents can decide what they want to do.

Many of my neighbors agree on above mentioned points. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the state.

Sincerely,

Maggie Huang

Hillsborough Resident

[REDACTED]

<!--[if !supportLists]--> <!--[endif]-->

<!--[if !supportLists]--> <!--[endif]-->

Housing Element Open House #2 Comments
Tuesday, September 6, 2022

#	Name	Comment
1		No rezoning of the City!
2	Nawmarie Panalfou - [REDACTED]	I opposed Hillsborough's proposed Housing Element plan and urge City Council to reject it - we oppose it all
3	Monic Stuart - [REDACTED]	The current proposed plan is not going to have the desired effects. It will simply increase fire risk, safety and decrease property values. I favor using land near resources (stores/businesses/public transportation) I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because: I want the town to submit a Housing Element that utilizes only ADUs and vacant properties to achieve our RHNA allocation. it does not require the entire City of Hillsborough be rezoned it allows those with older, smaller house from expansion it includes a sufficient number of ADUs and/or JADUs
4	Dennis Moore - [REDACTED]	I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because: I want the town to submit a Housing Element that utilizes only ADUs and vacant properties to achieve our RHNA allocation. it does not require the entire City of Hillsborough be rezoned it allows those with older, smaller house from expansion it includes a sufficient number of ADUs and/or JADUs
5	Ani Vartanian Boladian - [REDACTED]	I love the idea of mixed affordable housing at Town Hall location. My strong preference is 1/3, 1/3, 1/3 in terms of affordable allocation. But no rezoning of all lots. Instead, allow for looser ADU, JADU requirements I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because: I want the town to submit a Housing Element that utilizes only ADUs and vacant properties to achieve our RHNA allocation. it does not require the entire City of Hillsborough be rezoned it allows those with older, smaller house from expansion it includes a sufficient number of ADUs and/or JADUs
6	Jamie Greene - [REDACTED]	I think all plan items except ADUs should be used to solve our problem I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because: I want the town to submit a Housing Element that utilizes only ADUs and vacant properties to achieve our RHNA allocation. it does not require the entire City of Hillsborough be rezoned it allows those with older, smaller house from expansion it includes a sufficient number of ADUs and/or JADUs
7	Tim Murphy - [REDACTED]	I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because: I want the town to submit a Housing Element that utilizes only ADUs and vacant properties to achieve our RHNA allocation. it does not require the entire City of Hillsborough be rezoned it allows those with older, smaller house from expansion it includes a sufficient number of ADUs and/or JADUs
8	David & Diana Beatson - [REDACTED]	This plan will lower the quality of our schools, and property values and actually be very difficult for the low cost occupants to live in the community I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because: I want the town to submit a Housing Element that utilizes only ADUs and vacant properties to achieve our RHNA allocation. it does not require the entire City of Hillsborough be rezoned it allows those with older, smaller house from expansion it includes a sufficient number of ADUs and/or JADUs
9		This is absolutely a terrible idea. What are alternatives?? Need to move away from compliance mindset to finding creative solution or determine how to counter the State's mandate/explain other options. This will decimate our beautiful community.
10	Marilyn Meier	In order to fulfill our mandate in the next 8 years, I think that we cannot relax only on ADUs. We need to build some apartments that are at least 3 stories high. Units near ECR on 280 make the most sense to me. I agree with the proposed zoning changes.
11		We current residents. Our children are raised. We would not qualify for low income housing but we would like to downsize and still reside in Hillsborough. A duplex, 4-plex or even 8-plex would be wonderful. We love our home town!
12		Please update the plan to include the number of ADUs that have been proposed and built in the last 2 years
13		Also, think about allowing 2 ADUs per lot, to increase the count for housing
14	Jane Williams	I must have been asleep when the announcement was made that I no longer live in a democracy!! This is unacceptable
15		Any affordable housing should include 80, 100, and 120% of AMI. Mixed housing works best vs. 1-class for housing, for stigma reasons
16		No rezoning. ADUs.

17		<p>I also do not believe a high density, no parking unit at Town Hall is appropriate given environmental, parking, utility or other reasons</p> <p>I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because:</p> <p>I want the town to submit a Housing Element that utilizes only ADUs and vacant properties to achieve our RHNA allocation.</p> <p>it does not require the entire City of Hillsborough be rezoned</p> <p>it allows those with older, smaller house from expansion</p> <p>it includes a sufficient number of ADUs and/or JADUs</p>
18		This is very hard. Please be sure to weigh every public comment seriously. These are well thought out ideas. They should have been included and sought MUCH sooner.
19	Magile It	50 Brooke Court is not work. It is a very steep Hills and very small entrance. We object. It is a ridiculous plan.
20	Peilu Shu	It's not ok to build townhomes at 50 Brooke Court because of fire hazard, traffic constraint, safety of the neighbors. Please stop the plan.
21	David Can - [REDACTED]	No low income housing in Hillsborough
22		The state should not be allowed to eliminate our zoning authority and guidelines!!
23		No rezoning . No multi-family homes. ADU are acceptable IF they are consistent with setback feet from property lines
24		It's quite unfortunate that each of these plans has a major downside. Would be good to push for highest possible ADU # possible and minimize some of the other options to minimize impact. Might be good to show only 10% of each of other options to have good faith effort but also have room to negotiate
25	Les + Kim Keyak [REDACTED] Les@sportleasing.com	My wife Kim and I are for ADUs and 1/3 acre lots with some consideration of the setbacks and lot width. We are against for rent housing and high density housing for Hillsborough. I am a housing provider with approximately 60 units of affordable housing/Section 8 and have a lot of experience in this matter.
26		No rezoning - stop. No 100 apartments with parking (they will own cars!). ADUs are the simple solution. Public safety - brownouts - grid cannot handle volume today
27		I think its very important that we are able to count ADUs that are currently on residence's properties but were built before the permits that allow them to be counted. It should count if it's eligible, regardless of paperwork.
28		[REDACTED] it screw it
29		When was the Regional Needs Housing Allocation established? What year? Has it been adjusted for the loss in population because of the high cost of living in California Concer. There really isn't a need for more hosing in California!!
30		We oppose!!
31		Given we share a zip code with Burlingame why can't Bayshore redevelopment be in question? What about total cost to maintain infrastructure and schools?
32	Peilu Shu	This draft plan is going to change the dynamic and culture of Hillsborough we all cherish for so many years. Please stop it
33		Why doesn't the Town better communication more information about identifying ADUs - specifically what an ADU is and how to get older ADUs deeded as such?
34	Maggie It	This draft plan is going to change the dynamic of Hillsborough, we decline it.
35		Hillsborough don't have the water, road, and school to support a big increase in its residents. No. No. No.
36		No on the project. We don't need more residences. People are leaving, not coming.
37		[REDACTED] no
38		This current plan is not acceptable. We do not want any rezoning in Hillsborough. We should focus on ADUs as that will allow for the town to develop as necessary. We agree that housing is needed, but through ADUs.
39	Giovanni Ottolini jottolini@nccrc.org [REDACTED]	Good evening, my name is Giovanni Ottolini, I represent 7000 men and women in San Mateo County. These men and women are hardworking blue collar carpenters and other skilled tradespeople. All too often their voices are left out of this Housing Element discussion. I would love to see Labor Standards adopted in the Housing Element to level the playing field for responsible contractors that pay a livable wage in one of the most expensive counties in the US. I am a field rep. for Carpenters local 217 in Foster City. members of this community deserve and opportunity to work in their local community and earn a fair wage for their skilled labor. I would love an opportunity to speak more about how this important community component of the Housing Element. Thank you for reads.
40		Solution: ADUs should be emphasized!
41		I am opposed to the R2 zoning plan. I would like us to pursue ADU/JADU only solution, similar to Atherton. I have a young family here and came for the existing characteristic of the neighborhood. Please consider not including R2.
42		No rezoning! STOP
43		Please make available information about how you figured on 100 units at Town Hall
44	F. Koffle	Stop Sacramento from taking over local community zoning!!!
45		What happens if we just don't do it? Where does funding come from?
46		Site 3 is not going to work! Look at Brooke Court size. It's too narrow.
47		I oppose the current plan that plans to build many multi-family units. I would support a plan that mostly consists of ADUs and some units on site for teachers, police, etc.
48		This proposal is too aggressive, that is destroyed the landscape of the town's housing structures of many decades of history! In order to create more affordable housing, ADUs, low rise multi-units around El Camino and 208 would be more appropriate. No. No. No.
49	David.hakam@haknian.com	Hillsborough must not wrongly give up its unique qualities. Changes to zoning law should not be tolerated. I support the path presented by Dennis Moore
50	Pauline & John Beare	We want ADUs only. No to consultants
51		Only ADU allowable. Do not re-zoning

52		If there is any way forward with increasing ADUs that is by far the most palatable approach to this. This disperses the need and solutions town-wide
53		The areas identified put all of the burden for change and all of the implications of change on a minority of town residents with a disproportionate impact on a minority for real estate value, police needs, traffic impacts, infrastructure impacts (water, street, construction, noise, etc.)
54	Carley Goldberg	I do not support multi-family homes. I'd like to see us accomplish the housing crisis by building more ADUs. Our schools and streets cannot handle the proposed housing element.
55	Gene Chan, [REDACTED]	I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because: I want the town to submit a Housing Element that utilizes only ADUs and vacant properties to achieve our RHNA allocation. it does not require the entire City of Hillsborough be rezoned it allows those with older, smaller house from expansion it includes a sufficient number of ADUs and/or JADUs
56	Susan Alcalá, [REDACTED]	I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because: I want the town to submit a Housing Element that utilizes only ADUs and vacant properties to achieve our RHNA allocation. it does not require the entire City of Hillsborough be rezoned it allows those with older, smaller house from expansion it includes a sufficient number of ADUs and/or JADUs Please consider the above as well as finding ADUs which are not currently registered (because they are older), but could count
57	Nick Panagotou [REDACTED]	Can this all be achieved by ADUs? Low and moderate income housing has many negatives that this Town will regret allowing
58		As a Hillsborough owner. We oppose this low income housing units or any housing
59	Rupert and Maryellie Johnson	Please no rezoning ADU is best approach further discussion is needed
60		Housing the site at Town Hall is a sensible idea. Where will the police station go? What about parking? This should be built where there are no homes and more empty lots so it doesn't disturb others
61		I am emphatically against rezoning Hillsborough
62		Do not rezone this is a dangerous precedent
63		Please make a list of all developers and real estate and contractors consultant public info
64		We can meet the housing demands through ADUs - many exist already and are not being counted - make an effort to identify existing ADUs. Reduce permit fees for ADUs, make it easier to get structures deeded ADUs
65	Stanley Lo owns many properties in Hillsborough	We do not want affordable units. We oppose the housing element in this beautiful town.
66		Have you looked at the parcel off 280 between 280 and Country Club and Black Mountain? If it belongs to the SFPUC the City can condemn it for higher use: housing
67	Alex Dyner	I'd like to see/hear a presentation of the plan and the logic of it compared to Atherton's plan. The Atherton plan seems more favorable to current residents but perhaps I'm missing something
68		Why are we even considering adding more housing to Hillsborough, the Bay Area, and California when there isn't enough water!!
69		Please don't build on any of the steep land which borders Crystal Springs Road (the south side). It would really destabilize the hill
70		Can we trade real estate credits with a less built up town, in the same way that carbon credits are traded
71	Susale Alcalá	Town Council - please consider an outreach or survey to find second units in existence prior to housing elements (therefore uncoded) to see how many we have that could count. I know of 3 off the top of my head.
72		The suggested housing units for Hillsborough is way too much for our community to have to accept
73		It is well understood that our property values will decline under these proposals, we should also receive a proportional reduction in our property taxes
74		Can Hillsborough sell property to an approved property developer, who will create units that would be ONLY for Hillsborough employees like police, fireman, teachers, gardeners, nannies, and housekeepers
75		Forcing us to change possible property sizes will change the character of Hillsborough
76	Nick Panagotou [REDACTED]	Where is the water coming from? There needs to be a water source before any development occurs
77	John Lockton, [REDACTED]	The town is much too afraid of the details of the law. The Council should be looking after the needs of residents, not focusing on religiously following the law. I know this is difficult for lawyers on the Council to accept, but there is the law and the enforced law. In the 2015 drought we put in strict rationing and penalties to abide by the law. It all turned out to be a good faith effort was enough, for towns that did not comply, would a good faith effort not be enough here? May be you should test it by adopting the alternative plan which gives more flexibility before going to the Town plan. If you do everything in the Town plan it is hard to see how it can ever be reversed
78		We bought in Hillsborough for its unique character and good schools. I am in support of the ADU and Town Hall redevelopment. I am 110% opposed to subdivision and housing opportunity sites. Instead I think we should really encourage promoting ADUs to hit the number. I think this could be easily accepted.
79		What happens if we don't do anything? What would the fees be? Are there any state funds to support the construction costs?
80		I think the town needs a committee to spread out and go door to door to determine how many ADUs are actually on properties -- not just current coded ones.
81		Where are we going to get water, electricity, schools, excess traffic on narrow roads. We do not want to rezone!

82		I respect the housing mandate however using private property (Strawberry Hill) and building multiple heights and multiple units is just not responsible. Please do not rezone that site. Mandates are just suggestions. Trees/animals are all important! Where would they go but in areas where they are not wanted!
83		The current ADU strategy is counter-productive. An ADU now can qualify as very-low income housing if its just a small pool house. People (and the Town of Hillsborough) are encouraging this strategy, knowing full well that it won't provide much if any new housing in Hillsborough. Not fair! We need strategies that will increase housing and increase the diversity and vitality of Hillsborough.
84	Susan Comartin	I don't want any kind of rezoning in any part of Hillsborough. IF we need auxiliary housing, allow ADUs. We have not enough water, fire, and police and schools for 3000-4000 more people
85	Sally Farr	Dear Town Council, I have major objections to the plan that has been proposed to meet the CA requirements re additional housing in Hillsborough. Specifically, I oppose rezoning for smaller lot sizes as well as the idea of a 10-story building at Town Hall (with no consideration for parking and the strain on Town services/schools that will inevitably result). I am much more inclined to favor addressing the state requirements by encouraging Hillsborough residents to build ADU and JADU buildings. I hope the Town Council will provide residents with an opportunity to voice their concerns/objections. Thanks for listening!
86	Brian Desler, [REDACTED]	We oppose the rezoning of single-family homes to 1/3 acre. Emphasize ADUs and development (at higher density) of vacant parcels that are large. Full disclosure, our family owns the 20 acres on Tartan Trail/Crystal Springs and we are willing to explore higher density than the current 8 approved home sites
87	Maria Farmas, [REDACTED]	I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because: I want the town to submit a Housing Element that utilizes only ADUs and vacant properties to achieve our RHNA allocation. it does not require the entire City of Hillsborough be rezoned it allows those with older, smaller house from expansion it includes a sufficient number of ADUs and/or JADUs I oppose housing in Hillsborough
88	Khristine Holterman, [REDACTED]	I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because: I want the town to submit a Housing Element that utilizes only ADUs and vacant properties to achieve our RHNA allocation. it does not require the entire City of Hillsborough be rezoned it allows those with older, smaller house from expansion it includes a sufficient number of ADUs and/or JADUs
89	Mana Jamali, [REDACTED]	I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because: I want the town to submit a Housing Element that utilizes only ADUs and vacant properties to achieve our RHNA allocation. it does not require the entire City of Hillsborough be rezoned it allows those with older, smaller house from expansion it includes a sufficient number of ADUs and/or JADUs This town could not support 6 story tall buildings. Schools, traffic...we as a community should focus on building ADUs and JADUs
90	Libby and Bill O'Leary, [REDACTED]	I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because: I want the town to submit a Housing Element that utilizes only ADUs and vacant properties to achieve our RHNA allocation. it does not require the entire City of Hillsborough be rezoned it allows those with older, smaller house from expansion it includes a sufficient number of ADUs and/or JADUs Please do not submit the consultant's plan. It does not look like it contemplates negotiation - it looks like it was drafted to automatically comply with the RHNA. You (as our valued representatives) can create a better outcome for our Town.
91	Laith Salma, [REDACTED]	I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because: I want the town to submit a Housing Element that utilizes only ADUs and vacant properties to achieve our RHNA allocation. I oppose the current draft. We need at least 60 ADUs/year allocated, plan is critically flawed
92	Ingrid deMoor, [REDACTED]	I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because: I want the town to submit a Housing Element that utilizes only ADUs and vacant properties to achieve our RHNA allocation. it does not require the entire City of Hillsborough be rezoned it allows those with older, smaller house from expansion it includes a sufficient number of ADUs and/or JADUs SM Fire Marshall needs to make building ADUs easier. WUI and AMP (alternative means of protection) increase costs significantly making ADU building cost prohibitive

93	Katie Salma, [REDACTED]	<p>I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because:</p> <p>I want the town to submit a Housing Element that utilizes only ADUs and vacant properties to achieve our RHNA allocation.</p> <p>it does not require the entire City of Hillsborough be rezoned</p> <p>it allows those with older, smaller house from expansion</p> <p>it includes a sufficient number of ADUs and/or JADUs</p> <p>This plan will significantly change our town - not for the better. Please represent the interest of the residents of Hillsborough and come up with a plan that aligns with our town's needs and character</p>
94	Alex Dynner, [REDACTED]	<p>I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because:</p> <p>I want the town to submit a Housing Element that utilizes only ADUs and vacant properties to achieve our RHNA allocation.</p> <p>it does not require the entire City of Hillsborough be rezoned</p> <p>it allows those with older, smaller house from expansion</p> <p>it includes a sufficient number of ADUs and/or JADUs</p>
95	M. Ambrose, [REDACTED]	<p>I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because:</p> <p>it does not require the entire City of Hillsborough be rezoned</p> <p>it allows those with older, smaller house from expansion</p> <p>it includes a sufficient number of ADUs and/or JADUs</p> <p>There must be an approach that is more balanced. You're putting way too much out there. There are many more ideas to be floated and considered.</p>
96	Ruth J Wisnom, [REDACTED]	<p>I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because:</p> <p>it does not require the entire City of Hillsborough be rezoned</p> <p>it includes a sufficient number of ADUs and/or JADUs</p> <p>Tax increases, not too many ADUs, provision for public workers to have priority, water shortage, street parking, school overcrowding</p>
97	Phyllis and Scott Bedford [REDACTED]	<p>I oppose Hillsborough's proposed Housing Element plan and urge Hillsborough City Council to reject it. I support the alternative Smarter Housing for Hillsborough plan because:</p> <p>I want the town to submit a Housing Element that utilizes only ADUs and vacant properties to achieve our RHNA allocation.</p> <p>it does not require the entire City of Hillsborough be rezoned</p> <p>it allows those with older, smaller house from expansion</p> <p>it includes a sufficient number of ADUs and/or JADUs</p> <p>I am not in favor of the current plan. See you Monday night! We are so looking forward to an active discussion and problem solving session. I would like to consider alternatives. The current plan doesn't consider meeting the objectives with ADUs which seems like a reasonable solution. Love our receptive town, together we will prevail</p>
98	Lorne Rosenfield, drr@drrosenfield.com [REDACTED]	Strongly against the plan we don't support rezoning the entire Town - if necessary, I am in favor of zoning to support more senior housing.
99	Gina Rosenfield, [REDACTED]	I vehemently oppose the town's plan. We don't need to rezone the entire town, and a majority of the high density units should be comprised of senior housing.

Housing Element Open House #1 Comments
Thursday, August 18, 2022

#	Name	Comment
1	Jenny	I appreciate the need for more housing! If you put 100 units/200-300 people at Town Hall (30-60 feet) for those of us on Walnut/Floribunda - you will block our light/air/less ventilation/distancing re: Covid, xxx parking stalls, increased dog waste, and extreme construction noise.
2		This does not gibe with facts. Other Bay Area Plans have only ADUs/JADUs. We must submit an all ADU/JADU Plan
3		I have just added an ADU. I took 6 (!) months to get a permit - which is a lot given these goals. A big part of this was access to a fire hydrant - and they would only county feet in one direction. Please make standard rules/guidance real in practice.
4		I comment the Council and staff for their excellent efforts to make the Town's response as transparent as possible. Well done by all!
5		The Town should help simplify the process of adding ADUs for residents and incentivize them to build them to meet and/or exceed the target number to qualify for affordable housing. Also, the Town should put yard signs on every corner to notify residents of the proposed changes.
6		If residents build ADUs for very to us become and hom - less there is nothing to prevent them from renting there for very high rental fees thus defeating the state's mandate. This is a real estate developers "dream"
7		Market to the community - ADU guidelines and non-conforming units that could be rented to add an ADU. Please live here for a long time and don't realize the changes and opportunities.
8		20% buffer is too much
9		Why isn't Racquet Club lot being considered?
10		Can modular structure for an ADU?
11		Does eminent domain pertain to home values significantly lowered by 100-unit buildings built with no citizen appeal process?
12	A. Kenneth Hoasler; [REDACTED]	I will and so will my family support the city's efforts to comply with the state mandate to submit a plan. I personally believe this is just a huge effort in futility. It just can't happen as there are basic economic laws that, if broken by the state mandates, will result in economic catastrophe. In 1968 I resigned my US Army Captain Commissioner at end of my 2nd Tour in Vietnam. Part of my reason in addition to wanting first to come home to the "World" as I remember California. The other reason was all the "eyewash" requirements put forth from the Pentagon - I am talking about Body Count. My company - 7th Air Regional was required to certify a minimum of 500 dead Viet Cong or No Vietnamese soldier that are killed every week. So, we did our duty and filled in 500 enemy bodies dead every week. Know case now, if we leave local control of planning we are dead. So we do our duty to submit to this crazy plan. I am happy to help be of service.
13		Concern: to add 100 units at Town Hall, we assume it will be reasonably tall building (maybe OAH - 60 feet). These could be a considerable privacy concern for citizens of Walnut and Fairway and across Floribunda and even Pepper - looking into houses/backyard. Also block light/noise impacts - but privacy impacts will reduce property values.
14		RD-1 Subdivision - the coverage is fairly distributed in the city, possibly too much in and around Santa Inez
15		Start by developing the open spaces in Town (which are fire hazards at the moment) and the Town owned acreage
16		Let's find a way without changing our minimum lot size - even if it means introducing townhouse areas to the burdens of Town. Thanks
17		The Town Hall site is very worrisome for the proposal; 100 units = 200-300 people. Today the Walnut/Floribunda power is very faulty and often is last to be repaired. No sidewalks - difficult to cross El Camino Real now. Very poor cell/WiFi service. No Parking. Easily disrupted water/trash service. With an additional 200-300 people and existing city services, crossing over the Hillsborough/Burlingame border will be very challenging
18		Town Hall lot/project Communications - perhaps "700" notices have gone out about housing (many over 300 pp long). No details on what this will look like. No specific details to those of us who live within 250 feet? Different standards
19		RD-1 only provides 15 new units. Why bother? It creates heartburn for a lot of residents
20	Dennis Moore	Opposed to re-zoning the entire Town. We should go to HCD with a plan to build on ADUs/JADUs only. If we have to. No changes to our RD Zone setbacks, street frontage, FAR, Lot sizes
21	Peggy McLaughlin	If I understand that we must present a good faith plan, then I suggest our plan detail zoning of OA-H sites allow for maximum zoning for Senior Housing only, i.e., zoning which = 665 units we need. All senior "sounds like Hillsborough" and is not as crazy as Woodside's "plan." Seniors would not impact our schools would add limited traffic and could very well be "low income"
22		I see zero reason to plan for the 20% buffer. Based on my understanding of the requirements we only have to submit a plan for the 100% target, not 120%. I would propose that Hillsborough submit a plan based upon ADUs similar to Atherton.
23		Can the City please be transparent about the level of state funding that we would lose by not complying? My belief is that we receive virtually nothing from the State because we are not viewed as needing assistance. The other 'penalties' by non compliance may be real but I don't believe "state funding" is an issue
24		Can we not offer to subsidize less wealthy Towns in the state (like a 'green credit offset') so that a Town without the means to build, but the desire to do so is helped by the more affluent communities?
25	Peggy McLaughlin	It's my understanding that re-zoning of the majority of Hillsborough (RD-1) would yield only 15 additional units. If that's correct, I would like to eliminate the plan for RD1 re-zoning.
26		Ask Burlingame Country Club to build some affordable staffing housing; consider teacher housing on our school properties; ask Crystal and Nueva to also build some staff housing
27		As density is increased, I hope you will make the size of the main house (for new construction) small than the mega-mansions currently being approved. We need room for trees that are the character defining features of Hillsborough. Thanks for your thoughtful work on this.

28		The proposed plan of Burlingame and San Mateo as how the concentration would be next to our City the concentration and traffic.
29		This forum does not allow residents to haer others thoughts and does not provide collaboration or discussion. This was NOT a meeting.
30		Residents with homes directly touching Town Hall site received no direct notice of site or potential plans or chance to be part of HEAC
31		Not Adequate Review - we are supposed to get a 45-day public comment period for all this, but the RD-3 site has no zoning parameters and the first chance to review the plan will be September 12 (38 days in) and that will be highly preliminary
32		Concerns with Town Hall Site: Bad power corridor along Walnut. Shared Burlingame/Hillsborough inconsistent policies. No WiFi/Cell Service. Proposed site impacts one home and touches 4 others directly (what setbacks). Visual/Privacy/Light impact on up to 15 homes. At least 2 ADUs in direct area; already dense. Inconsistent water/trash. Many work from home there. No parking - many will park on Fairway/Highgate. People will try to cut through homes on Fairway/Walnut border to get across to parking. Significant noise/construction/impact on existing residents. Likely high impact on house values which are some of the highest in Hillsborough. Huge impact on several elderly/disabled residents nearby.
33		What are the consequences if 554 units are not built within the next 8 years?
34		Bad idea that will ruin our beautiful Town of Hillsborough. This is an assault on Single-Family Zoned Areas. There are 100,000 apartments in San Mateo County alone - and they are not full. Please fight this and save our Town. Thank you. No one believes that low income housing will be created in Hillsborough.
35		How can we be in 45-day public comment with no RD-3 plan for Town Hall?
36		Town-owned Free Space has been discarded - consider spreading things out rather than having HEAC vote an OK on impacting Town Hall neighbors without them present
37		With all the new housing where will the children go to school? My understanding is that North School and Crocker are at capacity
38		Why does this plan assume that owners of large parcels (i.e., Strawberry Hill) will be willing to sell their property for this housing element?
39	Steven Wierenga, [REDACTED]	Development of the De Guigne estate will generate 100s of additional daily vehicle traffic on Crystal Springs Road due to residents and service vehicles. Crystal Springs Road is already unsafe for bicyclists and cross traffic. A four-way stop will be required at Ridgeway Road and a 3-way stop at Tartan Trail.
40		No to RD-1, RD-2, and, RD-3. Keep RD with no changes. Submit an ADU/JADU plan like Atherton
41	Steven Wierenga, [REDACTED]	Strawberry Hill site needs a second access road for resident traffic and emergency vehicles
42	Steven Wierenga, [REDACTED]	Existing Ridgeway Road access to the De Guigne estate is totally inadequate for development of upper parcel. Does not support increased traffic, emergency access, underground utilities, etc. A second access is required; consider Glenbrook Court from Parrott Drive. Would require a 4-way stop at Crystal Springs/Ridgeway
43		Why has Hillsborough not pushed back on their RHNA goal (fire safety, zoning, etc.) like other communities have? Our community - with no sidewalks/lighting/parking/etc. is very poorly set up for this.
44	Jenny	Grew up in Town. Understand we need to add units. If we add, make the main home smaller so there still is size (trees, backyard) to keep the character of the Town. Also concerned about water shortage and safety.

Housing Element Online Survey Responses

(As of 9/08/22)

Survey

Please provide your feedback on Section 1: Purpose and History below	
3	Interesting history. No doubt your are sincere.
4	The purpose does not fit the small town of Hillsborough. We don't even have side walks! The fire risk and water restrictions already pose burdens for residents.
6	The description of history does not incorporate a big reason people pay top dollar to live here: the landscaping, room for gardens, lots of trees, and architectural diversity. So there are important values that residents seek to protect.
10	this is the WORST survey form ever
12	I am strongly against adding R-2 zoning. As stated in the history, this does not make sense in Hillsborough and will completely change the character. I would like to understand why other cities with similar zoning like Atherton do not need to do this.
13	Against new multi-family zoning. Atherton has similar housing profile and they dropped multi-family zoning from their housing element proposal (after feedback from residents) and made it work. Why are we not able to do the same?
14	I am providing these comments on, and objections to, the draft Housing Element Plan dated August 4, 2022 ("Draft Plan") -- as a Hillsborough resident since 2008. My family has been in Hillsborough since the late 1970s.
15	I am providing these comments on, and objections to, the draft Housing Element Plan dated August 4, 2022 ("Draft Plan") -- as a Hillsborough resident since 1989. My family has been in Hillsborough since the late 1962.
Please provide your feedback on Section 2: Public Participation below	
3	It appears you did some outreach--still there are scores of Hillsborough residents who are completely unaware of this and when some of the particulars presented, are furious and see this as nothing but a land grab.
4	There has not been enough to notify and inform all Hillsborough residents of the plan. A mailer should have been sent to every resident months ago
5	The town has not been aggressive enough to communicate the plan the engage public feedback
6	The HEAC meetings examined many options but I am not sure there was a lot of consensus.
10	how are supposed to dictate full sentence critiques of 150 page PDF document?
13	Against new multi-family zoning. Atherton has similar housing profile and they dropped multi-family zoning from their housing element proposal (after feedback from residents) and made it work. Why are we not able to do the same?
14	While the State has imposed on the Town a mandate of 554 additional housing units for the 2023-31 cycle, the Draft Plan is an unacceptable proposal for meeting that number. The Draft Plan would radically and irreparably change the character of our Town.
15	While the State has imposed on the Town a mandate of 554 additional housing units for the 2023-31 cycle, the Draft Plan is an unacceptable proposal for meeting that number. The Draft Plan would radically and irreparably change the character of our Town.
Please provide your feedback on Section 3: Review of Past Performance below	
3	Huge kudos to the town for work on permitting ADUs and working with local agencies.
5	It seems that since we exceeded the last target set by the state we should get a reduction in the current one. I understand the town has tried this without success. Are there other avenues to appeal this decision?
10	there is no way the answers to this survey can be USEFUL

13	Against new multi-family zoning. Atherton has similar housing profile and they dropped multi-family zoning from their housing element proposal (after feedback from residents) and made it work. Why are we not able to do the same?
14	The Draft Plan would also harm our property values. At least three key changes need to be made to the Draft Plan.
15	The Draft Plan would also harm our property values. At least three key changes need to be made to the Draft Plan.
Please provide your feedback on Section 4: General Plan Consistency below	
3	Sacramento clearly does not understand economics, nor does it pay any attention to our fire and water crises as well as endangered species protection and the pitiful quality of mass transit-which is of limited utility as long we live in a Covid reality.
4	The plan does not work for Hillsborough. Too many additional units per capita, does not make any sense. For that reason lack of space, we should be exempt from this plan
10	you need data-driven questions, multiple-choice, YES/NO, etc.
13	Against new multi-family zoning. Atherton has similar housing profile and they dropped multi-family zoning from their housing element proposal (after feedback from residents) and made it work. Why are we not able to do the same?
14	Change 1 -- We should target the state-mandated 554 housing units -- which is already too high, a remarkable 12% increase over Hillsborough's existing housing stock, in an era when California's population is decreasing.
15	We should target the state-mandated 554 housing units -- which is already too high, a remarkable 12% increase over Hillsborough's existing housing stock, in an era when California's population is decreasing.
Please provide your feedback on Section 5: Housing Needs below	
3	Guess what? Everyone doesn't get to live wherever they wish. If I had the choice, I'd live in Monaco or the Upper East Side. But I can't afford it.
4	Yes, there is a need for housing, but we are not a normal community that can support it. Hillsborough is very unique and the quality of life that residents buy in Hillsborough for will be lost. Schools and natural resources will be over burdened
6	Page 70 uses 2020 home prices. We are in 2022 so why use 2 year old numbers. The charts are interesting but the bottom line is that the cost of land in Hillsborough is such that unless housing is subsidized the free market will determine buyers & renters
10	there is no way ANY council member or city manager can make sense of the answers to this survey that could or should affect the document
13	Against new multi-family zoning. Atherton has similar housing profile and they dropped multi-family zoning from their housing element proposal (after feedback from residents) and made it work. Why are we not able to do the same?
14	Change 1 (continued) -- The Draft Plan proposes that we should voluntarily exceed the 554-unit mandate, in the name of a "buffer" that would take us to a goal of 665 new housing units for Hillsborough. There is no need for the Town to do this.
15	The Draft Plan proposes that we should voluntarily exceed the 554-unit mandate, in the name of a "buffer" that would take us to a goal of 665 new housing units for Hillsborough. There is no need for the Town to do this.
Please provide your feedback on Section 6: Housing Constraints below	
3	All true. Reality is a key reason that there is not more building going on, here and everywhere else in CA.

4	We do not have the infrastructure to support we are not a normal community that can support this extreme growth in proportion to our small population. Schools and natural resources will be over burdened
6	The number of residents who favor increased density in the town is a very small minority. The views of people who live here has to account for a lot.
13	Against new multi-family zoning. Atherton has similar housing profile and they dropped multi-family zoning from their housing element proposal (after feedback from residents) and made it work. Why are we not able to do the same?
14	Change 1 (continued) -- Nor is there any legal requirement that we do this. A 12% increase is more than enough. Our target number should remain 554, not 665.
15	Nor is there any legal requirement that we do this. A 12% increase is more than enough. Our target number should remain 554, not 665.
Please provide your feedback on Section 7: Housing Resources below	
3	This is the elephant in the plan--who is going to pay for this? The proposed Brooke Ct site will cost millions to grade and build roads for ingress and egress. Who's going to pay for that without the promise of decent ROI?
4	Hillsborough is zoned 100% single family homes because we only have 11,000 people, 500 more units in a town without any room for more schools is unrealistic
6	Can't comment because there is nothing listed
13	Against new multi-family zoning. Atherton has similar housing profile and they dropped multi-family zoning from their housing element proposal (after feedback from residents) and made it work. Why are we not able to do the same?
14	Change 2 -- The Draft Plan provides for too few ADUs (only 280). ADUs should be the primary means of meeting our 554-unit allocation.
15	The Draft Plan provides for too few ADUs. ADUs should be the primary means of meeting our 554-unit allocation.
Please provide your feedback on Section 8: Sites Inventory Analysis below	
3	Vacancy tax. That would subsidize a lot of low-income rent vouchers.
4	Zoning for Multi family units should not be allowed. It's not allowed for a reason, we don't have the resources to support it, and it's not what our town was designed for
5	Is the Burlingame Club and Golf course included in the site availability analysis? It is a large piece of relatively undeveloped land and should be included
6	The town owns a number of properties. Some may not be suitable for development, but some may be. A big weakness of the draft is that those were not listed and individually analyzed. Sites 2 and 3 would need additional road access for fire safety
8	Please further explain the need to restructure most lots in town to RD1 when it doesn't appear that a great many housing until will result. It seems that this proposed change is not worth the push back from residents.
13	Against new multi-family zoning. Atherton has similar housing profile and they dropped multi-family zoning from their housing element proposal (after feedback from residents) and made it work. Why are we not able to do the same?
14	Charge 2 (cont) -- We should take a more realistic and current estimate of 65 ADUs per year (which is the 2021-22 rate). Over 8 years that would produce 520 housing units.
15	We should take a more realistic, and current, estimate of 65 ADUs per year (which is the 2021-22 rate). Over 8 years that would produce 520 housing units.
Please provide your feedback on Section 9: Affirmatively Furthering Fair Housing below	
3	Life is not fair, I'm sorry to tell you.

4	Some places just do t make sense for adding more housing due to the constraints within the town, we are that town. We are only zoned for single family homes for a reason
6	Support most of the AFFH goals to eliminate discrimination. Marketing to underrepresented communities is fine but oppose any kind of quotas or preferences based on race, color, ancestry etc
11	It seems the low income folks will be sequestered into the “projects” with all the attendant status and possibly racial stigmas, especially among school-age children. They should be scattered throughout the town.
13	Against new multi-family zoning. Atherton has similar housing profile and they dropped multi-family zoning from their housing element proposal (after feedback from residents) and made it work. Why are we not able to do the same?
14	Change 2 (cont) -- For the remaining 34 units, we should continue to lobby the State (see FAQ 12) to accept some or all of our 101-unit overage from HE5.
15	For the remaining 34 units, we should continue to lobby the State (see FAQ 12) to accept some or all of our 101-unit overage from HE5.
Please provide your feedback on Section 10: Housing Plan below	
1	The current plan would result in significantly more traffic and density, as well as burden on our schools (especially disproportionate burden on West and North). This would increase noise and pollution and lower the quality of life of current residents.
2	I'm a new homeowner in HBO, so this is my first input into the plan. It would worsen traffic, put burden on our schools, and change HBO from a small town to higher density w/more noise & strain on our utilities.
3	Social engineering is never a good long-term idea. The crazy rich will always find a work-around. The merely comfortable will do whatever is in their power to maintain their property values. This is a land grab. The media will have a field day.
4	The plan is dangerous for a very small community with a high fire risk and already limited water supply, and limited school availability
5	Overall, I am opposed to reducing minimum lot size to 1/4 acre. This is a significant reduction which will change the nature of the town. Explore options to meet targets without this change
6	Oppose Action 4.3(a), impact fees to be assessed against new above moderate housing. Oppose Actions 4.5 a, b & c which would limit ability of private property owner to redevelop their property. Oppose 7.1 unless residents can participate in 21 Elements?{
7	I'm against RD-1 lowering minimum lot size.
8	Please further detail the Town's interactions with the owners of the opportunity zones and their potential for actual development.
9	I am adamantly opposed to the housing plan. It will unnecessarily deteriorate the appeal of the town and burden property owners. There are other better ways to meet the state mandate such as relying more on ADU development or developing median income lots
11	There seems to be no consideration for the abundant wildlife that populates the Strawberry Hill open space. There are Bobcats, Foxes, Coyotes, Deer, Skunks, Opossums, Raccoons, Hawks, Owls, Rabbits...a complete ecosystem. Where will those animals go?
12	I am strongly against adding R-2 zoning. It does not make sense in Hillsborough and will completely change it. I would like to understand why other cities with similar zoning like Atherton do not need to do this.
13	Against new multi-family zoning. Atherton has similar housing profile and they dropped multi-family zoning from their housing element proposal (after feedback from residents) and made it work. Why are we not able to do the same?
14	Change 3 -- We should not change our zoning to add the proposed new HD-2 and HD-3. Under the above strategy, new zoning is not necessary to meet the 554 number. Respectfully submitted, Ted Ulliyot

We should not change our zoning to add the proposed new HD-2 and HD-3. Under the above strategy, new zoning is not necessary to meet the 554 number. Respectfully submitted, Greg Hampton

Town of Hillsborough Virtual Open House

Comments received as of 09/08/2022

1. How do you determine which income level and ADU falls into?
2. RD-1 will have a NEGATIVE impact on Hillsborough and has the potential to destroy Hillsborough's ambiance and the unique nature of the community. With these proposed changes, Hillsborough will become just another Bay Area city. Reducing minimum lot size, in particular, is a no-go in my view.
3. These changes will seriously change the characteristics of the town. I am against these proposals. I would suggest to have more ADUs built to meet the mandate.
4. It does not make sense for the state to have some a mandate across all types of cities. The contribution for cities like Hillsborough to affordable housing units are so minuscule but will have a huge impact to the characteristics of the city.
5. Why would HCD be so strict about how a city meets its RHNA obligation? The board should also consider submitting a proposal with only ADUs and the city hall property changes, without changing the zoning to properties 10 acres and above.
6. I am against the new zoning proposed. The changes are so big and will really impact the characteristics of the city. Suggest to consider having ADU/JADUs plus the city hall lot to meet the state mandate.
7. I support RD-1 and RD-3 but strongly oppose O-AH/RD2.
8. Will some of the planned development be for senior housing?

From: [Holly Rockwood](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Cc: [Mark Rockwood](#); [Holly Rockwood](#)
Subject: Draft Housing Element - opposition
Date: Thursday, September 8, 2022 11:57:13 AM

Dear Hillsborough City Council,

I am writing to respectfully convey my opposition to the Draft Housing Element. I attended the information session earlier this week and, while I appreciate the spirit of the plans and the considerable work all of you have invested, I believe the proposal is fundamentally flawed. The vision described in the plans would decimate our beautiful community and is a vastly different environment than the one that I, and my 10,000+ fellow neighbors, proudly call home.


The current plan blatantly disregards zoning rules which have been in place since Hillsborough was established more than 100 years ago. I am perplexed how a new state law can suddenly supersede the laws that have governed our Town for over a century, and frankly, why many move to Hillsborough in the first place - a residential community with large lot sizes, quiet streets with little traffic, ample parking, etc.

I am concerned that efforts to date reflect the Town's desire to comply with the State's request, rather than take a big step back and consider the broader implication this proposal would have on our community. I wonder how much the Town has challenged what the State has asked of us -- such as to re-negotiate the number of units proposed, or consider the terrain of which much is sloped and inhospitable to development, or understand infrastructure challenges like parking and traffic which our small town is simply not in a position to accommodate.

I support affordable housing and hope we can find an alternate way to create opportunities for more people to live in our Town, especially senior citizens, people with disabilities, and people who work in our Town including essential workers. I believe other residents have shared with you smart ideas about how to achieve this goal without compromising the spirit of our community. Allowing for more ADUs and JADUs seem like a reasonable alternative as well as utilizing vacant lots, coupled with re-negotiating with the State to lower the number of units being asked of us to be more in line with nearby peer communities.

Thank you for considering my feedback and that of others who have shared similar concerns. Please include this email in the public record and consider it at next week's Town Council meeting before you finalize our submission to the California Department of Housing and Community Development.

Sincerely,

Holly Rockwood
, Hillsborough

Holly Rockwood



From: [Paul Wang](#)
To: [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#); [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#)
Subject: Opposition to the Draft Housing
Date: Thursday, September 8, 2022 11:48:58 AM

We oppose having housing units in our town having lived here since 1989.

Paul & Claire Wang

[REDACTED]

Sent from my iPad

From: [Jeffrey Ford](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Opposition to the Housing Element Proposal
Date: Thursday, September 8, 2022 11:15:54 AM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz:

Thank you for your public service. I appreciate the effort you are making and am empathetic to the challenge you have ahead of you.

I am a resident of Hillsborough and wanted to voice my strong opposition to the current housing element plan. I would ask the council to reject the current plan in favor of an alternative plan that better reflects the input of the community while meeting our obligations to the state and future potential residents.

I am supportive of bringing more affordable housing to the Peninsula and specifically within our Hillsborough community and believe this is essential to the continued success of the collective community. I believe it is possible to do so in a way that is equitable while balancing the unique aesthetics of our town.

Unfortunately, the draft Housing Element recently shared with the public is not good for the town nor for future potential residents that may occupy that housing. I would ask the council to consider the following points in rejecting the current proposal:

- A. The process for soliciting community input and feedback was/is deeply flawed
 - a. Most of our residents recently became aware of the town's draft plan nearly ½ way into the public comment period despite the town's claim that over 700 notifications were made
 - b. The draft plan has been revised multiple times during the comment period (e.g. the language around the number of proposed units at town hall has been edited in different versions of the plan posted on the town's website). Further details on what's being proposed at the town hall site is being released 3 business days before the council meeting which is insufficient time to allow for serious consideration of the options. This lack of transparency has eroded trust in the process and the individuals leading the process.
 - c. Previous RHNA efforts identified multiple viable ideas and solutions that have been ignored in the current plan such as further use of ADUs to meet our commitments, fewer / no zoning changes, senior living being integrated into the plan and housing for teachers on school campuses. These ideas have broad community support.
 - d. Multiple HEAC members have been opposed to key aspects of the plan and their feedback has been ignored while minutes from these sessions were not collected or shared.
- B. The proposed plan drastically underestimates the Number of ADUs we will build in 8 years
 - a. The town is on track to build 60+ ADUs this year and for many years to come
 - b. The plan uses a flawed methodology looking at the past four years which includes the year 2019 when AB-881 And AB-68 were not in effect and 2020 when they weren't understood meaning it was difficult for Hillsborough residents to get an ADU through the planning department. We have seen the impact of the passage of these state laws recently as the number of ADUs in 2021 was 64 and in 2022 we expect that number to be even higher. This is despite the town still making it difficult to get ADUs through (ours spent 5 months in planning with the ADU specialist even though it is a conforming structure that is supposed to be allowed to go straight to

the building department)

- c. The consultants and town staff have argued that we need to use a conservative number to ensure we are not out of compliance on Jan 1st 2023 which has led them to propose planning for only 280 ADUs. This is deeply flawed logic as only one ADU-heavy plan I'm aware of was rejected by the state, and that is because their accounting for historical ADU unit creation was inaccurate. Atherton has submitted their plan with a similar proportion of ADU's to what is realistic in Hillsborough and has high confidence it will be accepted. We should as well.
- C. The proposed plan will change zoning which endangers all who work, visit and live here
 - a. The denser housing will create a fire danger and other emergency situations
 - b. The plan does not contemplate infrastructure improvements needed (e.g. schools, roads, parking, fire department, traffic, cellular and internet communications, noise and the San Mateo Emergency Vehicles guidelines allowing for 35' wide streets with throughway or 96' cul de sacs.
- D. The proposed plan violates homeowners' property rights:
 - a. Policy 4, Goal 4.5 to "Discourage redevelopment of sites with existing, smaller, single-family homes" and its implementation will violate homeowners' property rights
 - b. In addition, it will penalize those homeowners with no compensation
 - c. We should remove this goal from our plan, and not implement it in the future
- E. The proposed town hall site would destroy a historical building core to the identity of our community and create significant issues for the residents occupying the site and those that live around it while ignoring other viable options to build housing
 - a. The inclusion of >100 units as outlined in the draft plan (density calculation sources for the 2.5 acre site not provided) on the "Town Hall Campus" in the housing element submission with no zoning specifications listed, before any environmental or other studies on the impact on town utilities, parking, schools and other services have been completed, and with no time provided for adequate community input.
 - b. In my opinion this is far too many units at this site and because this is the only proposed site not owned by a private landowner it will bear the full weight of any future development with the externalities outlined above. Further it will be expected to be developed in spite of these issues because the other sites the plan has identified have shown no willingness to engage with the planners. The town hall site should be removed from the draft plan in favor of more amenable and equitable options.
 - c. Further in past meetings staff and consultants have communicated the site would be for "landscapers, house keepers and teachers" etc. while in the same breath saying that no underground parking would be available because there was access to public transit. I believe this represents a lack of understanding of the needs of these residents who rely on cars for their livelihood which should be further studied and understood before being included in the housing plan.
 - d. The current plan ignores more viable options that do not involve the destruction of historical landmarks in our community.

For these reasons I oppose the current draft housing plan and would ask the town council to reject the plan as written. In its place I would ask the council to commission the development of a new plan with a new committee that is supported by a majority of the residents of our town and from our town that aligns to the unique aesthetic within our town while being equitable and inclusive of potential future residents.

The key elements of that plan in my opinion are:

1. Utilizing the maximum number of ADU's/JADU's possible assuming 60 – 70 per year based on the past 2 years while developing plans (e.g. elimination of fees, streamlining the submission process so ADUs don't get "stuck" with the ADU specialist and can be submitted directly to the building department in line with state law, multiple ADUs on larger lots etc.) to accelerate the building of such structures
2. Eliminate the unnecessary "buffer" of housing stock needed above our target to something more reasonable (e.g. 5%)
3. Utilize vacant lots including town owned properties and private land from amenable owners to achieve our RHNA goals without up zoning those properties
4. Build affordable housing for our teachers on / next to our schools
4. Evaluate the creation of senior housing as suggested by both the 2014 Housing Element and the 2022 HEAC for the town hall site at far lower densities than currently proposed
5. Protect owners of older and smaller homes
6. Add housing in a safer and more diffuse way across Hillsborough at viable sites (versus 100+ units on our Town Hall lot) that avoids creating hazards and undo burden for all

Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank You,

Jeff Ford

[REDACTED]

Hillsborough, CA

From: [Peili Shu](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Opposition to the Draft Housing Element.
Date: Thursday, September 8, 2022 10:54:13 AM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz:

I appreciate all the efforts you make to serve the public in Hillsborough, keeping this town such a special place for us all. I want to register my strong opposition to the draft Housing Element recently shared with the public. This plan is not good for the town, in my opinion. Specifically:

- 1) This plan will completely change the town's dynamics and culture most of our residents appreciate and cherish for so many years. It will eliminate what makes Hillsborough so special and destroy many residents and our kids' memories of our beautiful hometown Hillsborough.
- 2) I see this Housing Element presented as a worst case scenario so that we residents can accept a compromised plan which is still a bad plan for the town and us residents.
- 3) I strongly oppose the redevelopment of our historic town hall site especially the inclusion of a high density building without careful study of impact on town's infrastructure, schools, utilities, parking, etc.
- 4) I oppose any reduction in lot sizes, and any other changes to our current "RD" zoning. This denser housing throughout our neighborhoods will create danger for fire and other emergency situations. DO NOT CHANGE OUR ZONING.
- 5) I oppose using such a small number of Accessory Dwelling Units (ADU's and JADU's) in the plan. Other towns are using much higher numbers of ADU/JADU's in their plans, and so should we. The Town should allot a minimum of 62 ADU's/ year, which is what we are already on track to complete for the most recent two years.
- 6) I oppose having a goal (Policy 4, Goal 4.5) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate homeowners' property rights and penalize those homeowners with no compensation. Remove this goal from our plan, and do not implement it in the future.
- 7) I oppose having any new housing units (other than ADU's) that do not have 1:1 parking.
- 8) I oppose the lack of transparency and the timing in the process. Minutes to many HEAC and other planning committee meetings are unavailable, planning department team members provide different details at different times, and "preliminary" plans for the "Town Hall Campus" are only being provided three days before public review. Nearly every resident has been surprised by this process and the lack of details, yet the impact has been categorized as "Major" by town planning staff.
- 9) I support an alternate approach for our Housing Element, utilizing the maximum number of ADU's/JADU's possible, reducing or eliminating the "buffer", and utilizing vacant lots to achieve our RHNA goals. I support the evaluation of senior housing as suggested by both the 2014 Housing Element and the 2022 HEAC.
- 10) I support an approach that reduces the lengthy permit application process and gives

incentives to ADUs for rental purposes so that residents can decide what they want to do.

Many of my neighbors agree on above mentioned points. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the state.

Sincerely,

Peili Shu

Hillsborough Resident

[REDACTED]

From: [Lisa Duffell](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Andrew Duffell](#)
Subject: More ADU's or a better plan...
Date: Thursday, September 8, 2022 10:39:08 AM

First and foremost, I feel for all of you as you try to navigate through this housing element situation. While I absolutely recognize the need for more affordable housing units in CA and deeply appreciate the efforts that have been put forth on behalf of our town, the current plan is not acceptable. The consulting firm seems to have run a playbook that was one size fits all approach to appease Sacramento without thinking critically if there is a better path forward that is more tailored to our community. I sincerely hope that everyone can partner together to come up with a better solution on this.

The focus of Hillsborough's plan should be on ADU and vacant lot development and must NOT include any mention of smaller minimum lot sizes, reduced setbacks (outside of the reduced setbacks for ADU's/JADU's), increases to height allowances, increased floor area ratio or reduced landscaping coverage. Not enough has been done by way of partnering with residents to explore satisfying State requirements through ***more aggressive measures around allowing for and providing incentives for ADU's & JADU's***. The State guidelines on the ADU calculations suggest taking the previous rolling three year average. But there is a flaw with the calculation in that we had COVID-19 where the state limited certain types of construction. As soon as the new legislation for ADU's came out (which streamlined the process), coupled with COVID-19 pandemic ending, our ADU production increased substantially. We are currently putting in an ADU directly because of this and we know so many residents wanting to follow suit. Based on the 2021 ADU run-rate it seems the entire 8 year allocation can be met through ADU's alone and the town is underestimating the potential for ADU's as part of its proposed plan. While I understand this may not satisfy the state completely, we need to enter into a negotiated outcome and follow the lead of other towns like Atherton and Woodside in the process.

Furthermore, there is a clear lack of planning for infrastructure in this plan: sewer, water, cellular coverage, electrical and parking need to be heavily considered. More specifically, where is the parking plan for the 100+ units located on El Camino? What about the impact on our streets and sidewalks? If 100+ units are to be built in the Town Hall area, the traffic, which is already very busy, will become overwhelming. Floribunda is a major access/egress point for the town and I cannot possibly imagine construction taking place there. Also, without a proper parking plan in place, there will be a direct impact on all of the streets in the surrounding area. It doesn't seem that a proper Environmental impact survey has been accomplished prior to putting together

this part of the plan in particular.

Reduction in lot sizes and denser housing throughout our neighborhoods will create danger in fire and other emergency services, diminish the quality of our town's crown jewel (our schools) and eliminate what makes Hillsborough special. The fact that we have zero commerce, no retail, no industrial, that the town is currently zoned entirely RD-1 and 70% of our town is designated as a High Fire Risk zone, 554 units seems like an incredibly aggressive requirement for our town and must also be addressed and lowered. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. There are very few towns with situations similar to Hillsborough in our fine State.

I know the town is truly trying their best and I recognize this is an impossible situation, but as Atherton has shown, the support of the council is needed to push forward a plan that does NOT include rezoning or lot splitting. The clear answer here is incorporating much higher numbers of ADU/JADU's as other towns have done with the rejection of all other strategies. Atherton removed multi-family townhomes and overlay zones from their RHNA proposal with the help of their mayor and councilwoman. *Hillsborough must follow the plan Atherton has proposed and remove all multi-family overlay zones from the proposal.* Listen to your citizens and set aside the consultant's flawed recommendation. If the Council passes ordinances allowing for more ADU's/JADU's, it can all but eliminate any need for high density housing and work to come up with a better plan while negotiating with the state.

Please consider all of this on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development. We can do better! Thank you again for all you do!

Sincerely,

Lisa and Andrew Duffell
Hillsborough, CA

From: [Lindsay Greene Ramsay](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Housing Element Letter
Date: Thursday, September 8, 2022 9:54:49 AM

Dear Hillsborough Councilmembers:

I enjoyed the opportunity to attend the September 6th Open House to learn more about the Draft Plan. I have read the full plan and various associated documents posted on the Town website and developed an understanding of the State's RHNA6 mandate. To all of the Councilmembers, thank you for your service on behalf of Hillsborough, both generally and especially as we navigate this challenging issue. I am supportive of the objective to develop more affordable housing throughout the State and in the Bay Area and specifically Hillsborough but we must ensure we do so in a thoughtful, carefully considered, and long-term manner. Unfortunately, the current Draft Plan does not do that.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered especially during the Covid-19 pandemic when construction was paused for such a long time.

I am strongly opposed to the current Draft Plan. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents.

I am supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

I want to voice my strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you for your public service.

Kind regards,
Lindsay Ramsay

From: [Alex Ramsay](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolík](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Housing Element Draft Plan
Date: Thursday, September 8, 2022 8:44:56 AM

Dear Hillsborough Councilmembers:

I enjoyed the opportunity to meet Mayor Royse, Vice Mayor Krolík, and Councilmember Cole at the September 6 Open House to learn more about the Draft Plan. I have read the full plan and various associated documents posted on the Town website and developed an understanding of the State's RHNA6 mandate. To all of the Councilmembers, thank you for your service on behalf of Hillsborough, both generally and especially as we navigate this challenging issue. I am supportive of the objective to develop more affordable housing throughout the State and in the Bay Area but we must ensure we do so in a thoughtful, carefully considered, and long-term manner. Unfortunately, the current Draft Plan is not that.

Hillsborough possesses attributes that are important to properly contextualize when considering a Housing Element plan. We have no retail, no industrial, no commerce, and the town is currently zoned entirely RD-1. Unlike the vast majority of other towns fully zoned as RD-1 in California, we have very limited undeveloped land. Hillsborough also faces very high costs for both land and construction. Empirically, there are very few towns with situations similar to Hillsborough in the State. Furthermore, Hillsborough also strongly outperformed our allocation by 111% in the last RHNA5 cycle (one of very few to do so), and yet under the current legislation we receive no carry-forward credit for the excess units that we delivered.

I am strongly opposed to the current Draft Plan, which brings a one-size fits all approach to a town that is objectively, based on the data, an outlier. There is absolutely no reason to re-zone the entire town through a blanket plan that creates unnecessary complexity. Crucially, the current Draft Plan fails to articulate in any form the expected cost and impact of the proposed zoning changes on current residents. This is ill-considered and reckless.

I am supportive of a Housing Element plan that builds on our existing demonstrated strengths. Our plan should focus heavily on ADUs, where we have consistently exceeded expectations. We must engage in thoughtful, long-term planning with fulsome and transparent discussion and community engagement and appropriate consideration of the cost and impact of any proposed changes.

I want to voice my strong opposition to the current Draft Plan. There are superior alternative plans to propose to the state for our RHNA6 submission. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission

to the California Department of Housing and Community Development.

Thank you for your public service.

Kind regards,
Alex Ramsay

From: [Beim, Carter](#)
To: [General Plan](#)
Cc: [Al Royse](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Housing Element Draft Plan
Date: Thursday, September 8, 2022 8:33:00 AM

Dear Hillsborough Councilmembers:

Thank you for your continued effort to develop a long-term strategy in the face of significant challenges caused by the State's housing requirements. I have empathy for your role in developing a workable solution given the sensitive nature of the impact to our Town. I have taken time to read the full plan and associated documents to gain a complete understanding of the State's requirements and the current Draft Solution.

I am disappointed in the current draft as it clearly implements a one-size fits all approach to solving this issue. A complete rezoning of the Town is a lazy effort and fails to take this opportunity to think creatively while leveraging things that are already working in our Town. Additionally, the current draft does not contemplate or articulate the considerable impact to cost and safety in our community.

I have reviewed the alternative plan presented by SHFH and find their approach to be much more creative, thoughtful, and less impactful on the characteristics that make our Town so special. Our proven ability to deliver ADUs at scale and speed should be heavily leveraged in any solution. While I fully recognize this won't satisfy all the State's requirements it should certainly be considered foundational to our effort. We should learn from some of the neighboring communities that have taken a more measured approach. I believe with more effort and a willingness to consider alternative solutions our community can come together to solve this challenge.

Thank you for your continued effort and for your consideration.

Carter L. Beim
Executive Vice President



From: [Jeff B](#)
To: [Al Royse](#); [General Plan](#); [Christopher Diaz](#); [Lisa Natusch](#); [Marie Chuang](#); [Larry May](#); [Sophie Cole](#); [Christine Krolik](#)
Cc: [Jeff Brady](#); [Liana Brady](#)
Subject: Comments on Housing Element Draft Proposal
Date: Wednesday, September 7, 2022 10:10:24 PM

Good evening, Mayor Royse, Vice Mayor Krolik,

Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz,

Thank you so much for giving me the opportunity to share my family's thoughts on the proposed housing changes here in our beautiful town. I appreciate the event on Tuesday as I found it very helpful. What I walked away with more than anything else was that all of us homeowners and the governing members of Hillsborough are all on the same team looking to achieve a solution that works for everyone, especially the homeowners who love this community. I have heard some great ideas from my fellow neighbors, and I have no doubt that we can accomplish a housing plan for the California state officials that is thoughtful, effective and is a win-win for all parties.

From the turnout of the event, I am sure you are getting a lot of feedback from the community so I will keep my thoughts and comments to really two points.

First, I feel the ADU number that was included in the initial draft proposal is too low and used estimates during the pandemic which were on the lower end. From the data I have seen, I feel a number more in the ballpark of 55-60 per year would be accurate and fair driving the estimate for this proposal over eight years to roughly 440 to 480 ADU's.

Second, and by far the most important, and to be honest, most shocking to me from the draft, was the proposed changes in zoning for the Town of Hillsborough. I understand that this was a draft proposal, but I could not believe that the consultant was proposing a broad stroke across the entire town and changing the zoning from single-family homes. If this was to go through, I think it would be an utter disaster in keeping with the charm of this historic community. I think it would create a feeding frenzy for developers whose goal would be to come in and build quick cheap housing and then leave or move onto the next build. It would impact the property values without a doubt and in turn drive down home prices and property taxes people pay to live here. It would increase the average number of students per class room which would make the schools less desirable than they currently are. And finally, it most

likely would drive a lot of people out of this town. What made the town so special will have been lost forever. I am all for revised zoning for certain parts of the town where we need to accommodate affordable housing however, I think this needs to be in very limited and strategic parts of this town. I also feel that the distribution of any new students coming into the system should be equally distributed amongst the three elementary schools.

We live in a very special town. There is no question to that. My wife and I our 4 boys moved here in 2011 and we're lucky and blessed to have bought a home that was built in 1931 by Angus McSweeney. The gardens were designed by both Thomas Church and John McLaren. It is a very special home that we have spent a lot of time and energy and money restoring as we feel it is our duty and obligation to keep some of this old world charm alive in an ever-changing and synthetic world. Over the pandemic, I really dove into the history of the house and more importantly the history of Hillsborough. I was able to find pictures of the town going back to 1920. I also have a copy of the book "No Sidewalks Here" detailing the rich and long history of this town. Of course, things change over time, however, the town and its community have always held the history, heritage and beauty first and foremost in the decisions which have impacted the planning of Hillsborough. it would be catastrophic, sad and depressing if the proposed elements of rezoning across the entire community went through.

Thank you for allowing me to share my thoughts and opinions on this very important matter and I am confident that we as a community will solve this in a way that we can be happy and proud of.

Jeff and Liana Brady



From: [John Bruel](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Cc: [John Bruel](#)
Subject: I strongly oppose the draft Housing Element
Date: Wednesday, September 7, 2022 10:06:17 PM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz:

We'd first like to say thank you for your service to our town; I have lived in Hillsborough for almost 20 years and absolutely love this community. Lindsey grew up here and attended North, Crocker and BHS.

I realize you are in a difficult position with this situation, however, that doesn't change the fact that we're disappointed with how this process has gone and with the proposed plan itself. We want to register our strong opposition to the draft Housing Element recently shared with the public, and our distress at how you communicated this extremely serious policy with residents.

Frankly, residents feel there was neither adequate nor clear communication on this issue. We hope you are all aware of that. So whether it was your intent or not, the community as a whole now believes that the process has not been above board, and it colors our view of the council and city government.

We support an alternate approach for our Housing Element, utilizing the maximum number of ADU's/JADU's possible, reducing or eliminating the buffer, and utilizing vacant lots to achieve our RHNA goals. Why use data from the depths of Covid to calculate future ADU construction? How is that data valid looking forward? Why use data to calculate future ADU construction from the period before the city provided incentives to do so? How is that data valid looking forward? The state selected its criteria arbitrarily; it doesn't make that data useful. Our ADU calculations must be reconsidered.

If a development on the town hall parcel is necessary, why isn't senior housing suggested in the plan? That change alone would address many of the residents' concerns about parking, traffic and school impact.

I believe residents will flock to the opportunity to add ADUs if they understand both the benefits of adding them and the alternatives to not adding them. Even speaking for my family, last night at the community meeting we learned that a garage can be converted to an ADU. We have previously resisted adding an ADU to our property due to the high cost of construction. But converting a garage would make financial sense. Why weren't simple facts such as this widely communicated to residents over the last couple years? Why jump suddenly to rezoning the entire town and adding large multifamily buildings? Why wouldn't incremental steps be considered and encouraged first?

Again, we oppose using too high of a buffer, requiring more housing to achieve our RHNA obligations. People in our town uniformly agree on this.

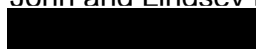
Everyone understands that offering what the State asks without pushback or negotiation is the easy solution. But the residents of our town expect you to act in our best interests and – now that we're aware of the situation – I hope you hear our unified voice: we do not want you to submit the draft plan as currently written.

Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank you in advance for your consideration.

Sincerely,

John and Lindsey Bruel



From: [Jordan Harband](#)
To: [General Plan](#)
Subject: Feedback on Housing Plan
Date: Wednesday, September 7, 2022 9:47:46 PM

First, I strongly believe that the housing crisis needs to be solved, and that adding more, and more affordable, housing to Hillsborough is critical.

However, adding housing - including rezoning for added housing - without also **first** guaranteeing that adequate infrastructure is in place, is a disservice to the city, its existing residents, AND to the new residents that will arrive.

Hillsborough is not a safely walkable city - there are not consistent sidewalks, for one. I've lived around the corner from the Town Hall for the majority of the past 28 years (on Pepper, at Floribunda), and my 5 year old recently started at North School. Walking - or biking - from my house to North is exceedingly dangerous, especially for children, as is walking/biking/strolling around our neighborhood, specifically due to inconsistent and inadequate sidewalk coverage. The Town Hall site - the closest one to public K-8 schools - will be highly desirable for parents, and their children simply can **not** safely walk to school unless the walking routes are safe. Ensuring this should be guaranteed **before** even rezoning - not merely by optimistically hoping we can compel future developers to fix it.

Public transportation in and from Hillsborough is abysmal. The lone SamTrans bus stop near Town Hall is wildly insufficient, and the bus doesn't come nearly often enough. I spent months trying to take public transportation to CSM from my home, and even at 19, my time was far more economically spent by driving for 40 minutes total and paying for gas and parking, than it was by spending 3+ hours total on the bus.

Since public transportation and walking are not viable options, **every single new housing unit in Hillsborough** will, inarguably, require at **least** one vehicle per unit - if not one per **adult**. In order to even rezone, steps must first be taken to guarantee that nobody can even **consider** building housing without ensuring at minimum one parking space per unit, and ideally 2 or more. I'm aware that state law might **allow** us to get away with certain size units not having mandated parking, but this is the same as minimum wage - it's a **minimum**, and one that a business should be ashamed of not exceeding. Similarly, Hillsborough must have higher standards than merely meeting the minimum - we should be establishing a **statewide record** for how accessible and desirable our housing units are, for all intended socioeconomic demographics.

To reiterate, I will firmly and loudly advocate for increasing housing in Hillsborough - ideally far exceeding the state mandates - but only if the corresponding infrastructure (including parking and pedestrian/biking/public transportation access) is explicitly required as a condition for the rezoning.

- Jordan Harband, lifetime San Mateo County resident, and Hillsborough resident since 1994 (more accurately, either resident, or frequent parental visitor from 2002-2017)

From: [Rita Walia](#)
To: [General Plan](#); [Hillsborough Mail](#); [Lisa Natusch](#); [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#)
Subject: Concerns about draft housing plan
Date: Wednesday, September 7, 2022 9:22:33 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

First, thank you all for your hardwork and for all that you do for our beautiful town.

I send this email today to address the concerns my family (and my neighbors) have about the current draft plan for housing. I have lived in Hillsborough for over a decade, and I believe that this is the most important issue that will affect our town's safety, aesthetics, schools, property values, and traffic. If the current draft plan for housing is allowed, it would dramatically change this town for the worse.

Hillsborough homeowners are extremely alarmed and we respectfully ask that our town representatives please consider some of the proposed alternative plans that will allow the town to achieve the state goals without giving up so much.

One of the plans is called *Smart Housing for Hillsborough* and seems to have some excellent alternative ideas. Please do not vote for or pass the current plan that was drafted by an outside consultant with no personal knowledge of our town. We need to look carefully at other towns (ie Atherton, Woodside) with similar profiles and consider what they've done.

Thank you for carefully considering the feedback of Hillsborough homeowners, and listening to alternative plans. I have talked to many homeowners, and none of them are in favor of the current draft housing plan. I encourage you to reach out to your residents and get their input.

Warmly,
Rita and Hardeep Walia




From: [Joyce Bernas-Yung](#)
To: [General Plan](#)
Subject: Comment on Housing Element
Date: Wednesday, September 7, 2022 9:04:10 PM

Dear Hillsborough Housing Committee,

I am writing to provide comment on the current Housing Element plan. I have spoken with many homeowners here in Hillsborough and am concerned about the current draft plan for housing. We moved into Hillsborough 15 years ago for its aesthetics, privacy, less traffic congestion, safety and award winning schools with small class sizes. With the proposed changes, I feel all of these things will be adversely affected. The upzones will allow for dense development. Banning the renovations of older, smaller homes takes away property rights of homeowners. Accelerating development by the ADRB would negate the careful planning involved to maintain the town's aesthetics as well as limits comment from surrounding neighbors. The proposal to put in high density housing at the Town Hall site would very likely cause massive traffic congestion. Moreover, what about the infrastructure to support all of these changes? What are the plans to increase Police and Fire for safety? What about our already strained water use? Electricity? Sewage? Parking? Etc. And the impact of having more students coming to our schools? Will we have the capacity to maintain our small classroom sizes? Hillsborough is such a special place and as a homeowner here, I would hope that we can somehow retain the character of our town while still meeting the state mandates. Please consider some of the proposed alternative plans that can still help us achieve these state goals. ***Smart Housing for Hillsborough*** has some great alternative ideas that incorporate the features that homeowners here in Hillsborough want to retain, while still attempting to meet the state mandates. I am in support of getting more aggressive with the number of ADUs including passing ordinances now before submitting our plan. We can get more aggressive with the ADUs and JADUs by offering incentives. The hope is that we could potentially eliminate any high density housing plan. I am against "up-zoning", smaller minimum lot sizes, reduced setbacks, increased floor ration and reduced landscaping coverage. All of these things will change the natural beauty of our unique town as well as decrease our property values.

Thank you for considering my comment and for your efforts to ensure that the town of Hillsborough will not suffer from any detrimental decisions without carefully considering the feedback of its homeowners. My hope is that our town can move forward with a plan that is accepted and supported by the majority of our community.

Sincerely,
Joyce Bernas-Yung and Jeff Yung



been considering these issues.

Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Sincerely,

William "Bill" Wolf

Hillsborough Resident

, Hillsborough, CA 94010

From: [George Wu](#)
To: [General Plan](#)
Subject: HE plan feedback
Date: Wednesday, September 7, 2022 9:02:44 PM

Hillsborough city manager, council members and planners,

Thank you all for bringing a Housing Element draft plan to the residents of Hillsborough, I support the need for affordable housing, and I strongly believe that we will have a final plan that preserves the character of the town and meets the requirements of the State. Here is my feedback:

- 1) The primary source of Hillsborough's housing allotment should be from ADUs. Using the average of the past 3 years is not a good method, since 2019 and 2020 numbers were affected by Covid. Raising the average from 35 to 55-60 ADUs a year is feasible and sustainable.
- 2) I propose the city work with local private schools(Nueva, Crystal Springs) to build housing units for school faculty and staff on school land.
- 3) I propose the city develop suitable land for SB 9 housing units.
- 4) I do not support the idea of developing multi-family units on the Town Hall site. With 100+ units planned at such a busy location, and no underground parking, it would be a disaster for traffic and would cause serious safety concerns for those who like to jog and walk their dogs along Floribunda. A down-sized development for senior housing(20-30 units) is a viable option.
- 5) I support a tax or bond measure for a new town hall and police station.

Thank you!

George Wu
Hillsborough resident

From: [William Wolf](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Cc: [Neas Kiele](#)
Subject: Opposition to the Draft Housing Element
Date: Wednesday, September 7, 2022 8:53:06 PM
Importance: High

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz:

I appreciate all the efforts you make to serve the public in Hillsborough, keeping this town such a special place for us all. I want to register my **strong** opposition to the draft Housing Element recently shared with the public.

This plan is NOT good for the town, in my opinion.

Specifically:

- I support an alternate approach for our Housing Element, utilizing the maximum number of ADU's/JADU's possible, reducing or eliminating the "buffer", and utilizing vacant lots to achieve our RHNA goals. I support the evaluation of senior housing as suggested by both the 2014 Housing Element and the 2022 HEAC.
- I oppose using such a small number of Accessory Dwelling Units (ADU's and JADU's) in the plan. Other towns are using much higher numbers of ADU/JADU's in their plans, and so should we. The Town should allot a minimum of 62 ADU's/ year, which is what we are already on track to complete for the most recent two years.
- I oppose any reduction in lot sizes, and any other changes to our current "RD" zoning. This denser housing throughout our neighborhoods will create danger for fire and other emergency situations and eliminate what makes Hillsborough special. Do not change our zoning.
- I oppose the lack of transparency and the timing in the process. Minutes to many HEAC and other planning committee meetings are unavailable, planning department team members provide different details at different times, and "preliminary" plans for the "Town Hall Campus" are only being provided three days before public review. Nearly every resident has been surprised by this process and the lack of details, yet the impact has been categorized as "Major" by town planning staff.

Most of our friends who are Hillsborough residents agree on these points - I hope you all have heard what is becoming cacophonous feedback against the proposed plan as you've

Lisa Natusch

From: Steven Jeffords [REDACTED]
Sent: Wednesday, September 7, 2022 8:38 PM
To: Christine Krolik; Sophie Cole; Larry May; Marie Chuang; Lisa Natusch; Christopher Diaz; General Plan; Al Royse
Cc: Steven Jeffords; Elizabeth Jeffords
Subject: Opposition to the proposed Hillsborough Housing Element and Town Hall Campus projects

Dear Hillsborough Town Council and Team considering the 2023 Housing Element Plan,

We believe bringing more affordable housing to Hillsborough is a good idea; and, creating an equitable and balanced plan to do so will be required. But, the Town so far seems to have missed an opportunity to engage with the community and co-develop a workable plan to meet the need for housing which satisfies the environmental, safety, and day to day needs for current AND future residents. Although the Town created an HEAC committee, from what we've heard, their input has been largely ignored. Further, the public comment windows are incredibly short (such as a mere three business days to comment on a proposed town hall campus- five days before the end of public commentary). To wit, we are extremely worried about the town submitting a poorly conceived Housing Element which residents will have to live with for the next 8 (or 16, 24, etc) years.

Here are our major concerns with the current plan, and we ask that the Town Council directly address each during the Town Meeting on the 12th of September.

1. Please Address: It appears the current HEAC and Previous RHNA (2005, 2014) ideas & concerns were not addressed in the 2023 Housing Element draft, making it seem that the community input and past planning cycles were not honored:
 - a. ADU potential is under-represented significantly by using 3-year average taken during a pandemic. Despite many residents being excited to add ADUs, the current permit process for two of us on our street who just went through it took 5-6 months and required significant non-Code-based rework. In the 2014 RHNA Housing Element, plans were put in place to incentivize the use and development of ADU's, but these incentives are not in place.

- b. At HEAC meeting 4 and 4.5, only 40% of the committee (and only after significant pressure from the consultant) agreed that high density housing along ECR could move to ~20 units/acre (not the 50+/acre currently included in the town hall site plan).
- c. Less drastic zoning increases were supported, but not applied in the HE Plan
- d. Senior and School Worker Housing were set as primary solutions, also not in plan
- e. Minutes from the HEAC meetings were not collected or shared, and the next HEAC meeting is not until December, when the process will be virtually locked. Multiple HEAC members are vocally proposing alternative plans, but have so far been ignored.

2. Please Address: The process for including broader community input is deeply flawed:

- a. The majority of residents had no idea what a Housing Element was, let alone it was being submitted to the state, regardless of the Town's assertion of dozens of communications to that affect. We will be directly impacted and the first we heard of the proposal for the Town Hall Campus proposals was three weeks ago.
- b. Those directly affected by a proposed site STILL have not been contacted directly, unlike standard building site inputs and despite Town Hall promises to the contrary. For example, if my neighbor wants to remodel their home, they are REQUIRED to alert all nearby neighbors IN WRITING. We have seen only generic postcards.
- c. Preliminary "jelly" plans for the Town Hall Campus are only being provided 8 days before community input closes- and yet the town expects the Town Hall Campus site to hold 100-150 units of 650sf each (up to 450+ people)

3. Please Address: A lack of transparency has led to confusion and lack of trust:

- a. There is zero detail to be found publicly about how the new Town Hall housing density calculation was created. At a recent Town Hall presentation, we were told it was calculated by the housing consultant and stressed that no developers had been contacted or involved in the current proposals...despite written proof to the contrary posted on the Town website (RFPs (Request For Proposals) for a "Master Planning and Conceptual Design

for the Re-development for Town Hall Campus" have already gone out as of April 28, 2022, according to the Town Website).

b. Different Planning staff have told us at Open Houses the Town Hall site would be: 45 feet, 60 feet, no more than 60 feet, Greater than 60 feet. It has been labeled as 100 units, >100 units, minimum of 100 units, 100-150 units.

c. An elderly neighbor anxious about the plan was cold-called by the planning department and actively misled – they were told that they should not worry because it was unlikely that anything would ever be built, and definitely not for years. Christine Krolik, vice mayor, in contrast, said that town-owned sites would have the expectation that development must occur within the 8 year period.

d. When asked if any developers have been consulted, we were told that they have not, that the housing consultant has consulted with developers, and that consultant has floated ideas of leasing the site to developers. This is a direct conflict of interest (see below)

e. Why some sites were considered and others were not is not captured anywhere to be reviewed, but was apparently subject to the consultant's review.

f. Only 3-4 of 13 sites and 4 town-owned properties are currently addressed in the plan. 3 of the 4 are unlikely to be developed as they are privately owned and put in the Housing Element without the owner's consent. Target sites changed from 3 to 4 during the community input timing, from draft to proposed Housing Element Plan.

g. RD-3 still does not have zoning specifications, despite a potential 100-150 unit development being planned in this zoning. Shouldn't the zoning specs pre-date planning and not the other way around?

h. Some owner-occupied sites were only considered for 12 units in a much bigger area than the Town Hall campus, which has been considered for up to 150 units, but there has been no rationale shared.

4. Please Address: Residents are being directly affected in difficult and unintended ways:

a. Per the current proposal, renters in Town-Owned houses would need to be evicted.

b. Owners of estate sites were not even consulted about having housing built on their property.

- c. Per the current proposal, disabled and elderly home owners near the Town Hall Campus could find their primary egress via Walnut Avenue blocked. When asked about the current proposal for Walnut Avenue, Town Planners have been evasive about Walnut Avenue being a “pass-through” or walkway. On the proposed map, it’s even moved to a new location.
- d. If Walnut is blocked per the new proposal, the population of Walnut Ave would lose their access to El Camino Real via Floribunda. Blocking off Walnut Ave was rejected once before due to lack of 96’ turn-around access for Emergency Crews under San Mateo County Fire Safety Code.
- e. If Walnut is blocked per the new proposal, Fire Code would also require that there be no parking on that street as it is narrower than 26’, further impacting both Hillsborough and Burlingame residents who live there and shifting parking further into Hillsborough.
- f. Those living on Walnut or in the Ryan Tract on the north side of Floribunda would have limited ability to access El Camino Real due to the Walnut Ave closure and significant parking and traffic issues. Also, the nearest left turn onto ECR North at a light, for bikers and pedestrians, would be blocks away.
- g. At the recent North School Open House - Tim Anderson of City Planning said the newly proposed Town Hall Campus, at 45 feet tall would have a “significant impact” on homeowners in a 500-1000 ft radius in terms of light, noise, and parking and more.

5. Please address: To date, the proposed Town Hall Campus would be a) a major site for 100-150 units – and critical to the achievement of a 554+unit plan, b) the only site fully Town-owned (as such likely to require development within 8yrs), and c) the only site not dependent on private initiative. Despite this, there are no formal plans published and no studies evaluated for site worthiness (environmental, traffic, water, sewage, school impacts, etc.). To date, the common response to those who ask about these impacts is “It will be years/may not happen/don’t worry”; rather than actually addressing legitimate concerns. Studies should be undertaken before the Town Hall Campus project is added to the Housing Element and should include:

- a. Historical analysis
- b. Environmental- Full EIR, not just a limited CEQA, including the culvert underneath the site, migratory birds that reside in the redwoods nearby, etc
- c. Light and Shadow Impact Analysis
- d. Utilities analysis of all the utilities in places that already struggle in this area of Hillsborough (power, water, waste)

- e. Cost of Infrastructure repairs- our utility costs are the highest on the peninsula and growing- 5-6% increases in water and waste rates that already assume zero population growth (contrary to HE plan), including removal of water tanks and replacement of inadequate water and sewer piping across fault lines
- f. This corner of Hillsborough is in the SFO Airport Influence Zone- what is the impact?
- g. Cell/Data inadequacies that currently exist
- h. School needs and impact for 400-500 additional residents
- i. Parking and Traffic impact
- j. Investigation of the current vacancy rate of the housing sites already built in nearby towns.

6. Please Address: Any Housing Element that is submitted to the State should also directly outline the impact on existing Hillsborough/San Mateo requirements/laws/guidelines, such as:

- a. "Complete Streets" adopted in 2015 ensuring throughput and access in exchange for Hillsborough's ability to apply for transportation grants
- b. San Mateo Emergency Vehicles guidelines allowing for 35' wide streets with throughway or 96' cul de sacs.
- c. The ongoing multi-year project for widening/repaving of El Camino Real next to City Hall – and the impact of that ongoing project on setbacks
- d. Construction-related parking limitations including length, curb height, markings etc during what would likely be a multi-year construction process
- e. Hillsborough residential parking laws, including no overnight street parking, to ensure safety as a walking and biking hub for youth to seniors
- f. Compliance with current Hillsborough noise limitations/ordinances for various neighborhood types

7. Please address: Perceived conflict of interest

- a. The Town says they are not currently working with any developers– and yet mention their consultants have worked with developers to provide unit

estimates, land lease ideas, ideas for public private partnerships to pay for replacement of the police department etc

b. Developers can obtain up to \$1500/month per unit from city/state grants for low-moderate income housing. This makes it a developer's incentive to put in as many units as possible: by law, 650sf units can hold up to 3 people. With special high-density exceptions, this can be with no parking- and yet anyone living on the peninsula will require parking for access to jobs and services

c. No zoning has been set for RD-3 until after basic plans and submission to HDC is in place. This means that the zoning could be set AFTER the developers design whatever plan they would like.

d. No list of developers consulted by consultants has been made available

8. Please Address: Has the town studied the actual needs of low to moderate income families who would like to live here? The AMI for San Mateo County is ~\$180,000 for a family of four. Very-low and Low income housing is a huge need, and honestly, so is helping our homeless and at-risk of homelessness population. Housing is a huge issue, but so is access to services, groceries, jobs, health support etc. Please ask those amazing citizens in our community who are experts on this topic to help support these plans.

SO- What can we do? The town cannot stick their head in the sand – increased housing is a state law, we need to do something.

Here are some ideas:

1. The easiest solution is to up the number of ADU's in the Housing Element plan: This is happening anyways- and it helps everyone. ADU projections were woefully undercounted by using 3-yr averages during a pandemic and a time when ADU permits often ran into 5-6 month timelines. The town could vastly increase the number of ADU's, Junior ADU's and amnesty ADU's. Give the incentives that have been discussed since 2014, encourage residents like the HEAC encouraged. Encourage tax breaks to rent these out rather than keep them as home offices. Perhaps even consider zoning for small live/work offices for the many work-from-home and entrepreneurs among us?

2. Since 2005, the RHNA's have been discussing more senior housing. The silver tsunami is real. By 2050, more than 25% of the nation will be >65 yrs old. The housing

crisis for seniors will be intense - and their housing and care does create jobs. Opportunities to create light to mid density senior housing is a more realistic way to make low/no parking sites work, and can create revenue and jobs without creating misaligned incentives. Using town-owned open sites to do so should be possible as a site for development. We urge the town to explore these HEAC-suggested options, as was outlined in the 2014 Hillsborough RHNA. Create these sites using the HEAC constrained limits of 20 units per acre, with current height restrictions, after extensive study and community input, with extensive setback, no street closure, and no impact on elderly and disabled residents.

3. Re-approach private schools and other owners of private/business sites about putting in place long-term plans to build limited blocks of teacher housing on site every time they go through a school increase in size.
4. As a contingency, allow for small zoning changes to allow when larger sites homes become open that do not run afoul of private property rights.

Thank you for listening. We understand that you have a big task ahead of you, but we ask that you conduct it with more transparency and care for Hillsborough and its residents. We moved here BECAUSE of the lovely atmosphere and great schools and that everyone here cares deeply about the future of California, Hillsborough, and our communities (now and in the future).

We look forward to seeing you address these concerns at the Town Hall.

Elizabeth & Steve Jeffords



From: [Heather Kollar](#)
To: [General Plan](#)
Subject: Housing Element
Date: Wednesday, September 7, 2022 6:33:13 PM

I'm writing to express my deep concern about the draft Housing Element plan that is currently being considered by Hillsborough. And to voice my opposition to the plan. I do not support it.

I believe the plan should be adjusted to put a far greater emphasis on ADU's as a solution to meet California's requirements.

I prefer the Smart Housing For Hillsborough Plan and would urge the town of Hillsborough to adjust the current draft proposal to incorporate many elements of this alternative plan.

Finally, I'd like to say a big 'THANK YOU!' to all of you for representing our community! I realize it's a volunteer position — and at times a thankless one!

Warm regards,

Heather Kollar
Hillsborough Resident

From: [Lauren Evans](#)
To: [General Plan](#)
Subject: We do not support the draft housing element plan, please change!
Date: Wednesday, September 7, 2022 3:51:33 PM

To whom it may concern,

We are writing to express my deep concern about the draft Housing Element plan that is currently being considered by Hillsborough. We wish to also voice our opposition to the plan. We do not support it.

We believe the plan should be adjusted to put a far greater emphasis on ADU's as a solution to meet California's requirements.

We prefer the Smart Housing For Hillsborough Plan and would urge the town of Hillsborough to adjust the current draft proposal to incorporate many elements of this alternative plan.

Thank you for all that you are doing to represent our community! We realize it's a volunteer position — and at times a thankless one!

Warm regards,

Glen and Lauren Evans

[REDACTED]

Hillsborough

From: [Laura Olstad Blankstein](#)
To: [General Plan](#)
Subject: Hillsborough Housing Element Plan
Date: Wednesday, September 7, 2022 1:11:26 PM

I'm writing to express my deep concern about the draft Housing Element plan that is currently being considered by Hillsborough. And to voice my opposition to the plan. I do not support it.

I believe the plan should be adjusted to put a far greater emphasis on ADU's as a solution to meet California's requirements.

I prefer the Smart Housing For Hillsborough Plan and would urge the town of Hillsborough to adjust the current draft proposal to incorporate many elements of this alternative plan.

Finally, I'd like to say a big 'THANK YOU!' to all of you for representing our community! I realize it's a volunteer position — and at times a thankless one!

Warm regards,
Laura Blankstein

From: [Farris, Melissa](#)
To: [General Plan](#)
Subject: Housing plan
Date: Wednesday, September 7, 2022 11:20:20 AM

Hello:

Since you are required to show added housing, I'm wondering if the best place to start would be to find out how much housing you actually need. I'm quite certain that MANY houses in hillsborough already have ADU's that the town doesn't know about. Not that it's a secret but a lot of these houses are old and are frankly more than just the listed house. Our house for example has the carriage house that has two different levels/ entrances - so that's two extra units. We also have a one bedroom apartment under the house- that's a 3rd unit. Why are you not polling the citizens to see how many extra units we already have while doing nothing?

> I'm writing to express my deep concern about the draft Housing Element plan that is currently being considered by Hillsborough. And to voice my opposition to the plan. I do not support it.

>

> I believe the plan should be adjusted to put a far greater emphasis on ADU's as a solution to meet California's requirements.

>

> I prefer the Smart Housing For Hillsborough Plan and would urge the town of Hillsborough to adjust the current draft proposal to incorporate many elements of this alternative plan.

>

> Finally, I'd like to say a big 'THANK YOU!' to all of you for representing our community! I realize it's a volunteer position — and at times a thankless one!

>

> Warm regards,

Melissa Farris

Sent from my iPhone

From: [Stephanie Cantwell](#)
To: [General Plan](#); [Lisa Natusch](#); [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Christopher Diaz](#)
Subject: Housing Element Plan Feedback
Date: Wednesday, September 7, 2022 9:56:16 AM

Hello,

We are writing this letter in support of the alternate plan proposed by the Smart Housing For Hillsborough team. The Housing Element plans submitted by the consulting firm should NOT be the only plan considered by our Town Council. I agree that affordable housing is one of the most pressing issues facing our state, and that essential workers in our town should have the option to live where they work. The clear answer to this problem in Hillsborough which lacks the infrastructure for multi-family housing is ADUs. This solution is already in progress in our town, and can have an impact immediately. Re-zoning Hillsborough will only be an economic opportunity for developers at the expense of existing residents and potential home buyers.

Many existing guest and pool houses can be upgraded to meet the specifications of an ADU or JDU. Affordable housing can be increased in Hillsborough much sooner than the eight year time frame by providing incentives for home owners to rent to essential workers or senior citizens looking to downsize.

Fire, sewage, transportation and other infrastructure issues have been mentioned, but we must also consider the impact on the environment with reduction of green space and trees in our beautiful town

One size does not fit all in terms of solving for the housing crisis in our state. Re-zoning Hillsborough and high-density housing structures are not the answer. The Hillsborough Town Council should consider alternate plans to help solve the housing problem at hand while retaining the essence of our beautiful town

Sincerely,
Stephanie and Jonathan Cantwell

From: [Dennis Moore](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: I oppose the draft Housing Element
Date: Wednesday, September 7, 2022 7:48:56 AM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz, I appreciate all the efforts you make to serve the public in Hillsborough, keeping this town such a special place for us all. I want to register my opposition to the draft Housing Element recently shared with the public. This plan is not good for the town, in my opinion. Specifically:

- I support an alternate approach for our Housing Element, utilizing the **maximum number of ADU's/JADU's possible, reducing or eliminating the buffer, and utilizing vacant lots** to achieve our RHNA goals.
- There are **54 privately owned, vacant lots larger than 0.5 acres** in Hillsborough. Put in place an **ombudsman to work on outreach, policies for incentives, and to help shepherd** their projects to completion. Several of these vacant lots are substantially larger than 0.5 acres and can be developed by their owners to significantly more than just one unit per lot. We could accommodate a total potential of well over **100 units** of Above Median Income housing on these properties alone. With good policy and an ombudsman, we could certainly get to most of our AMI allocation with this approach.
- I support a **substantial increase in the number of ADU's/JADU's** in our Housing Element for 2023-2031. I believe the number of ADU's we can justify in our plan is at least **512 units**, using 2021 permits as the basis and explaining the policies we changed that will make this our future trajectory during the RHNA 6 cycle. Yes, it may be outside the "safe harbor," but it is easily justifiable based on our results from RHNA cycle 5. Additionally, we can bolster the credibility of this approach if we **pass ordinances and commit to policies friendly to an increase in ADU's** ("pool house" amnesty, allowing more or larger ADU's for lot sizes > 0.7 acres, allowing one attached and one detached ADU for all lot sizes, eliminating fees, streamlining approval, and incentives to maximize ADU production for new construction and substantial remodels). **Cementing these policies in ordinances before submitting our RHNA proposal to HCD** will justify why our ADU numbers will remain high. Atherton has an excellent set of ordinances and policies that we can utilize and extend.
- I oppose any reduction in lot sizes, and any other changes to our current "RD" zoning. This denser housing throughout our neighborhoods will create **danger in fire and other emergency situations, destroy property values, and eliminate what makes Hillsborough special**. Do not change our zoning - it **isn't needed** if we use the more aggressive approach to ADU's and correctly size our required buffer.
- I oppose having a goal (**Policy 4, Goal 4.5**) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate homeowners' property rights and penalize those home owners with no compensation, and isn't needed. Remove this goal from our plan, and do not implement it in the future.
- I support a **much more modest buffer in our plan**. We should start with a proposal of approximately **10% buffer**, based on our past compliance and successful outcomes in all RHNA Cycles to date. If HCD objects, we could negotiate with them to come to the best possible number for Hillsborough.
- I propose that we create a **list of contingency parcels** to be included in our plan if

negotiations with HCD require them, or if future results require them. A Council member should **reach out to the owners/trustees of all deed restricted open space parcels, and negotiate with them to remove the deed restrictions** for the good of the town. We can include the **Town Hall site and Tobin Clark** estates in this list. And, to **prepare for future RHNA cycles (or for a shortfall in the current cycle)**, we should **identify and begin the process of annexation for properties we can use to meet our future requirements** including 1551 Crystal Springs Road and some of the properties near the intersection of Skyline/Black Mountain Road and Golf Course Drive.

I'm sure you've heard feedback along these lines as you've been considering this plan. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Sincerely,
Dennis Moore
Hillsborough Resident

From: [Karl Hansen](#)
To: [General Plan](#)
Subject: Opposition to Draft Housing Element
Date: Wednesday, September 7, 2022 7:39:23 AM

Dear Hillsborough City Council,

I am writing this email to express my strong opposition to the draft housing element. This plan will ruin the character of Hillsborough and do nothing to supply additional intelligently located housing in California.

There should be no changes in zoning to allow for apartment or townhome style developments. The town should remain exclusively single-family detached homes with ADUs and JADUs used to meet the state mandated plan. Hillsborough at its core is a low-density community with open space and a small-town feel. That is one of the major reasons many residents choose to live in Hillsborough.

The draft housing element miscalculates the potential construction of new ADUs and JADUs over the next few years. Due to the Covid shutdown ADUs and JADUs constructed was stunted, but 2021 is indicative of the number of ADUs and JADUs that will be built. Using this number with an annual growth rate is more accurate. It will meet the vast majority of new state mandated housing.

There are vacant parcels in Hillsborough that will be developed over time. This will be easier by allowing flexibility in lot sizes down to 1/3 of an acre as suggested and which is a reasonable compromise. This will meet the remainder of the state mandated new housing.

Hillsborough does not have the town or transportation resources to support a major influx of dense apartment style housing. This is poor city planning that will lead to a huge increase in traffic and strain on our resources with no financial plan for how to pay for the additional costs and resources required in adding hundreds of residents to our town. There is no plan in place on how to pay for additional city staff, police, fire and school resources required for adding additional housing. The proposal will strain our already understaffed town. Dense apartment style development should be done near transit centers such as the Millbrae Bart/Caltrain station where Burlingame and Millbrae are building thousands of units. Bus transportation along El Camino is not a viable solution for most residents and any new housing in Hillsborough will lead to a proportionate increase in vehicular traffic to streets with no sidewalks endangering pedestrians and bikers many of whom are children on their way to school.

The 20% buffer is too large. Hillsborough should use the minimum units required in its plan. Hillsborough has a good history of adding units so has credibility with the state in adding

additional units.

In conclusion, I encourage you to reject the Draft Housing Element and rework it to eliminate any dense apartment or townhome style multifamily development. Maintain the character of Hillsborough our future is in your hands.

Karl Hansen

Resident [REDACTED], Hillsborough

September 7, 2022

Mayor Royse, Vice Mayor Krolik,
Council Members Cole, May, and Chuang,
City Clerk Natusch, and City Attorney Diaz

Via Email to: aroyse@hillsborough.net, ckrolik@hillsborough.net, scole@hillsborough.net, lmay@hillsborough.net,
mchuang@hillsborough.net, lnatusch@hillsborough.net, Christopher.Diaz@bbklaw.com, generalplan@hillsborough.net

Re: Opposition to Draft Housing Element Plan

I am writing to voice my opposition to the Draft Housing Element Plan.

I support the state's goal of creating more housing. But I don't believe the current draft adequately considers the options we have available to meet our housing requirements or adequately considers the negative impacts of the options as proposed.

Specifically lacking from the presentation materials was any consideration of our town's eminent domain options in regards to land adjacent to Hillsborough, opposite the 280 corridor and currently held by the PUC. The consultants hired did not appear to give any consideration to this option. I believe that location may be more ideally suited to providing the type of housing being sought than could be gained by reducing our minimum lot size standards from $\frac{1}{2}$ to $\frac{1}{3}$ of an acre, for example. Given the California's urgent need for housing and the current use of that land, it may be ripe for eminent domain by the town yet no investigation of that opportunity seems to have been conducted.

I also believe that the allocation given to ADU's is far lacking. I personally began researching my ADU options prior to the pandemic, put those plans on hold because of the pandemic and plan to reinstate that process shortly. Many friends of mine in town are in the same situation. It's anecdotal of course. But the projections contained in the plan, are based on a historical review that seems to fail to take into consideration the reality of the difficulties and delays experienced during the pandemic as well as the increased interest generated by new regulations.

Importantly, and as evidenced by the conversations, comments, questions and shock on display at the recent "open houses" make it clear that the community was not adequately involved in the development of this Draft. I have no doubt that the minimum regulatory required notification was followed, and I know how hard it can be to get people's attention. But the fact is that despite the efforts that were made, the vast majority of our community, myself included, was caught by surprise and believes that they were given insufficient opportunities or time for meaningful study or input.

I strongly urge that the Draft Housing Element Plan NOT be approved and that the process be continued in a manner that allows for greater consideration of the opportunities available to our community and the various expertise it offers by involving our community in a more thoughtful manner.

Thank you for your efforts. I know that this is a difficult process and that meeting our communities evolving housing needs in a thoughtful manner is as important to you as it is to me. Unfortunately, the Draft Housing Element Plan completely fails to do that.

Thank you,



Riyad Salma



From: [Guy Longworth](#)
To: [General Plan](#)
Cc: [Sophie Cole](#); [Al Royse](#); [Marie Chuang](#); [Christine Krolik](#); [Larry May](#)
Subject: Draft Housing Element Plan feedback
Date: Wednesday, September 7, 2022 5:48:44 PM

I am writing to provide my feedback on the Draft Housing Element plan.

I am providing these comments on, and objections to, the draft Housing Element Plan dated August 4, 2022 ("Draft Plan") – as a Hillsborough resident since 2007.

Firstly, I recognize that this is a difficult issue and I'm sure a lot of time, effort and money (I see we have hired consultants) have gone into addressing this situation. I also appreciate that no doubt a lot of people have worked hard on this for which I'm thankful. My goal is to be helpful and part of a solution, not part of the problem.

That said, the plan as it stands is totally unacceptable to me and the many people in town that I have spoken to about it.

It seems to me that little consideration has been given to the need to preserve and protect the characteristics of our unique town.

We moved to Hillsborough 15 years ago for the same reason that most people move here, for the excellent schools and the unique beauty of the town.

I believe that the town should be creative in protecting our town from this ill-thought through mandate from the California bureaucracy and not cave in and severely impact the town and its residents which the current proposal is likely to do. The current proposal does not seem to prioritize the desires of the residents.

I believe:

We should target the state-mandated 554 housing units -- which is already too high, a remarkable 12% increase over Hillsborough's existing housing stock, in an era when California's population is decreasing.

The Draft Plan proposes that we should voluntarily exceed the 554-unit mandate, in the name of a "buffer" that would take us to a goal of 665 new housing units for Hillsborough. There is no need for the Town to do this. Nor is there any legal requirement that we do this. A 12% increase is more than enough. Our target number should remain 554, not 665.

The Draft Plan provides far too few ADUs. ADUs should be the primary means of meeting our 554-unit allocation.

The council should immediately pass ordinances before submitting our plan, allowing for more ADU's and more incentives for ADU's.

We should take a more realistic, and current, estimate of 65 ADUs per year (which is the 2021-22 rate). As I understand it over 8 years that would produce 520 housing units.

For the remaining 34 units, we should continue to lobby the State (see FAQ 12) to accept

some or all of our 101-unit overage from HE5.

We should not change our zoning to add the proposed new HD-2 and HD-3. Under the above strategy, new zoning is not necessary to meet the 554 number.

No to smaller minimum lot sizes, no to reduced setbacks, no to increased high allowances, no to increased FAR (floor area ratio), and no to reduced landscaping coverage.

The town should fully consider the impact of any plan on our schools and infrastructure. The current plan does not address these critical issues.

The proposed development of the Town Hall campus is very concerning. There seems to be no consideration taken for the potential impact on the surrounding community. At the first community meeting the town manager when asked about parking said that there has been no consideration taken for parking in the plan. She said these residents won't drive "as they don't have cars." This is obviously not true and could have a serious impact on the surrounding neighborhood. It seems to me that this is just one illustration of how this proposal was developed without due consideration of the multiple negative impacts that this plan would have on our residents.

Alternative Proposal

I am aware that an alternative plan has been submitted by members of the advisory board that looks like it would do a far better job of maintaining the unique character of the town.

Why has the community not been shown this plan which would apparently deliver the state's requirement without changing the character of the town?

Summary

I understand that the Town is trying to avoid confrontation with the state. However we must protect our town and community from this senseless mandate from Sacramento.

I am totally opposed to the current plan and believe a rethink is required.

I recommend that the alternative plan should be seriously considered and discussed and most likely should form the basis of our town's submission.

Thanks again for all that you do for our town.

I appreciate your service.

Yours respectfully,

Guy Longworth

From: [Lindsay Vaughn](#)
To: [General Plan](#)
Subject: Affordable Housing Plan
Date: Wednesday, September 7, 2022 3:58:29 PM

Hello,

I'm writing to express my deep concern about the draft Housing Element plan that is currently being considered by Hillsborough. And to voice my opposition to the plan. I do not support it.

I believe the plan should be adjusted to put a far greater emphasis on ADU's as a solution to meet California's requirements.

I prefer the Smart Housing For Hillsborough Plan and would urge the town of Hillsborough to adjust the current draft proposal to incorporate many elements of this alternative plan.

Thank you,

Lindsay Vaughn


From: [Laith Salma](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Cc: [REDACTED]
Subject: Housing Element Opposition Letter
Date: Wednesday, September 7, 2022 3:58:02 PM

Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz,

First, we would like to thank you all for your efforts in attempting to approve of a Housing Element Draft that meets the State requirements as well as the community needs, not an easy task.

I've lived in Hillsborough for 44 years and we love living here and we have loved raising our family in this amazing community. Now that we understand what is at stake, we plan on building a JADU by converting a garage space in the next few years. Since a few weeks ago when we first learned of the 100-150 units that are proposed in our neighborhood, we have spoken to close to 200 people in our North School District about the Housing Element Plan. Despite the Town's attempts to inform the community, not one person we spoke with (outside of two HEAC members) understood what is happening and what the potential impacts and implications of the Housing Element will be. This is important to note because the Town outreach was critically ineffective and the town residents feel shocked, blindsided and that our interests have not been represented.

We strongly oppose the Housing Element Draft as proposed. We understand and agree that Hillsborough needs to meet the Housing Element allotment due to our current housing crisis, and we support the need for affordable housing, but this plan has been fatally flawed from the very start in a way which set the whole process off in the WRONG direction. The State guidelines on the ADU calculations suggest taking the previous rolling three-year average. This is only GUIDANCE not a REQUIREMENT. The flaw with this calculation is that we had COVID-19 in 2019 and 2020 where the State had literally ordered people not to work, to stay home, to stay separate, limited certain types of construction, to isolate, etc. In those two COVID years we still had ADU completion of 20 and 25 units. As soon as the new legislation for ADU's came out (which streamlined the process), coupled with COVID-19 pandemic ending, our ADU production shot through the roof with 89 ADU applications, 81 entitlements given and 64 ADU permits in 2021 and 2022 is on track for potentially more ADU's/ year. How is it rational in any way to use the artificially low ADU production years of 2019 and 2020 as factors in a calculation that massively impacts the layout of our town for the next 8 years? The State cannot impose work restrictions on communities and then use those time periods of lower output/ production (2019 & 2020) as a measure or basis for any estimates of future ADU production (unless they are predicting that we're going into another pandemic). This argument has solid ground and needs to be pushed back on as firmly as possible by our Town. We need to have a plan that utilizes ADU's as the primary way to solve our Housing Element allotment. We are on track to have a two year rolling average of at least 62 ADU's/ year- which over 8 years is 496 units, vs the 250 proposed in the current draft of the Housing Element. At every school event, soccer game, baseball game, birthday party etc., the hot topic for the last two years has been ADU's. Everyone wants one! The majority of the close to 200 people we spoke with have plans to complete ADU's in the next few years, most were waiting for the craziness of COVID to end and get a sense of normalcy before starting a stressful project. Because of the major miscalculation by our consultants, every step after this has been going in the wrong direction and has been a mistake. Every problem the Draft worked on solving was based on that idea that we needed to solve for 400 extra units vs 100-150.

The "Buffer" guidelines that the State has suggested is between 15-30% (in case some units don't get built). The Draft offered 20%, which is 5% more than even the minimum guidelines. Why didn't we go with the minimum of 15%, or even better, why not go past the "guidelines and make a strong case for only a 10% buffer? The State is receptive to an increased ADU allotment or deviating from the guidelines if we can show a real plan as to how the Town will complete the increased amount of ADU units. Hillsborough can do several things to demonstrate to the State that the Town will far exceed our current sustainable number of 62/ units/ year by doing the following:

1. **Implement an education outreach plan.** If residents were educated to the fact that if we don't meet our ADU allotment we will face rezoning in ways that are negatively impactful to

- our town (fire, traffic, schooling teacher/ child ratio and funding, utilities, density= fire danger, etc.) people would feel more invested in speeding up their ADU timelines.
2. **Offer financial incentives** to qualifying applicants- perhaps waiving fees for fixed income seniors or families. Perhaps waiving increased taxes and fees.
 3. **Pre-approve of three ADU Prefab Designs-** (Per the Consultant named Robert Kain) The Town can approve a preset number of approved ADU designs made by manufactured home builders. This would allow people to know that their project design is already approved, and the costs will be almost entirely predictable and economical due to the pre-fab nature of these ADU's. The consultant said this would go a long way with the State.
 4. **New Home Construction & Significant Remodels-** All new homes permitted will be required to include one ADU and one J-ADU. Any building projects valued at over \$1,500,000 must include an ADU or JADU
 5. **Conversion of Existing Real Estate-** Outreach to property owners who have easily converted real estate, guest houses, pool houses, etc.

Perhaps the most unacceptable idea is regarding the Town Hall site, which includes re-zoning for a 100-150 unit building with no underground parking and in exchange the Town gets a new police station and Town Hall. While this may represent the interest of the police department and the employees of the Town, it does not represent one resident's interest in the Ryan Tract. There is a serious, perceived conflict of interest with this site- the optics do not look good when the entire neighborhood is against this proposal, but the Town is for it and the Town has something very significant to gain. There needs to be an explanation as to why this plan is so out of touch with what our community would like to see there. There have been no serious Historical Resource Surveys on the historic structures in the Town Hall area, including the police station. Having a high rise on our charming and historically significant police station is unacceptable. These historic structures cannot be torn down. The current draft proposes to have only the Town Hall site meet 100% of the Town's affordable Housing allotment instead of distributing that allotment equally throughout the Town's proposed sites. This is highly discriminatory and shows a total lack of equity by placing 100% of all the affordable housing component in one dense, under parked building versus integrating that housing component across all proposed sites. That economic class of residents do not deserve to be ghettoized and isolated, they deserve to be woven into our community in a thoughtful way spread over many sites and all school districts. The second issue of serious concern is the severe lack of parking. The current plan only has surface parking and has NO underground parking. Regardless of the State allowing developers to "get away" with no parking, this site needs to be zoned for 1:1 parking for any units, just like every other site proposed. The Town is here to represent the interests of its residents, not the bottom line for a developer. We live on Fairway Circle and any time there is a Council meeting or an event at Town Hall, Floribunda sidewalks are littered with cars as well as Fairway Circle. This will become much worse with a lack of underground parking. The idea that people of lower incomes do not need or do not have cars is preposterous and discriminatory. We rent apartments to many Section 8 tenants, they all have cars, some have two. Every person who works in Hillsborough (housekeepers, teachers, janitors, gardeners, maintenance technicians, service people) ALL have cars. I mention this because Towns line about who will occupy these homes has been, "it will be people who work for you all, like your gardeners and housekeepers). Cars equal mobility, mobility equals opportunity, opportunity equals economic stability. Therefore no matter what income bracket moves into one of these units they will either need or want a car if they don't already have one. Purchasing a car will always be a top priority until there is adequate, high quality public transportation and that is not on the horizon for the next several decades.

This site cannot be zoned for more than 20-30 units, in line with the rest of El Camino Real. The property needs to have 1:1 underground parking so the community isn't negatively affected by the increased traffic and parking needs. There still needs to be adequate parking for Town Hall events, because currently, we are in need of MORE parking even though there is no new development on site. The 20-30 units should be senior housing which fits the need of our community much more than general use housing. If the Town really needs a new Town Hall and Police Station, why not put an extra tax on the community or a bond measure? Chatter about this solution was popular and well received. Everyone I spoke with was in favor of this solution so the Town wouldn't be compromised when thinking of the potential for this site. Lastly, when I asked the City Manager, Ann about why there was no underground parking, she told me "Because it is economically unfeasible." My profession is commercial real estate and development. The Burlingame Post office and the two new developments on California and Burlingame Avenue each have 4-5 stories of

underground parking. We know the developer of the two California lots, Dewey Land Company. All three sites had similar, serious issues to deal with (underground services, utilities, a culver, etc.). Each site was built, and each site “penciled” for the developers. The only reason this project would not pencil is if the Town makes the ill-advised decision to create only one site that absorbs 100% of the affordable housing component. This site makes incredible sense for senior housing. Direct route to the ER on El Camino. Right by EMT’s, Police and Fire, easy to walk places, etc. The need is greater than even regular housing. Please do not believe that having underground parking is economically unfeasible. If market rate housing and affordable housing have a more balanced ratio in this site, the project quickly becomes economically feasible.

Whatever zoning is created for this site MUST include deeded parking ratios of 1:1 as well as outlawing any cell phone towers or roof decks on the properties. This is the appropriate time to make such restrictions.

We strongly oppose the idea of converting the Town Hall parking lot and the conversion of a single-family residence to the new police station and Town Hall. This goes against every urban planning doctrine. Streets, like Walnut, should be used as transition streets between property types (commercial to residential). It will be a permanent scar on the neighborhood to intermingle residential housing with commercial buildings. It will also dramatically impact light, shadows, noise, traffic and privacy of the adjoining residential lots- all of whom are strongly opposed to this plan.

Last is the unacceptable timelines given to our community to provide thoughtful feedback. The timelines provided are totally and completely inadequate. We still have not seen the renderings of the Town Hall site and our public comment is due to expire on September 19th. I urge you to extend this deadline to allow more community members to provide you their feedback. If your goal is to hear the community, which I hope it is, you will allow more time to hear more neighbors. Members of the HEAC who oppose the current plan feel that the Town has adequately provided ample opportunity to provide thoughtful feedback and has not taken the existing feedback by and implemented it. Members of the HEAC committee have told me personally that they perceived the consultants which the Town hired had an agenda. That agenda was to put apartment buildings in Hillsborough and were relentless until they got what they wanted. They did not approach this from a perspective of solving this our allotment mostly with ADU’s, that was an error that needs to be remedied. No members of our HEAC were attorneys’, real estate professionals, or urban planners. We essentially had a HEAC with no professionally qualified members who could offer insightful alternatives to the group. We hired an out-of-town group of consultants from Los Angeles to draft a totally unacceptable Housing Element Draft. They should have been advising, but it appears the consultants strongly steered the direction of the Housing Element in a way that is in total opposition to Town resident interests. The current draft needs to be thrown out and redrafted with ADU’s as the primary source of our housing allotment, do not move the Town Hall or Police Station and seriously consider how to get senior housing built on the Town Hall site with 1:1 parking.

Thank you,

Laith & Katie Salma

[REDACTED]

From: [Ted Kevranian](#)
To: [General Plan](#)
Cc: [Ted Kevranian](#); [Liz Ruess](#)
Subject: Feedback from a resident--- Draft Housing Element
Date: Wednesday, September 7, 2022 3:49:35 PM
Attachments: [image.png](#)

Hi

I had an opportunity to review the draft material on Housing Development on your website. I attended the 6pm Public Open House yesterday evening at North School Multipurpose Room. I briefly spoke with Ms. Liz Ruess, and I am copying her on my candid feedback regarding this unprecedented project for the Town of Hillsborough.

High level questions at the outset

**Who is driving this Draft Housing Element?
Intended and unintended consequences?
How many of the 11,000 Hillsborough Residents are aware of this project, and how many have provided their feedback?**

Who is driving this Draft Housing Element?

- If it is the State of California, their credibility has been on a very steep decline for over several decades. I would think the State is the least genuinely concerned body about the average worker in the State or Town of Hillsborough.
- Quality of life and living costs in California with high taxes, inflation, increasing crime rates is the real issue, not low-cost housing.
- I believe California has lost residents to other states every year since 2001.
- My employer, Viavi, moved its headquarters from San Jose to Chandler, Arizona. Oracle and HP moved to Texas, others will follow.
 - 396,000k regulations in the State of California.
 - Declining quality and slow services.
 - Example: City of Chandler, AZ offered, and we used "Concierge Service", on construction permitting & approval process. They require and we adhere to very sound water recycling, solar power use, very good environmental measures etc.
 - We have to be mindful, cost of housing, reasonable mortgage rates, only one cost element vs many others, like availability-reliability of water & utilities, higher State Taxes, etc
- Hillsborough Town should not accept, at face value, a "mandate from the State"

Intended and unintended consequences have been fully considered?

- How many teachers, firefighters and police expressed active interest in this project?

- How many of them drive more than 30 miles each-way to work?
 - “A few miles driving distance to work” seems attractive, but a very unreasonable expectation and requirement.
- What is the projected sale price of proposed low-cost housing in Hillsborough?
 - With even lower cost housing choices within 15 miles of Hillsborough, interested firefighters, police & teachers will really buy such units in Hillsborough?
- Tinkering with the very special--charming Town of Hillsborough, heritage & uniqueness. will most certainly have unintended consequences
 - I believe this initiative will definitely make developers; utility companies, others richer
 - Have unforeseen large infrastructure costs in water, sewer, schools, etc been quantified and considered?
 - The Town could see some exodus from Hillsborough

My own immigrant's story,
attraction was: **equality of opportunities NOT equality of outcomes,**

- 50 years ago, fresh out of high school, with \$200 in my pocket I came to America: stayed with an American family, dreamt of buying a house in Hillsborough attended CSM, UC Berkeley,
 - 37-Years ago I married my beautiful wife from Vancouver, BC, spent 7 years in Penang running HP's very large R&D and Manufacturing facility. Returned in 1995 with four children and purchased a beautiful house in precious and highly esteemed Hillsborough
 - We have three daughters and a son, they initially attended the KZV Armenian School in San Francisco
 - Then attended West and Crocker schools----great academics, character education, sports, best music teacher, etc
 - Hillsborough residents: awesome people, highly educated, successful, high parental participation in local schools
 - Our children later attended: San Mateo High School, UC Davis, University of Santa Clara, USC, University of Rome and Sorbonne. They all learned to appreciate diversity, different cultures, came back, and have successful jobs in the Bay Area.

How many of the 11,000 Hillsborough Residents are aware, how many have provided their feedback on this huge project?

- Hillsborough Town set up key meetings in August and September —high vacation months. There were quite a few people last night, but I would think, they make up a tiny fraction of the residents.
 - Why not send a summary email (with less than ten slides) to all residents to make them better aware
 - 11,000 residents: Should get a high percentage of them to agree before this measure is seriously considered for implementation

- Even if passed, only a “baby step” should be considered in only one location in the Town to learn from this experience.

Thanks for listening. I work for a high-tech company and manage their Real Estate, EH&S, and Facilities in 60 global locations. I also manage Sourcing & Procurement.

Sincerely,

Assadour (Ted) Kevranian

Ted Kevranian,

Viavi Solutions Inc

VP, Corporate Real Estate,

Global Sourcing & Procurement,

Travel Management

3047 Orchard Parkway, Suite 10, San Jose, CA 95134

Office +1-408-404-9088, Mobile [REDACTED]




From: [Dave Kling](#)
To: [General Plan](#)
Subject: Feedback on Hillsborough Housing Plan
Date: Wednesday, September 7, 2022 3:30:25 PM

Hello, my family has lived in Hillsborough for ten years and we currently reside at 8 Homs Court. I have just recently gotten up to speed on the Town's initial draft plan to provide more housing units, and I wanted to provide you with my feedback (unfortunately, I was unable to attend the Town meeting last night). In general, I'm unhappy with the initial draft plan's proposal to meet the RHNA obligations through greater housing density by "up-zoning" through smaller lot sizes, increased FAR, etc. I worry that, if implemented, this would really have a dramatic effect on the character of the Town and what makes it attractive to many of us who live here. It seems like a plan that allows the consultants to meet their numbers without taking into account the actual people who live here.

My understanding is that there is an alternate "Smart Housing for Hillsborough" plan that proposes to fulfill the Town's obligations via a more measured approach, relying more substantially on increasing the number of ADUs. We are actually in the process of completing a new ADU this year on our own property and some of the recent changes to the ADU process made it much easier to undertake our project. I have no doubt that further changes to the ADU process/incentives would continue to drive more ADUs and help offset the need for installing high density housing in the middle of existing neighborhoods.

More generally, I worry that the initial draft plan has been a rushed process that is not supported by a significant majority (or any majority) of Hillsborough residents, and I think everyone would be in favor of getting behind a plan that has much more community support. Let's find a way to create more housing while also retaining the attributes that attracted us to Hillsborough!

Regards,

Dave Kling

Hillsborough, CA

From: [Amy Wang Liou](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Cc: [Michael Liou](#)
Subject: hi - important feedback re: current draft housing plan
Date: Wednesday, September 7, 2022 1:52:35 PM

Dear Hillsborough Housing Committee, Mayor Al Royse, Vice Mayor Christine Krolik, and Council Members,

I wanted to send an email since all of the many homeowners I've spoken to in Hillsborough along with my family are extremely concerned about the current draft plan for housing. In the 16 years that we've lived here, this is probably the most important issue that affects our town's aesthetics and natural features, safety, schools, property values, traffic - basically everything is at stake and could be affected adversely by the current plan. There is a reason our town is such a special, beautiful and safe place to live and we hope that we can best preserve what attracted us all to move here as much as possible. As such, most homeowners are alarmed and would like to respectfully ask that the hard-working people who are in charge of representing us to please consider some of the proposed alternative plans that can still help us achieve the state goals without giving up so much.

One of the plans is called *Smart Housing for Hillsborough* and seems to have some excellent alternative ideas. Please do not vote for or pass the current plan that was led by an outside consultant with no personal ties to this special place that is home to us. We should look carefully at other towns (Atherton, Woodside) with similar profiles and consider what they've done.

Thanks for your efforts to ensure that the town of Hillsborough will not suffer from any detrimental decisions without carefully considering the feedback of its homeowners in order to move forward with a plan that most accept and support versus the current draft plan.

Please let us know if there's anything we can do towards helping the town to reach an alternative plan that protects us better.

Best regards,
Amy and Michael Liou



From: [Jon McGovern](#)
To: [General Plan](#)
Subject: NO to Housing Element Draft
Date: Wednesday, September 7, 2022 1:17:16 PM

Mayor Alvin Royse and Vice Mayor Christine Krolic

Council Members Sophie Cole, Laurence May and Marie Chuang-

I strongly oppose the Housing Element Draft as proposed-

- Please consider increasing the number of new ADU's to satisfy the state
- DO NOT alter the character of our town
- NO to "upzones" – do not change our town's character
- Get creative about educating residents and how you can make ADU process more streamlined
- Homeowners moved to this town for the suburban space, beauty and excellent schools
- Residents I know are angry and shocked by this proposal
- The Town Hall site is proposed to be large multifamily structure with 100 or more units and no

parking- this is a terrible planning decision- how is this legal? Anytime you develop a project you need to plan for parking

- Where are these proposed residents supposed to park- along Floribunda? This is ridiculous
- Rather than hire a consultant that lives out of the area- you all need to have a plan developed by residents of Hillsborough- we need to be careful and not give up our Town's character because we have a deadline to submit to state
- DO NOT rely on a consultant- please listen to your community
- The proposal is unacceptable- please do not let this be your legacy to our great community

Jon McGovern

Resident of Hillsborough

<div>Photo</div> <div></div>	<div>Jon McGovern</div>	<div>P 415.820.4510</div> <div>F 650.475.1851</div> <div>jon@bayeq.com</div> <div></div>
<hr/>		
<div>Bay Equity LLC</div> <div></div>	<div></div>	

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From: [marc snyder](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Hillsborough Housing Plan -
Date: Wednesday, September 7, 2022 12:24:45 PM

Mayor Royse, Vice Mayor Krolik,
Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz,

First of all I would like to thank all of you for your efforts in crafting a Housing Element Draft that meets the State requirements, I know it's not easy and you are trying to please the community and satisfy the State.

I strongly oppose the Housing Element Draft as proposed. I understand and agree that Hillsborough needs to meet the Housing Element allotment due to our current housing crisis, but this plan has been fatally flawed from the very start in a way which set the whole process off in the WRONG direction. The State guidelines on the ADU calculations suggest taking the previous rolling three year average.

This is only GUIDANCE not a REQUIREMENT!

The flaw with this calculation is that we had COVID-19 in 2019 and 2020 where the state had literally ordered people not to work, to stay home, to stay separate, limited certain types of construction, to isolate, etc.

In those two COVID years we had ADU's completion of 26 and 28 units. As soon as the new legislation for ADU's came out (which streamlined the process), coupled with COVID-19 pandemic ending, our ADU production shot through the roof with 65 ADUs in one year and this year we are on track for 60 ADU's/ year. How is it rational in any way to use the artificially low ADU production years of 2019 and

2020 as factors in a calculation that massively impacts the layout of our town for the next 8 years!? This needs to be pushed back on as firmly as possible.

We need to have a plan that utilizes ADU's as the primary way to solve our Housing Element allotment. We have a clear track record of creating at least 60 units/ year- which over 8 years is 480 units, vs the 250 proposed in the current draft of the Housing Element. At every school event, soccer game, baseball game, birthday party etc, the hot topic for the last two years has been ADU's. The majority of the close to 200 people I spoke with have plans to complete ADU's in the next few years, most were waiting for the craziness of COVID to end and get a sense of normalcy before starting a stressful project.

Because of the major miscalculation by our consultants, every step after this has been going in the wrong direction and has been a mistake. Every problem the Draft worked on solving was based on that idea that we needed to solve for 400 extra units vs 100-150.

The "Buffer" guidelines that the State has suggested is between 15-30% (in case some units

don't get built). The Draft offered 20%- more than even the minimum guidelines. Why didn't we go with the minimum of 15%, or even better, why not go past the "guidelines and make a strong case for only a 10% buffer? The State is receptive to an increased ADU allotment or bending the guidelines if we can show a real plan as to how the Town will complete the increased amount of ADU units. Hillsborough can do a number of things to demonstrate to the State that we will far exceed our number of 60/ units/ year by doing the following:

1) Implement an education outreach plan

-

If residents were educated to the fact that if we don't meet our ADU allotment we will face rezoning in ways that are negatively impactful to our town (fire, traffic, schooling teacher/ child ratio and funding, utilities, density= fire danger, etc.) people would feel more invested in speeding up their ADU timelines.

2) Offer financial incentives to qualifying applicants- perhaps waiving fees for fixed income seniors or families. Perhaps waiving increased taxes and fees.

3) Per the Consultant

(Robert)- The Town can "pre-approve" of three ADU pre-fab designs made by manufactured home builders. This would allow people to know that their project is already approved and the costs will be almost entirely predictable and economical due to the pre-fab nature of these ADU's. The consultant said this would go a long way with the State.

Perhaps

the most egregious idea is the Town Hall site, which includes re-zoning for a 100-150 unit building with no underground parking in exchange the Town gets a new police station and Town Hall.

While this may represent the interest of the police department and the employees of the Town, it does not represent one residents interest in the Ryan Tract.

There is a serious, perceived conflict of interest with this site- the optics do not look good when the entire neighborhood is against this proposal, but the Town is for it and the Town has something significant to gain. Having a high rise **on our** charming and historically significant police station is unacceptable.

These historic structures cannot be torn down. The current draft proposes to have only the Town Hall site meet 100% of the Town's affordable Housing allotment instead of distributing that allotment equally throughout the Town's proposed sites. This is highly discriminatory and shows a total lack of equity. The second issue of serious concern to me and everyone I spoke with is the severe lack of parking. The current plan only has surface parking and has NO underground parking. Regardless of the State allowing developers to "get away" with no parking, this site needs to be zoned for 1:1 parking for any units, just like every other site proposed.

The Town is here to represent the interests of its residents, not the bottom line for a developer. The idea that people of lower incomes do not need or do not have cars is preposterous and discriminatory.

Every person who works in Hillsborough (housekeepers, teachers, janitors, gardeners, maintenance technicians, service people) ALL have cars. I mention this because Towns line about who will occupy these homes has been, "it will be people who work for you all, like your gardeners and housekeepers). This site cannot be zoned for more housing than what the parking can accommodate, with no more than 20-30 units, preferably senior housing which fits the **need** of our community much more than general use housing.

If the Town really needs a new Town Hall and Police Station, why not put an extra tax on the community or a bond measure? Everyone I spoke with was in favor of this solution versus the City selling it's residents out to get a new Town Hall and Police Department.

Whatever zoning is created for this site MUST include deeded parking ratios of 1:1 as well as outlawing any cell phone towers or roof decks on the properties. This is the appropriate time to make such restrictions.

I strongly oppose the idea of converting the Town Hall parking lot and the conversion of a single family residence to the new police station and Town Hall. This goes against every urban planning doctrine. Streets, like Walnut, should be used as transition streets between property types (commercial to residential). It will be a permanent scar on the neighborhood to intermingle residential housing with commercial buildings. It will also dramatically impact light, shadows, noise and privacy of the adjoining residential lots- all of who are strongly opposed to this plan.

Lastly, is the unacceptable timelines given to our community to provide thoughtful feedback. The timelines provided are totally and completely inadequate. We still have not seen the renderings of the Town Hall site and our public comment is due to expire on September 19th. I urge you to extend this deadline to allow more community members to provide **you their** feedback. IF your goal is to hear the community, which I hope it is, you will allow more time to hear more neighbors. The citizens do not feel that the Town has adequately provided ample opportunity to provide thoughtful feedback and has not taken the existing feedback by citizens and by members of the HEAC who oppose the current plan.

Members of the HEAC committee have told me personally that the consultants hired had an agenda to put apartment buildings in Hillsborough and were relentless in the meetings with our HEAC until they got what they wanted.

They did not approach this from a perspective of solving this our allotment mostly with ADU's, that was an error that needed to be remedied. No members of our HEAC were attorneys real

estate professional, or urban planners. We essentially had a **HEAC** with no professionally qualified members who could offer insightful alternatives to the group. We allowed an out of town group of consultants from Los **Angelas** to draft a totally unacceptable Housing Element Draft. It needs to be thrown out and redrafted with ADU's as the primary source of our housing allotment.

Thank You,
Marc Snyder

From: [Brad Vaughn](#)
To: [General Plan](#)
Subject: Affordable Housing Element
Date: Wednesday, September 7, 2022 12:04:44 PM

I am writing following last night's meeting on the Housing Element plans to meet the state's affordability plans. Currently to date we have yet to see an impact report on proposed multifamily, lot splits etc. We are tracking to the state's goals through the ADU process and with city encouragement we could easily exceed. I recently built an ADU and while the process is easier than a standard permit the fees associated and the difficulty with the nuances is still an obstacle (4-6 month approval). ADUs are a great approach as the resident then bears the cost of operating, owning and maintaining versus leaving that up to a developer- putting more pressure on city resources (Parking, fire, schools, police etc). IF the council would ease the burden we could easily meet the goals as the 2021 run rate would hit the targets. That would eliminate the need for "up-zoning" - no smaller minimum lot sizes, no reduced setbacks, no increased height allowances, no increased FAR (floor area ratio), and no reduced landscaping coverage.

Thank you for your time,

Brad



From: [Kelli Denning Walker](#)
To: [General Plan](#)
Subject: Hillsborough Housing Plan
Date: Wednesday, September 7, 2022 9:46:46 AM

Good morning!

I'm writing to express my deep concern about the draft Housing Element plan that is currently being considered by Hillsborough. And to voice my opposition to the plan. I do not support it.

I believe the plan should be adjusted to put a far greater emphasis on ADU's as a solution to meet California's requirements.

I prefer the Smart Housing For Hillsborough Plan and would urge the town of Hillsborough to adjust the current draft proposal to incorporate many elements of this alternative plan.

Finally, I'd like to say a big 'THANK YOU!' to all of you for representing our community! I realize it's a volunteer position — and at times a thankless one!

Warm regards,

Kelli Walker

From: [Luke Wilson](#)
To: [General Plan](#)
Subject: Hillsborough Housing Plan
Date: Wednesday, September 7, 2022 9:30:33 AM

I'm writing to express my deep concern about the draft Housing Element plan that is currently being considered by Hillsborough. And to voice my opposition to the plan. I do NOT support it.

I believe the plan should be adjusted to put a far greater emphasis on ADU's as a solution to meet California's requirements.

I prefer the Smart Housing For Hillsborough Plan and would urge the town of Hillsborough to adjust the current draft proposal to incorporate many elements of this alternative plan.

Some of the locations being discussed to add housing also make no sense when you are going to build on a schools land which would take away capacity at a school and also add lots of additional people/students, so thats a huge net loss.

Finally, I'd like to say a big 'THANK YOU!' to all of you for representing our community! I realize it's a volunteer position — and at times a thankless one!

Warm regards,

Luke Wilson

From: [Rula Tamer](#)
To: [General Plan](#); [Lisa Natusch](#); [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Christopher Diaz](#)
Cc: [Ford Tamer](#); [Hillsborough Mail](#)
Subject: Housing/Zoning Policy Comments
Date: Tuesday, September 6, 2022 10:29:44 PM

To whom it may concern:

This is to let you know that we are out of the country and unable to attend the September 6 meeting. We are therefore submitting this letter to voice our concern.

We understand the need for more affordable housing units in CA however the current proposed plan from the consultants is unacceptable. The consulting firm presented a one size fits all plan to appease Sacramento without thinking critically if there is a better path available for Hillsborough. The consultant has offered a blanket plan (e.g. rezoning) that is not tailored to our community and minimizes what is actually working and has exceeded historical expectations (ADUs). The focus of Hillsborough's plan must be on ADU's and must NOT include any mention of smaller minimum lot sizes, reduced setbacks (outside of the reduced setbacks for ADU's/JADU's), increases to height allowances, increased floor area ratio or reduced landscaping coverage. Not enough has been done by way of partnering with residents to explore satisfying State requirements through more aggressive measures around allowing for and providing incentives for ADU's & JADU's. Based on the 2021 ADU run-rate it seems the entire 8 year allocation can be met through ADU's alone and the town council is underestimating the potential for ADU's as part of its proposed plan.

Furthermore, there is a clear lack of planning for infrastructure in this plan: sewer, water, cellular coverage, electrical and parking need to be heavily considered. More specifically, where is the parking plan for the apartment units located on El Camino? What about the impact on our streets and sidewalks? If numerous apartment units are to be built in the Town Hall area, the traffic, which is already very busy, will become overwhelming. Without a proper parking plan in place, there will be a direct impact on all of the streets in the surrounding area. Additionally, reduction in lot sizes and denser housing throughout our neighborhoods will create danger in fire and other emergency services, diminish the quality of our town's crown jewel (our schools) and eliminate what makes Hillsborough special.

The fact that we have zero commerce and 70% of our town is designated as a High Fire Risk zone, 554 units seems like a very aggressive requirement for our town and must also be addressed.

Atherton has shown, the support of the council is needed to push forward a plan that does NOT include rezoning or lot splitting. **The clear answer here is incorporating much higher numbers of ADU/JADU's as other towns have done and rejection of all other strategies.** Atherton successfully removed multi-family townhomes and overlay zones from their RHNA proposal with the help of their mayor and councilwoman. Hillsborough must follow the plan Atherton has proposed and remove all multi-family overlay zones from the proposal.

You now have an opportunity to listen to your citizens, set aside the consultant's flawed recommendation, and make the right decision before it's too late. If the Council passes ordinances allowing for more ADU's/JADU's, it can all but eliminate any need for high density housing.

Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Thank You

Rula and Ford Tamer

[REDACTED]

Hillsborough, CA 94010

From: [Danielle Simon](#)
To: [General Plan](#)
Cc: [Hillsborough Mail](#); [Lisa Natusch](#); [Al Royse](#); [Christine Krolak](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Christopher Diaz](#)
Subject: Housing Plan Opposition
Date: Tuesday, September 6, 2022 9:20:55 PM

To whom it may concern:

I am learning more about the draft housing plan, and while I absolutely recognize the need for more affordable housing units in CA and deeply appreciate the efforts that have been put forth on behalf of our town, the current plan is far too complex. The consulting firm seems to have run a playbook that was one size fits all approach to appease Sacramento without thinking critically if there is a better path forward. The consultant has offered a blanket plan (ie: re-zoning) that is not tailored to our community and minimizes what is actually working and has exceeded historical expectations (ie ADUs).

The focus of Hillsborough's plan must be on ADU and vacant lot development and must NOT include any mention of smaller minimum lot sizes, reduced setbacks (outside of the reduced setbacks for ADU's/JADU's), increases to height allowances, increased floor area ratio or reduced landscaping coverage. Not enough has been done by way of partnering with residents to explore satisfying State requirements through ***more aggressive measures around allowing for and providing incentives for ADU's & JADU's***. Based on the 2021 ADU run-rate it seems the entire 8 year allocation can be met through ADU's alone and the town is underestimating the potential for ADU's as part of its proposed plan. While I understand this may not satisfy the state, we need to enter into a negotiated outcome and follow the lead of other towns.

Furthermore, there is a clear lack of planning for infrastructure in this plan: sewer, water, cellular coverage, electrical and parking need to be heavily considered. More specifically, where is the parking plan for the 100+ units located on El Camino? What about the impact on our streets and sidewalks? If 100+ units are to be built in the Town Hall area, the traffic, which is already very busy, will become overwhelming. Without a proper parking plan in place, there will be a direct impact on all of the streets in the surrounding area. It doesn't seem that a proper Environmental impact survey has been accomplished prior to putting together this plan. Additionally, reduction in lot sizes and denser housing throughout our neighborhoods will create danger in fire and other emergency services, diminish the quality of our town's crown jewel (our schools) and eliminate what makes Hillsborough special. The fact that we have zero commerce and 70% of our town is designated as a High Fire Risk zone, 554 units seems like a very aggressive requirement for our town and must also be addressed.

I know the town is trying their best, but as Atherton has shown, the support of the council is needed to push forward a plan that does NOT include rezoning or lot splitting. The clear

answer here is incorporating much higher numbers of ADU/JADU's as other towns have done with the rejection of all other strategies. Atherton successfully removed multi-family townhomes and overlay zones from their RHNA proposal with the help of their mayor and councilwoman. *Hillsborough must follow the plan Atherton has proposed and remove all multi-family overlay zones from the proposal.* If not, you will have a mass exodus from our community and our schools and town will suffer greatly. You now have an opportunity to listen to your citizens, set aside the consultant's flawed recommendation. If the Council passes ordinances allowing for more ADU's/JADU's, it can all but eliminate any need for high density housing and work to come up with a better plan while negotiating with the state.

Please feel free to include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Sincerely,

Gil and Danielle Simon, Hillsborough residents

From: [Alex Dyner](#)
To: [General Plan](#)
Subject: Hillsborough housing plan
Date: Tuesday, September 6, 2022 9:13:49 PM

Hello,

I'm writing to express my deep concern about the draft Housing Element plan that is currently being considered by Hillsborough. And to voice my opposition to the plan. I do not support it.

I believe the plan should be adjusted to put a far greater emphasis on ADU's as a solution to meet California's requirements.

I prefer the Smart Housing For Hillsborough Plan and would urge the town of Hillsborough to adjust the current draft proposal to incorporate many elements of this alternative plan.

Finally, I'd like to say a big 'THANK YOU!' to all of you for representing our community! I realize it's a volunteer position — and at times a thankless one! Thank you thank you thank you!

Warm regards,
Alex Dyner

Sent from my iPhone

From: [Vinette Ramsay](#)
To: [General Plan](#); [Lisa Natusch](#); [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Christopher Diaz](#)
Cc: [Hillsborough Mail](#)
Subject: Town Plan
Date: Tuesday, September 6, 2022 9:07:13 PM

Hello,

We are writing this letter in support of the alternate plan proposed by the Smart Housing For Hillsborough team. The previous plans submitted by the outside planning group should NOT be the only plan considered by our Town Council. Even though the state is "only requesting a plan" at this time, there will be severe impacts on many neighborhoods once developers jump in and take advantage of zoning changes proposed that are presented to the Town members as "just a plan."

The Town should have surveyed the number of pool houses and guest houses that already exist ~ many of which can to be upgraded to meet the specifications of an ADU or JDU, and these structures should have entered into the equations for estimating projections for ADU/JDUs. It seems the most acceptable scenario for expanding housing is to encourage more of these structures that can house younger people trying to make a living in the area as well as older people in need of housing and family care. Teachers, police and others would greatly benefit from housing such as this as well.

Fire, sewage, transportation and other infrastructure issues have been mentioned, but the impact on the environment and destruction of green space and trees is another important issue to be considered in these drastic zoning alterations.

We are requesting that our Town Council consider alternate plans and study what our neighboring towns have accomplished in their plans.

Sincerely,
Nettie and Chip Ramsay

From: [Phil Chen](#)
To: [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Lisa Natusch](#); [Christopher Diaz](#); [General Plan](#)
Subject: Subject: I oppose the draft Housing Element
Date: Tuesday, September 6, 2022 6:33:53 PM

Dear Mayor Royse, Vice Mayor Krolik, Council Members Cole, May, and Chuang, City Clerk Natusch, and City Attorney Diaz, I appreciate all the efforts you make to serve the public in Hillsborough, keeping this town such a special place for us all. I want to register my opposition to the draft Housing Element recently shared with the public. This plan is not good for the town, in my opinion. Specifically: * I support an alternate approach for our Housing Element, utilizing the maximum number of ADU's/JADU's possible, reducing or eliminating the buffer, and utilizing vacant lots to achieve our RHNA goals.

* I oppose any reduction in lot sizes, and any other changes to our current "RD" zoning. This denser housing throughout our neighborhoods will create danger in fire and other emergency situations, destroy property values, and eliminate what makes Hillsborough special. Do not change our zoning. * I oppose having a goal (Policy 4, Goal 4.5) to "Discourage redevelopment of sites with existing, smaller, single-family homes." This goal and its implementation will violate homeowners' property rights and penalize those homeowners with no compensation. Remove this goal from our plan, and do not implement it in the future. * I oppose using such a small number of Accessory Dwelling Units (ADU's and JADU's) in the plan. Other towns are using much higher numbers of ADU/JADU's in their plans, and so should we. Add more ADU/JADU's to our plan.

* I oppose using too high of a buffer, requiring more housing to achieve our RHNA obligations. Many people in our town agree on these four points - I'm sure you've heard the feedback as you've been considering this plan. Please include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development. Sincerely,

Phil Chen (Hillsborough Resident)

Sybarite Luxury Realty | Compass

DRE#: 01715177

m: [REDACTED]

phil@sybariterealty.com



NEW YORK | BROOKLYN | EAST HAMPTON | BRIDGEHAMPTON | SOUTHAMPTON | SAG HARBOR | WASHINGTON DC | CHEVY CHASE | ARLINGTON | MCLEAN | BOSTON | CAMBRIDGE | MIAMI | COCONUT GROVE | BEVERLY HILLS | MALIBU | PASADENA | MONTECITO | SANTA BARBARA | BASALT | ASPEN | SAN FRANCISCO | CHESTNUT HILL | NEWPORT BEACH | NAPLES | CHICAGO | DALLAS | HINGHAM | SAN DIEGO | WESTCHESTER | WELLESLEY | SEATTLE

From: [RUSSELL BECKWITH](#)
To: [General Plan](#)
Cc: [Mary Beckwith](#)
Subject: General Plan Housing Element modifications regarding Strawberry Hill
Date: Tuesday, September 6, 2022 5:36:04 PM

I recognize the need for this planning and plan. I am not a NIMBY hater of any development. Additional housing units in our town and our state are desperately needed.

However, there is one very fatal flaw concerning access for development of the Strawberry Hill property. The sole access point for most of the proposed new units is currently shown as Redington Road. The road currently provides access as a narrow, dead end right of way that serves only Strawberry Hill and 4 additional homes. This road would be totally inadequate to serve the traffic from more than a hundred additional residences. My own home at the entrance to the dead end was not counted as it is at the T intersection of Redington and Skyfarm. It would however also be significantly, adversely affected by the massive increase in traffic volume.

Condemnation by eminent domain of the 4, and demolition of 3 of the 4 existing Redington Road residences would most likely be necessary in order to build a road of adequate capacity for the traffic generated by so many housing units. Further, being a dead end road and in the Urban Wildfire Zone creates an additional, serious safety hazard for emergency egress of so many new residents. ... and cellular phone service is spotty at best in this area, adding to the safety concern.

For public safety a second access point would be essential for the large number of affordable housing units being suggested. Macadamia might be openable for access onto the current, upper Strawberry Hill driveway, but the site topography may or may not allow such access. If a reasonable capacity through roadway can not be provided, the number of units proposed for Strawberry Hill should be greatly reduced.

Thank you for your consideration of my comments.

My background is as a retired civil/sanitary/environmental engineer (MS-CE Stanford), and other stuff.

Sent from my iPad

From: [Ketki](#)
To: [Lisa Natusch](#); [Al Royse](#); [Christine Krolik](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Christopher Diaz](#); [Hillsborough Mail](#); [General Plan](#)
Subject: Hillsborough Housing Element Plans.
Date: Tuesday, September 6, 2022 4:53:02 PM

To whom it may concern:

I am learning more about the draft housing plan, and while I absolutely recognize the need for more affordable housing units in CA and deeply appreciate the efforts that have been put forth on behalf of our town, the current plan is far too complex. The consulting firm ran a playbook that was one size fits all to appease Sacramento without thinking critically if there is a better path. The consultant has offered a blanket plan (ie re-zoning) that is not tailored to our community and minimizes what is actually working and has exceeded historical expectations (ie ADUs). The focus of Hillsborough's plan must be on ADU and vacant lot development and must NOT include any mention of smaller minimum lot sizes, reduced setbacks (outside of the reduced setbacks for ADU's/JADU's), increases to height allowances, increased floor area ratio or reduced landscaping coverage. Not enough has been done by way of partnering with residents to explore satisfying State requirements through ***more aggressive measures around allowing for and providing incentives for ADU's & JADU's***. Based on the 2021 ADU run-rate it seems the entire 8 year allocation can be met through ADU's alone and the town is underestimating the potential for ADU's as part of its proposed plan.

Furthermore, there is a clear lack of planning for infrastructure in this plan: sewer, water, cellular coverage, electrical and parking need to be heavily considered. More specifically, where is the parking plan for the 100+ units located on El Camino? What about the impact on our streets and sidewalks? If 100+ units are to be built in the Town Hall area, the traffic, which is already very busy, will become overwhelming. Without a proper parking plan in place, there will be a direct impact on all of the streets in the surrounding area. Additionally, reduction in lot sizes and denser housing throughout our neighborhoods will create danger in fire and other emergency services, diminish the quality of our town's crown jewel (our schools) and eliminate what makes Hillsborough special. The fact that we have zero commerce and 70% of our town is designated as a High Fire Risk zone, 554 units seems like a very aggressive requirement for our town and must also be addressed.

I know the town is trying their best, but as Atherton has shown, the support of the council is needed to push forward a plan that does NOT include rezoning or lot splitting. The clear answer here is **incorporating much higher numbers of ADU/JADU's as other towns have done and rejection of all other strategies**. Using such a small number of Accessory Dwelling Units in the current plan shows that the consultant has not done enough by way of informing, communicating and partnering with homeowners on how to go about building more ADU/JADU's. Atherton successfully removed multi-family townhomes and overlay

zones from their RHNA proposal with the help of their mayor and councilwoman.

Hillsborough must follow the plan Atherton has proposed and remove all multi-family overlay zones from the proposal. You now have an opportunity to listen to your citizens, set aside the consultant's flawed recommendation, and make the right decision before it's too late. If the Council passes ordinances allowing for more ADU's/JADU's, it can all but eliminate any need for high density housing.

Please feel free to include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Sincerely,

Ketki Dharni

From: [Sher Amos-Grosser](#)
To: [General Plan](#)
Subject: Housing Element Plan
Date: Tuesday, September 6, 2022 3:57:20 PM

I have family in town, and we have dinner plans tonight, so I am sorry that I will not be able to attend the meeting.

Let me start by saying that I absolutely agree that we need to address the housing need. There has to be a better plan than what is currently proposed. After reviewing the general plan that has been made public to the Town, I have to say that there are some points that I still question.

How did we get allotted 500+ units for a subset of 94010 (why couldn't Burlingame and Hillsborough be combined in this ridiculously large number for a population forecast?). There have been conversations that the large number was appealed to, so what happened with that conversation? And if it was appealed, then others understood that planning for 500+ is challenging.

Can we incentivize current homeowners with construction of ADUs and JADUs or multiple on-site ADUs and JADUs?

Can we include in the plan the additional land that the Town currently owns and begin with potential construction at those lots? I never understood why DeGuigne and Brooke Court were in the plan when I wasn't sure if the families were notified and if they were going to support high density housing or additional housing on their lots.

How do we think about infrastructure and schooling for 500-800 potential new students (if we have families that have 1-2 school-age children)?

There are many others more eloquent than me and who have done greater research than I have, but I have learned so much being on this committee. Having the opportunity to listen to other HEAC members who come from various socioeconomic backgrounds, I have altered how I view/think about this housing issue from 'yes, let's build everywhere' to 'wait a minute, we need to be more thoughtful'.

Can we create a more thoughtful plan that listens to and includes the voices of our townspeople?

With great regard to you and this process,
Sher

Sher Amos-Grosser



From: [Ted Dobos](#)
To: [General Plan](#)
Subject: More ADU's or simply a better plan-- not 1/3 acre lots and reduced setbacks
Date: Tuesday, September 6, 2022 3:45:34 PM

Build housing where there is transportation as you propose at Town Hall or perhaps maybe along skyline/280. To rezone to 1/3 acre throughout Hillsborough and to reduce setbacks and increase FAR throughout all of Hillsborough is obviously not ideal--- we can do better! I have read the alternative plan which is clearly superior than what is currently being considered. Hillsborough was not created with the transportation, roads or enough schools to go to high density. I realize things are changing and perhaps need to change-- but rezoning all of Hillsborough without a plan for the schools and transportation is not acceptable. Keeping our zoning intact and then plans like expanded ADU's would be much more attractive than the unnecessary bold/extreme step of changing lot sizes to 1/3 acre and increased FAR. I am not in favor of the current-- we can do better.

-Ted Dobos

[REDACTED]

Hillsborough, CA

From: [Dana Gross](#)
To: [General Plan](#); [Liz Ruess](#)
Subject: Concerns with existing affordable housing plan
Date: Tuesday, September 6, 2022 2:29:23 PM

Hello,

As a Hillsborough resident I have many concerns with the proposed plan because it will completely change the feeling of our unique town and the reason we all pay a premium to live here.

First of all, there is not enough being done to fight to keep our town from drastically changing with the proposed zoning and rule changes. The city council, housing committee, Mayor and other elected officials need to do more! They have to get more aggressive with the number of ADU's, including passing ordinances now before submitting our plan, allowing for more ADU's and more incentives for ADU's. If the Council passes such ordinances, it can justify a much higher number of ADU's, which would potentially eliminate (or at least drastically slash) any high density housing in their plan. Other towns similar to ours have done this and we need to fight for that as well!

You must also demand that there be no "up-zoning", as this imposes a very unfair restriction on anyone who currently owns a smaller home, and no to smaller minimum lot sizes, no to reduced setbacks, no to increased high allowances, no to increased FAR (floor area ration), and no to reduced landscaping coverage.

If any of the proposed zoning changes are approved, they must be limited to a one time exception and not the norm, as that would ensure our town doesn't get taken over by developers, but rather stays a town of predominantly single family homes, as it was intended to be, and why it's so highly coveted.

If affordable housing absolutely has to be added, then the developers must be required to stick to strict architectural guidelines that are regulated and enforced by the town. These guidelines must be put in place so the new buildings blend in with the beautiful architecture that is all around Hillsborough.

Dennis Moore has proposed a new plan that is much improved over the original and I support aspects of that plan, although I still think there is more work to be done to preserve our small town and ensure we've exhausted all options first, and laid out very specific changes/guidelines in zoning and architecture that will only apply to the new developments going in related to this mandate.

**Thank you,
Dana Gross**

Sent from my iPhone

From: [Christopher Kruse](#)
To: [General Plan](#)
Cc: [Stephanie Conner Kruse](#)
Subject: Feedback on HEAC plan
Date: Tuesday, September 6, 2022 1:37:28 PM

My name is Chris Kruse and I live with my wife, Stephanie, and my family in Hillsborough. We moved to Hillsborough in 1996 and have lived in 2 homes since then. We currently reside at 120 Redwood Drive.

I've read the Housing Element Public Review Draft document provided on the Hillsborough website. Based on this review, the following is my feedback on the process so far and the plan.

1. Notwithstanding the fact I have lived in Hillsborough for over 25 years, I was not aware of the State requirement to provide 554 new housing units to low and medium-income citizens. Whatever outreach was done, and it appeared to be extensive, did not reach me. Shockingly, my water bill gets to me every month.
2. The Element draft does not appropriately capture the importance of ADU and JADU dwellings on our property. Given the number of permits issued to date, we can significantly decrease the need to build large-scale multi-unit housing if we made the ADU process easier and less confusing. The plan should include 50% of our objective to be handled by more ADU units over the next 8 years.
3. The concept of "up zoning" is ludicrous. We purchased homes here for a reason, and to carve up land and build many smaller homes is in direct conflict with the foundation of our Community.
4. The concept of "reducing setbacks" is also a major problem. Our homes and the privacy and security we enjoy is directly related to the distance (40') between dwellings. If we wanted to live closer to our neighbors, we would have not chosen Hillsborough. This idea represents a material breach of our civic contract with the Town of Hillsborough and would lead to lengthy, expensive litigation. I guarantee it.
5. The concept of "taller buildings" is also a major problem. Again, the impact on home values if multi-story apartment buildings emerged would be devastating.
6. The ideas around reduced landscape coverage is also a problem. We live here and take pride in our property. To "de-beautify" it with less landscaping and more cement is contrary to the spirit of Hillsborough.

I am certain there is more work to be done on a plan that makes better sense. I will NOT support the existing plan and believe our process needs more time and input from the community. There are alternatives available that the existing HEAC has not considered and I demand we take the time for a more thoughtful and larger community-based approach to solving these problems. We certainly have the time to do so - this plan is pre-mature.

Sincerely,

Chris Kruse



Gordy Holterman
[REDACTED]
Hillsborough CA 94010

September 6, 2022

Re: Housing/zoning policy discussion

to: generalplan@hillsborough.net
CC to: mail@hillsborough.net
Lisa Natusch <lnatusch@hillsborough.net>
Mayor Al Royse <aroyse@hillsborough.net>
Vice Mayor Christine Krolik <ckrolik@hillsborough.net>
Councilmember Sophie Cole <scole@hillsborough.net>
Councilmember Laurence May <lmay@hillsborough.net>
Councilmember Marie Chuang <mchuang@hillsborough.net>
Christopher Diaz <Christopher.Diaz@bbklaw.com>

To whom it may concern:

In reviewing the draft housing plan, and while I recognize the need for more affordable housing units in CA and deeply appreciate the efforts that have been put forth on behalf of our town, the current proposed plan from the consultants is unacceptable and a superior alternative has emerged. The consulting firm ran a playbook that was one size fits all to appease Sacramento without thinking critically if there is a better path available for Hillsborough. The consultant has offered a blanket plan (e.g. rezoning) that is not tailored to our community and minimizes what is actually working and has exceeded historical expectations (ADUs). The focus of Hillsborough's plan must be on ADU's and vacant lot development and must NOT include any mention of smaller minimum lot sizes, reduced setbacks (outside of the reduced setbacks for ADU's/JADU's), increases to height allowances, increased floor area ratio or reduced landscaping coverage. Not enough has been done by way of partnering with residents to explore satisfying State requirements through **more aggressive measures around allowing for and providing incentives for ADU's & JADU's**. Based on the 2021 ADU run-rate it seems the entire 8 year allocation can be met through ADU's alone and the town council is underestimating the potential for ADU's as part of its proposed plan.

Furthermore, there is a clear lack of planning for infrastructure in this plan: sewer, water, cellular coverage, electrical and parking need to be heavily considered. More specifically, where is the parking plan for the apartment units located on El Camino? What about the impact on our streets and sidewalks? If apartment units are to be built in the Town Hall area, the traffic, which is already very busy, will become overwhelming. Without a proper parking plan in place, there will be a direct impact on all of the streets in the surrounding area. Additionally, reduction in lot

sizes and denser housing throughout our neighborhoods will create danger in fire and other emergency services, diminish the quality of our town's crown jewel (our schools) and eliminate what makes Hillsborough special. The fact that we have zero commerce and 70% of our town is designated as a High Fire Risk zone, 554 units seems overly aggressive requirement for our town and must also be addressed, especially as the town should get credit for having done more than what was required over the past decade in adding housing..

I know the town is trying their best, but as Atherton has shown, the support of the council is needed to push forward a plan that does NOT include rezoning or lot splitting. The clear answer here is **incorporating much higher numbers of ADU/JADU's as other towns have done and rejection of all other strategies**. Using such a small number of Accessory Dwelling Units in the current plan shows that the consultant has not done enough by way of informing, communicating and partnering with homeowners on how to go about building more ADU/JADU's. Atherton successfully removed multi-family townhomes and overlay zones from their RHNA proposal with the help of their mayor and councilwoman. ***Hillsborough must follow the plan Atherton has proposed and remove all multi-family overlay zones from the proposal.*** You now have an opportunity to listen to your citizens, set aside the consultant's flawed recommendation, and make the right decision before it's too late. If the Council passes ordinances allowing for more ADU's/JADU's, it can all but eliminate any need for high density housing.

Please feel free to include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gordy Holterman', with a stylized, flowing script.

Gordy Holterman

From: [Max Shevyakov](#)
To: [General Plan](#)
Cc: [Lisa Natusch](#); [Al Royse](#); [Christine Kroluk](#); [Sophie Cole](#); [Larry May](#); [Marie Chuang](#); [Christopher Diaz](#)
Subject: Housing Element Plan
Date: Tuesday, September 6, 2022 10:03:01 AM

To whom it may concern:

I am learning more about the draft housing plan, and while I absolutely recognize the need for more affordable housing units in CA and deeply appreciate the efforts that have been put forth on behalf of our town, the current plan is far too complex. It is not in line with the city council's purpose to "Oppose legislation that seeks to undermine the ability for Council to enact its long-term mission and vision for the Town of Hillsborough."

I know the town is trying their best, but as Atherton has shown, the support of the council is needed to push forward a plan that does NOT include rezoning or lot splitting. There is no reason to change Hillsborough's zoning laws. The focus of Hillsborough's plan must be on ADU and vacant lot development and must NOT include any mention of smaller minimum lot sizes, reduced setbacks (outside of the reduced setbacks for ADU's/JADU's), increases to height allowances, increased floor area ratio or reduced landscaping coverage.

Not enough has been done by way of partnering with residents to explore satisfying State requirements through ***more aggressive measures around allowing for and providing incentives for ADU's & JADU's***. Based on the 2021 ADU run-rate it seems the entire 8 year allocation can be met through ADU's alone and the town is underestimating the potential for ADU's as part of its proposed plan.

Furthermore, there is a clear lack of planning for infrastructure in this plan: sewer, water, electrical and parking need to be heavily considered. More specifically, where is the parking plan for the 100+ units located on El Camino? What about the impact on our streets and sidewalks? If 100+ units are to be built in the Town Hall area, the traffic, which is already very busy, will become overwhelming. Without a proper parking plan in place, there will be a direct impact on all of the streets in the surrounding area. Additionally, reduction in lot sizes and denser housing throughout our neighborhoods will create danger in fire and other emergency services, diminish the quality of our town's crown jewel (our schools) and eliminate what makes Hillsborough special. The fact that we have zero commerce and 70% of our town is designated as a High Fire Risk zone, 554 units seems like a very aggressive requirement for our town and must also be addressed.


The clear answer here is **incorporating much higher numbers of ADU/JADU's as**

other towns have done and rejection of all other strategies. Using such a small number of Accessory Dwelling Units in the current plan shows that the town has not done enough by way of informing, communicating and partnering with homeowners on how to go about building more ADU/JADU's. Atherton successfully removed multi-family townhomes and overlay zones from their RHNA proposal with the help of their mayor and councilwoman. You are our elected officials, so please represent us and do the same! *Hillsborough must follow the plan Atherton has proposed and remove all multi-family overlay zones from the proposal.* If the Council passes ordinances allowing for more ADU's/JADU's, it can all but eliminate any need for high density housing.

Please feel free to include this email in the public record and consider it on September 12 and beyond as you finalize our submission to the California Department of Housing and Community Development.

Sincerely,

Max & Alexis

A solid black rectangular box used to redact the signature of Max & Alexis.

From: [Ben Coughlin](#)
To: [General Plan](#)
Subject: Alternative RHNA plan
Date: Tuesday, September 6, 2022 9:41:29 AM

Hello, Hillsborough Town council:

We are home owners at 910 West Santa Inez in Hillsborough and supportive of the alternative plan to meet the California RHNA requirement as outlined in the "A Better Plan- Smart Housing for Hillsborough"

Specifically:

- Optimize the number of ADUs
- Maximize development of existing vacant lots.
- Avoid up-zoning to the degree possible

Thank you,
Ben Coughlin

Ben Coughlin

cell [REDACTED]

From: [Medea Isphording Bern](#)
To: [General Plan](#)
Subject: Proposed Rezoning of the Town of Hillsborough
Date: Tuesday, September 6, 2022 9:31:50 AM

To all involved in this process,

Let me state up front: I am adamantly opposed to your proposed rezoning/housing plan. I also respectfully request that this email and my comments be entered into the Public Record. Thank you.

It appears that there are many points of contention in your proposed plan to change the nature of our town. Any (misguided) edict from Sacramento aside, there are serious matters that remain ignored in this plan and that will negatively impact current residents, children, wildlife, safety, property values, long-standing land ownership definitions and so on.

First of all, I see no mention of concurrent, or better, pre-need upgrades to infrastructure. Up here on Tournament, it can take ten minutes for an officer to arrive on the scene after a burglar alarm deploys. Add 18 units off Brooke Court (which is in the middle of a high fire danger zone, by the way) and the attendant traffic that goes along with another 18-36 cars, and that could put those in my neighborhood at serious risk from n'er do wells.

Second, without sufficient street accommodation, how will the fire trucks and EMT units access this area in an emergency? Are you planning to assess developers the appropriate amounts to add water, sewer, road widening (which, of course, no one here is interested in at all)? Will those affected receive a reduction in our property and service taxes for the inconvenience?

Third, with an additional 550+ units and, say, an average of two children per unit, where do you propose adding 1000 kids to our school? Existing campuses operate at capacity as it is. Then, you will need teachers, who have to drive to the schools, and to live someplace. Was this discussed?

Fourth, why did you choose the consultant you hired, one with no experience advising exclusively single-family home charter towns like ours?

Fifth, why propose reengineering the lot layouts and landscaping parameters, which make Hillsborough a place where people are happy to pay a premium to live? It will turn Hillsborough into just another cramped suburb. We have open space. We have a few monstrous parcels which some landowners may be willing to subdivide given the right incentives. We have BCC, which benefits only a handful of people and uses scarce water resources to keep its greens green. Was any thought given to this low-hanging fruit before trying to empower developers (many of whom will be non-resident) to swoop in, buy a house, tear it down, and build four four-plex units, perhaps across the street from your home?

I'm really disappointed in the limited vision of this plan. It appears that there is a lack of communication between the Town and the initial 17-member committee based upon my conversations with many people, as well as or in the alternative a lack of disclosure and transparency between the consultant and the HEAC committee. If, as Mayor Royse extolls, this is THE most critical issue facing our town in the past fifty years, why is it that most of us are only learning about it now, with only a few weeks to oppose it before it heads to Sacramento for approval or disapproval? It seems to me that your communications should have been titled "HOUSING ELEMENT PLAN ENVISIONS HUGE, HIGH-DENSITY REZONING OF THE TOWN OF HILLSBOROUGH THAT WILL IRREVERSIBLY ALTER THE COMMUNITY FABRIC. WEIGH IN WITH YOUR COMMENTS NOW." That is a message that would have resonated with all of us in time to effect reasonable, workable alternatives.

Do you really believe that Sac will seize control of Town Hall if you don't submit a plan that entirely transforms our town into a densely populated suburb? I'm sorry to say this, but they can't even control EDD or DMV. What possible incentive would they have to start taking over town governments? You are smart people and conscientious neighbors. The reason most of us moved here is to take advantage of the space and the schools. Remove both incentives, and you're left with just another dysfunctional California town bent on socially reengineering existing residents into a mass exodus, while developers laugh all the way to the bank.

Or is that the goal?

Sincerely,
Medea Bern

Manners are a sensitive awareness of the feelings of others. If you have that awareness, you have good manners, no matter what fork you use. -Emily Post, author and columnist (1872-1960)

From: [Barbara Soong](#)
To: [General Plan](#)
Subject: Comments on ledraft RHNA housing element
Date: Monday, September 5, 2022 10:17:36 PM

I oppose the 8/4/22 draft of the RHNA housing element. Due to other commitments I can not attend the 2 public meetings, but want to comment on problems I have with the draft.

I oppose changing the zoning from 1/2 to 1/3 acre and changes in frontage and landscape area.

This is a drastic first step toward changing the look and feel of the town. I purchased a home here in large part due to the peaceful atmosphere, trees, gardens etc. The interests of the residents who live here should come first rather than the interests of those who might want to live here.

I believe that changing the zoning will result in town property being less valuable.

I do a lot of walking and there are mostly no sidewalks. If there is increased density walking may be more risky. Would developers of properties be required to put in sidewalks?

I don't feel that there has been adequate consideration of vacant lots owned by the city and private individuals. The consultants could have made a presentation with alternate scenarios, but did not do so.

While redeveloping the town hall site may be a way to meet the RHNA requirements, the town council and staff appeared to have gotten a slow start on getting an analysis done of the site and its potential, possible impacts on traffic flow, etc. But we are asked to approve something that has not been studied. If an analysis was available it could be objectively analyzed, But of course it is not.

I also strongly oppose Goal 4.5 which is stated to be "Discourage redevelopment of sites with existing smaller family homes". This would limit the owner of private property to take out an older house which is not in good shape or which has other various problems or where the owner or new buyer wants something different. This does not seem like a goal that is required to meet RHNA. Over time this would degrade the look and feel of the town and create run down homes, lessening property values. It is hard to put into words how strongly I oppose this. Any local politician that favors this will have to do some explaining.

I also oppose 4.3 which would assess an affordable housing fee against new above moderate income development. This is essentially taxing above moderate income developers and owners to fund "affordable housing". If affordable housing can't be built with federal, state or county funding or funding from foundations or charitable organizations, why should a subset of Hillsborough residents be required to fund this. How much would such impact fees be? This proposal calls for a study but the way that the goal is phrased, it is pretty clear that the goal of the study is to support such a fee, so the study does not start by being neutral. There is nothing in the draft that gives the background on such impact fees. Strongly oppose.

As far as all the fair housing charts showing different racial groups etc I don't understand what is being proposed and why all these charts are included. I am of Asian ethnicity and aware that Hillsborough is very popular with Asian business owners, entrepreneurs and Asian investors. Would be opposed to any kind of quotas or set asides that are based on race or ethnicity that might disadvantage Asians versus some other race on someone's theory that other races are somehow entitled to more representation here.

This whole draft needs a major overhaul.

From: [Robert DeLue](#)
To: [General Plan](#)
Subject: Draft Housing Plan Concerns
Date: Monday, September 5, 2022 9:30:53 AM

To Whom It May Concern,

My wife and I have lived in the city of Hillsborough since 1985. We take great pride in living in this fine city. One of the reasons my wife and I continue to stay here is that we find this city to be among the safest in the Bay Area. As we reach the twilight of our lives, we have to be concerned with our own safety. I am in my nineties and my wife in her eighties, our kids have long since moved away and we are alone together. We have created a life for ourselves that centers around our well being. We love walking the streets of Hillsborough each day and have become acquainted with a few of our wonderful neighbors. As you know, Hillsborough has a well deserved reputation as an upscale city, home to some very dynamic individuals. The ability to attract this caliber of people is directly related to the way of life possible in Hillsborough.

We are aware of the proposed State Mandate which requires Hillsborough to create additional housing within the City limits. We strongly believe this could greatly inhibit the exact lifestyle that makes Hillsborough so attractive. It appears a viable solution could be for the City to allow In-Law units on the premises of existing homes, and we trust this would satisfy the need for new housing while allowing Hillsborough to maintain its charm and sophistication.

Thank you for your consideration. Please feel free to reach out to us should you desire additional commentary on this important matter.

Respectfully,

Robert S. and Rita DeLue

[REDACTED]
[REDACTED]

From: [Luetkemeyer, Annie](#)
To: [General Plan](#)
Cc: [REDACTED]
Subject: meeting RHNA requirements in Hillsborough
Date: Monday, September 5, 2022 9:00:55 AM

HB Town council

I am a home owner at [REDACTED] in Hillsborough. I am supportive of the alternative plan to meet the California RHNA requirement as outlined in the "A Better Plan- Smart Housing for Hillsborough"

Specifically:

- Optimize the number of ADUs
- Maximize development of existing vacant lots.
- Avoid up-zoning to the degree possible

We will look forward to hearing more about how HB will meet with RHNA requirements while preserving what we all value in our community.

Annie Luetkemeyer

[REDACTED]

From: [Joseph Toms](#)
To: [General Plan](#)
Subject: New Housing Plan
Date: Monday, September 5, 2022 7:21:18 AM

To Council Members:

Unfortunately, we will be back East and unable to make the Tuesday meeting. Regardless, we want to **express our strong opposition** to the extensive zoning changes that are being proposed in the current plan.

It is vital that the town focuses on its citizens and their desires, not what is dictated from Sacramento. As often has proven to be the case, legal challenges have been successful such that the citizens of a town's legal rights are upheld.

As importantly, this plan likely will lower property values which in turn will lower overall economic revenue to the city, county, and state. Exactly the wrong outcome at a time the City needs extensive repair to its aging infrastructure.

We urge you to recognize your duty is to the citizens of Hillsborough and not the State. It's clear that Hillsborough's citizens, when educated about the proposal, feel the plan is not consistent with their desires. We ask that you defend these wishes as compared to blindly following the State's requests. Doing such will only lead to years in the courts and ultimately defeat of what is not legally enforceable. Avoid going down a path that wastes money, time, and effort of all the above constituents.

Respectfully,

Joseph Toms

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From: [Anne Longworth](#)
To: [General Plan](#)
Subject: Opposition to proposed zoning changes
Date: Sunday, September 4, 2022 10:39:29 AM

I am writing to express my opposition to the proposed housing plan being considered by the council.

My husband and I moved to Hillsborough 16 years ago for the same reason that most people move here - for the excellent schools and the unique beauty of the community. The proposal to change the zoning laws in town to allow more dense housing would destroy the community that we know and love. I believe that the town should attempt to meet our low income housing obligation through incentives to create more ADU's, which would allow us to create low income housing without changing the character of our beautiful town. The council should pass ordinances now before submitting our plan, allowing for more ADU's and more incentives for ADU's. If the Council passes such ordinances, it can justify a much higher number of ADU's, which would potentially eliminate (or at least drastically slash) any high density housing in their plan. The proposal for "up zoning" is unacceptable. No to smaller minimum lot sizes, no to reduced setbacks, no to increased high allowances, no to increased FAR (floor area ratio), and no to reduced landscaping coverage.

The proposed changes the council is considering would be a deadly blow to our beloved town. There has been zero consideration taken for the impact on our schools, and our infrastructure. The citizens of Hillsborough chose this place for its semi rural beauty and its award winning schools - both of which are at grave risk from the town's current proposal. I urge you to reconsider before it is too late.

Thank you.

Anne Longworth

From: [Nicole Ancelovici-Lenihan](#)
To: [General Plan](#)
Subject: alternative housing plan support
Date: Sunday, September 4, 2022 10:37:40 AM

To Whom It May Concern,

Please strongly consider the alternative housing plan which asks that the number of ADUs be more aggressively pushed so as to create more ADUs and eliminate the need for high density housing in our unique town.

And please NO UP-ZONING. This will kill the look and feel of our town and cause many to leave the area for towns that have taken care of their legacies (such as Atherton and Woodside).

Thank you for your consideration,

Nicole Lenihan

From: [Orna Resnekov](#)
To: [General Plan](#)
Cc: [Orna Resnekov](#)
Subject: Comments: Draft housing element and plan
Date: Saturday, September 3, 2022 2:52:23 PM

To whom it may concern, I request that all comments submitted to the town of Hillsborough on the **DRAFT 2023-2031 HOUSING ELEMENT & PLAN** be made publicly available to all town residents.

THOUGHTS ON THE DRAFT 2023-2031 HOUSING ELEMENT & PLAN

Good things that have happened:

1. Town residents and the HCA are getting involved in the discussion
2. Town staff have made limited efforts to involve town residents

Significant Problems:

1. I do not see any appreciable buy-in from either 1) Town staff or 2) Town residents for the **overall goals** of the "Housing Element"
 - For example: the City Manager told me "this is just a plan"
2. I do not know who planned the process that led to the **DRAFT 2023-2031 plan**, but whoever did, and instructed staff, consultants and volunteer residents to come up with one draft plan set this process off in the wrong direction from the outset. There are many ways to accommodate the overall goals of the "Housing Element". It would have been much better to come up with 2-3 plans and then have residents debate and discuss which plan(s) best suit the town of Hillsborough.
3. The town has many intelligent & capable residents who are willing to help. The town is not using the resources that it has at its disposal optimally.
4. It is not reasonable to put forth such a plan and not examine how the town might deal with the impacts on the "the infrastructure" in Hillsborough - one is talking about adding about 600 housing units to the town (this is a significant percentage of the town's housing units):
 - Schools
 - The water system
 - The police
 - The firemen
 - Town staff (who clearly are already over capacity and currently are not able to properly monitor building projects in the town)
 - Evacuation routes in the event of an emergency situation
 - The power grid (which is already not maintained properly)
 - Communications
 - Fire safety - adding about 600 units will lead to higher density housing

in many areas of the town that are already considered to be a high fire risk areas

- Roads
 - Property values
5. Land is expensive in Hillsborough and there is a lot of money to be made building additional and/or different housing units in Hillsborough. While some feel this is just a plan - market forces are going to push rapid development of areas that are either sub-divided and/or re-zoned to smaller lot sizes

Suggestions:

1. Listen carefully to the wishes of the residents, they are the ones that need to live with implementation of any Housing Element Plan that the town submits
2. Make use of the many intelligent & capable residents who are willing to help think through the issues and suggest alternative plans
3. Facilitate submission of independently generated alternative plans and promote them at town halls
4. Give alternative plans equal and objective attention - plans suggesting meeting the RHNA by incenting the use of ADU's in Hillsborough are a good way to get around many of the failings of the plan that is currently available and circulated by town staff (DRAFT 2023-2031 HOUSING ELEMENT & PLAN)
5. Do not give in to deadlines and time pressure - those of us who have written grants know that the best product emerges close to deadlines

Question:

1. There may be elderly residents, retirees (or others) and tenants in Hillsborough who are already within the 4 AMI categories (120%, 81-120%, 51-80%, 0-50%). Have town staff made themselves aware of how many such parties are already within Hillsborough? Should they (and the homes/ADU's/Jr ADU's/rooms that they occupy) be counted for the purposes of meeting the Housing Element?

Best,
Orna Resnekov, Trustee

--

ORNA

(cell)

To: Sarah A. Fleming, Director Department of Planning & Building

Re: Draft Housing Element Plan

Date: September 2, 2022

As a longtime Hillsborough resident I write to provide comments on the Draft Housing Element Plan. The comments address certain issues related to the Plan and to its implementation, but also to issues related to community disclosure. Adoption of the plan is a political decision for the Town Council and if it seeks community buy-in the disclosure needs to be full and complete

1. Disclosure to the Community Requires Disclosure of the Future Impact. The Advisory Committee process and the Open Houses seem to have been a thought-through way to communicate some Housing Element Plan issues to the town. Full disclosure, however, requires information regarding future impacts on the community if the Plan is implemented and the required 554 units built. No major project can be completed today without some type of environmental impact assessment. I suggest preparation of something more comprehensive in addition to customary environmental issues. The staff report does not deal with issues beyond the Plan itself and this does not provide satisfactory disclosure to the council or to the community. I understand the town cannot guess what developers may propose, but there are issues that can be determined or estimated based on expert advice. Some issues to consider and quantify include:
 - a. How much will implementation of the Plan cost. The consultant and legal fees will be substantial to prepare the Plan and to amend the town's zoning.
 - b. What additional planning and building staff will be hired to meet the required timely processing of applications?
 - c. What capital improvements will have to be paid for by the town? Will all the costs to develop the 10+ acre parcels be paid for by the developers? What about the town hall complex?
 - d. What fire, traffic and environmental issues will result from Plan implementation?
 - e. How will the development impact the town's sewer issues?
 - f. What additional fire and police resources will be required? An additional fire station?
 - g. How will the schools be impacted?
 - h. Will any additional taxes be required to implement the above?
2. The town does not have to accede to every bureaucratic interpretation of the law. I detected an approach by the council and by the staff to make broad concessions to get the Plan approved on the best possible terms and see what happens going forward. I believe this strategy does not serve the community well. Similarly situated communities, such as Atherton, are taking more aggressive postures with respect to compliance. The interests of the community may be best served by an adversary process with the state over the Plan. There are issues where drawing a line in the sand is appropriate. In doing so, of course, the town needs to recognize that Hillsborough could be a target and that some care needs to be taken to create confrontations only where something can be gained. We should not be embarrassed to affirm the single-family character of the town and to point out how the well-resourced developer and subsidized housing advocates urge policies contrary to the character of our town. These interests are not our friends.
3. Planning for the future. A necessary aspect of the town's planning needs to be a thorough understanding of how developers and others will seek to take advantage of the relaxed zoning. There are significant downsides to the proposed zoning, particularly from the overlays. It is in the nature of the process that developers and others will seek variances and other exceptions to

maximize their financial advantage. When new and different zoning laws are implemented, anticipating how developers will try to take “full advantage” is important to understand. While difficult to quantify, there should be some disclosure that the town anticipates future legal expenses, which may be substantial, in connection with implementation. The town should retain a first-rate legal team experienced in litigation and free of conflicts. The developers and subsidized housing groups are already lawyered up.

4. Non-Resident Intervenors. There should be publicly available disclosure of the names and addresses of all persons not residents of the town who communicate with the staff or otherwise comment on the plan. I think the community should be aware that the town may be making payments to intervenors’ lawyers.
5. Consultant Conflicts. The plan and the related process do not seem to adequately appreciate the conflicts of the town’s consultants. The general nature of the process is that the consultants normally deal with regulators on behalf of multiple clients and the town’s positions can be adversely affected by an unwillingness by the consultants to take inconsistent positions. From my limited involvement in the process, it seems that the town is entirely too willing to accept bureaucratic interpretations of the relevant statutes and rules on the word of its consultants.
6. Private Schools. The two private schools should be a greater part of the solution. Both institutions are commercial enterprises that have students from other communities. They have received substantial concessions from the town in the past and may seek such concessions in the future.
7. Political Endorsements. I believe our political leaders should carefully consider future endorsements of local politicians who have track records supporting the legislation or policies creating the issues we are trying to address.

Please let me know if you have any questions. I may provide further comments as the process develops.

September 3, 2022

Roger Mertz
rmertz@rsmmgmt.com

From: [Jeffrey Pfeffer](#)
To: [General Plan](#)
Subject: Housing Plan
Date: Friday, September 2, 2022 11:07:40 AM

To Whom It May Concern:

A quick perusal of news sources suggests what I believe to be true: unlike Atherton or Woodside--or I suspect other similarly situated cities throughout California--the city government of Hillsborough has basically caved in to what is possibly a legally-challengeable law from the state, with no evidence of much attempt to preserve the character--and the property values--of the town.

There is a long legal tradition that shows that rezoning that limits people's economic use can be considered a taking. There is absolutely no doubt that the proposed changes will decrease the desirability--and therefore the value--of Hillsborough real estate by increasing density significantly and also resulting in the destruction of trees and open space. Although zoning changes that destroy value have not been litigated yet, at least successfully, I strongly urge Hillsborough to join with similarly situated cities and pursue precisely this course of action.

Moreover, the denial of appeals of the proposed number of additional units by ABAG or similar bodies does NOT mean that there is no other avenue for redress.

I am shocked and disappointed that Hillsborough's government has taken what I (and others) perceive to be such a limited, circumscribed, and passive approach to preserving the unique aspects and values of the town.

We can, and should, do more to preserve what has made Hillsborough such a desirable, and valuable, place to live.

Jeffrey Pfeffer

[REDACTED]

Hillsborough

--

Jeffrey Pfeffer
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(650) 723-2915
www.jeffreypfeffer.com
Twitter: @jeffreypfeffer

From: [Miles Tomlinson](#)
To: [General Plan](#)
Subject: Feedback on Draft Housing Element
Date: Thursday, September 1, 2022 8:48:26 PM

Hi,

I read through all 150 pages of the draft document and I'm struggling to grasp the so-what of all of this. I'm not sure if that is deliberate? Could someone summarize how this will affect your average Hillsborough (current) resident, summarized in less than one page?

What will be the effect on Hillsborough schools? Taxes? The appearance of the areas near El Camino? Traffic?

For all the proposals that are being made, can we draw examples from other areas that have made similar changes and what outcomes that produced? That would be helpful.

Although means and ends are both important, I think most people ultimately want to know what it means for them in plain language rather than the minutiae of what obscure property act is being followed or not.

From what I understand about the proposal, a focus on ADUs, some plot subdivision and redevelopment of the town hall area all sound fairly sensible, but I'm not sure whether all the second-order effects have been thought through. For example: you can't park on the streets in Hillsborough. So where do all the extra cars go?

Yours sincerely,

Miles

From: [Glenn Gilliam](#)
To: [General Plan](#)
Cc: [Teresa Gilliam](#)
Subject: ADU's
Date: Thursday, September 1, 2022 1:35:31 PM

Dear Hillsborough staff,

I live at [REDACTED] and have so since 2002. I built a new home there with a detached 800 Sq' cottage. I also happen to have been in the manufactured housing business for the last 40 years. I have small ADU's on display here in Sunnyvale which is quite nice. I have more models at my display center in San Jose as well. These homes come in all sizes and can be built in six weeks time. They are very affordable and would fit your ADU bill requirement program to a tee. These homes are built to the federal HUD code standards for certification purposes only. Because I am here locally, we have them enhanced and built to a much higher level which even Hillsborough would appreciate. They come standard with steel gurderd floors for superior rigidity. I would be happy to offer my services if and when it would be convenient. I am very familiar with the ADRB process in our town because my wife and myself went through the process when we built our home. Farro Essalat, now retired was our architect.

If I can be of service to assist in any way ADU, please by all means let me know.

Most sincerely,

Glenn Gilliam



GLENN GILLIAM
President
DL #1164796
(408) 215-0087 office
[REDACTED] cell/text
Ggilliam@AllianceMH.com



From: [Laurie Spencer](#)
To: [General Plan](#)
Subject: Hillsborough Housing Element
Date: Tuesday, August 30, 2022 11:29:19 AM

Dear Members

I'd like to suggest an additional element (or two)

To encourage ADUs, don't charge property taxes on these units.

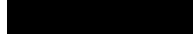
Subsidize their construction. Twenty percent of the subsidy could be given for each year, up to 5, that the unit is rented to essential service workers: police, fire, teachers or similar in our community.

I was told that Daly City built a multifamily building and subsidizes half the rent, available to essential service workers. Something like this could be worked out for the units at our Town Hall.

Thank you for your work and for your consideration of these ideas.

Best wishes,

Laurie Spencer



From: [Laurie Spencer](#)
To: [General Plan](#)
Subject: Hillsborough Housing Element
Date: Tuesday, August 30, 2022 11:29:19 AM

Dear Members

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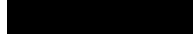
Subsidize their construction. Twenty percent of the subsidy could be given for each year, up to 5, that the unit is rented to essential service workers: police, fire, teachers or similar in our community.

I was told that Daly City built a multifamily building and subsidizes half the rent, available to essential service workers. Something like this could be worked out for the units at our Town Hall.

Thank you for your work and for your consideration of these ideas.

Best wishes,

Laurie Spencer



From: James Sorensen [REDACTED]

Sent: Tuesday, August 30, 2022 4:18 PM

To: Al Royse <ARoyse@HILLSBOROUGH.NET>; Ann Ritzma <aritzma@HILLSBOROUGH.NET>; Christopher Diaz <Christopher.Diaz@bbklaw.com>; Vikki Grundmann <VGrundmann@HILLSBOROUGH.NET>; Paul Willis <PWillis@HILLSBOROUGH.NET>; akeighran@burlingame.org; lgoldman@burlingame.org; mguina@burlingame.org; kgardiner@burlingame.org; smurtuza@burlingame.org

Subject: Hillsborough Housing Element and Development of the Town Center Site

Town of Hillsborough
City of Burlingame

August 30, 2022

To Whom It May Concern,

I am a 40 year resident of Burlingame adjacent to Hillsborough. I see the Town of Hillsborough is studying a new housing element of the general plan. As a former Planning Director and Community Development Director, I can appreciate the efforts and difficulties of local agencies trying to adopt workable housing elements and increase housing supply. I applaud your efforts.

I note that one of the sites under consideration is the Town Center site. Professionally, I think it's a very good site to consider for housing as well as other community functions. That said, it is currently bisected by Walnut Avenue, which is a vital link in the traffic system in this area.

Development of the Town Center site should include a thorough analysis of traffic, traffic patterns and traffic impacts. If closing Walnut Ave is under consideration, impacts, mitigation measures, findings and alternatives to that must be considered as well. One of the alternatives for study should be developing the site without closing Walnut.

In 2006, the Town of Hillsborough formally considered closing Walnut Ave to allow it to consolidate its Town Center site into one contiguous unit. At that time, I submitted a letter to Hillsborough and Burlingame outlining some issues that I felt should be addressed. My comments are a relevant starting point for discussion today. A copy is attached below.

Please include this email and attached letter as part of the record on the Hillsborough Housing Element and any closure of Walnut Ave.

Sincerely,

James Sorensen

JAMES E. SORENSEN

November 5, 2006

Ms. Martha DeBry
Public Works Director
Town of Hillsborough
1600 Floribunda Avenue
Hillsborough, CA 94010

Closure of Walnut Avenue

Dear Ms. DeBry:

SUMMARY

- 1) Walnut Avenue should not be closed to through traffic, because it is still needed for vehicular traffic and traffic safety. Closing Walnut to through traffic will adversely change traffic patterns and inconvenience a large number of people.

I don't have an opinion whether providing year round overflow parking and a plaza/park are important projects for the Town of Hillsborough to undertake. If the Town deems them important, it's my opinion they should be done with the least impact on the community-at-large. If least impact on the community-at-large means the project(s) will cost more, the Town must weigh whether the projects are worth that cost.

The Town can achieve its objective of providing year round overflow parking for the Town Hall by paving and professionally landscaping the overflow lot at the northwest corner of Walnut and Floribunda Avenues. This can be done relatively inexpensively and not detract from the appearance of this gateway to Hillsborough. A small plaza/park could be incorporated into this site by giving up a bit of the area devoted to parking. Also, some sort of design could be developed that allows park use when overflow parking needs are low and parking use when overflow parking needs are great.

The Town could achieve its alternative objective of providing year round overflow parking and a plaza/park located on one consolidated Town Hall site by relocating Walnut Avenue. This would achieve its objectives without causing traffic, traffic safety, and emergency service impacts to the greater Hillsborough-Burlingame community. In terms of financial cost, relocating Walnut may have a high price but if the desire to consolidate office, parking, and plaza/park is great enough, the Town should be willing to pay it as opposed to causing impacts and inconveniencing the greater community-at-large.

The Town of Hillsborough should achieve its objectives while keeping Walnut open.

- 2) Should the Town decide to pursue closing Walnut, a professional traffic study and environmental impact report (EIR) analyzing and documenting the impacts of the project will have to be prepared and findings justifying such an action will have to be made, prior to a decision to close the street to through traffic.

INTRODUCTION

Thank you for the opportunity to comment on the potential closure of Walnut near Floribunda. The information I have on the proposal is what I've read at the Town of Hillsborough website. In particular, the pdf file entitled "Proposed Walnut Avenue Closure Information" provided the most comprehensive information on the purpose, options under consideration, impacts, and design elements of the proposed closure. If there is additional information available, perhaps you could direct me to it.

The stated primary goal of the Town is to provide additional improved parking spaces to accommodate employees and overflow parking needs at the Town Hall. At the same time, the Town wishes to preserve and enhance the appearance of the Floribunda entrance to the Town and perhaps provide some additional plaza/park space, if extra land were available.

The Town has sent out over 600 notices to private parties and public agencies trying to elicit as much input as possible over the proposal. The extensive public notification indicates a desire of the Town of Hillsborough to thoroughly understand the implications of this proposed project and consider the views and concerns of its residents and those of its good neighbor, Burlingame.

Overflow parking for the Town Hall is currently provided on an unimproved lot at the northwest corner of Walnut and Floribunda. Because the lot becomes muddy during the rainy season, the Town cannot count on its availability for overflow parking throughout the year. The basic options the Town is considering for adding year round parking include: 1) paving, draining, and landscaping the presently unimproved overflow parking lot while leaving the current alignment and function of Walnut Avenue unchanged; 2) relocating Walnut Avenue to the westerly edge of the current overflow lot and then paving, draining, and landscaping the remaining portion of the lot and consolidating it with the abandoned portion of Walnut and the existing Town Hall site; and 3) closing Walnut Street to through traffic by terminating it in a cul-de-sac, with the remaining area of the overflow lot, the abandoned portion of Walnut, and the Town Hall site consolidated into one facility.

OPTIONS

Option 1 – Paving, draining, and landscaping the presently unimproved overflow parking lot while leaving the current alignment and function of Walnut Avenue unchanged.

PROS:

- Town's stated need for year round overflow parking is accommodated

- Town's desire to not detract from the appearance of the Floribunda entrance to the Town is achieved, assuming the improved lot is professionally and sensitively landscaped
- Traffic patterns and congestion in Hillsborough and Burlingame will not change and impacts on traffic safety and emergency response will remain as they currently are
- This option creates the least inconvenience for most residents in the area
- This option is either the least expensive or one of the least expensive
- Project could possibly be categorically exempt from CEQA or at most subject to a negative declaration

CONS:

- Overflow lot and Town Hall site will not be consolidated into one site
- Neighboring property to the west of the overflow parking area may have active parking adjacent to it for more days out of the year
- There may be issues with the existing use of the overflow lot and these may need to be addressed (lights, noise, etc.)

CONCLUSION:

This option has little to argue against it. It satisfies the basic objectives of the project and needs of the Town with the least impact on the community-at-large. With the possible exception of the neighbor(s) immediately to the west of the overflow lot, no mitigations would be necessary. A small plaza/park could be incorporated into this site by giving up a bit of the area devoted to parking. Alternatively, some sort of design could be developed that allows park use when overflow parking needs are low and parking use when overflow parking needs are great. It preserves the existing street system which allows traffic to disperse throughout the neighborhood without artificially concentrating traffic 1) where it otherwise would not be concentrated and 2) where excess traffic carrying capacity is unavailable. Existing traffic patterns would remain unchanged. Existing provision of emergency services would remain unchanged.

Option 2 – Relocating Walnut Avenue to the westerly edge of the current overflow lot and then paving, draining, and landscaping the remaining portion of the lot and consolidating it with the abandoned portion of Walnut and the existing Town Hall site

PROS:

- Town's stated need for year round overflow parking is accommodated
- Overflow lot, space for a small plaza/park, and Town Hall site will be consolidated into one site
- Town's desire to not detract from the appearance of the Floribunda entrance to the Town is achieved, assuming the improved lot is professionally and sensitively landscaped
- Traffic patterns and congestion in Hillsborough and Burlingame will not change and impacts on traffic safety and emergency response will remain as they currently are
- Inconvenience for most residents in the area is minimized because traffic patterns remain the same

- In order that Walnut Avenue intersect Floribunda at right angles, there may be some excess space adjacent to the property to the west that the Town might landscape as a buffer
- Project would be subject to CEQA, but because traffic patterns don't change and traffic doesn't become concentrated in inappropriate locations, a negative declaration would appear appropriate

CONS:

- Neighboring property owners to the west of the new alignment of Walnut Avenue may believe the new road will have impacts on their properties. Additional study (noise, light, etc.) with possible mitigation would likely be necessary to resolve any issues.
- Town believes this to be the most expensive option

CONCLUSION:

Option 2's impacts on the community-at-large are basically the same as Option 1 – de minimis. In terms of financial cost, relocating Walnut may have a high price, but if the desire to consolidate office, parking, and plaza/park is great enough, the Town should be willing to pay it as opposed to causing impacts and inconveniencing the greater community-at-large. Option 2 preserves the existing street system which allows traffic to disperse throughout the neighborhood without artificially concentrating traffic 1) where it otherwise would not be concentrated and 2) where excess traffic carrying capacity is unavailable.

Option 3 - Closing Walnut Street to through traffic by terminating it in a cul-de-sac, with the remaining area of the overflow lot, the abandoned portion of Walnut, and the Town Hall site consolidated into one facility

PROS:

- Town's stated need for year round overflow parking is accommodated
- Overflow lot, possible plaza/park, and Town Hall site will be consolidated into one site
- Town's desire to not detract from the appearance of the Floribunda entrance to the Town is achieved, assuming the improved lot is professionally and sensitively landscaped
- Neighboring property owners to the west of the overflow lot may believe this to have the least impact on them
- Town believes this option will cost somewhere between Option 1 and Option 2

CONS:

- Traffic patterns and congestion in Hillsborough and Burlingame will change and impacts on traffic safety and emergency response will certainly change. Residents who previously utilized the safer, signal-controlled intersection at Floribunda and El Camino will be forced to use the less safe Willow - El Camino intersection or go searching for other intersections, such as Arc - El Camino, Forestview El Camino and Sanchez-El Camino. Willow, Arc and Forestview are all narrow streets. With on-street parking on both sides, the vehicular travel way

effectively gets squeezed down to a single lane. Redirecting traffic to these streets will congest them even more. At Hillsborough's request, Burlingame could extend red-curbed no parking zones farther from the intersections with El Camino, but this is only a partial mitigation, restricts already limited on-street parking, and inconveniences residents on these streets. Sight distance is seriously impaired at the Willow-El Camino and Forestview-El Camino intersections. In addition, these and other intersections along El Camino north of Floribunda flood during heavy rains compromising their effectiveness to safely move vehicles through. Left-turn movements from El Camino to Willow, Arc and Forestview will be made more difficult as there will be greater congestion at these intersections. This will expose vehicles on El Camino for longer periods of time to the risk of rear-end collisions or create more opportunities for other types of collisions as vehicles rapidly change lanes to avoid vehicles waiting to turn left. (I haven't seen what Caltrans' position is on this concept.) Currently, the Floribunda-Walnut link serves as an important relief valve for El Camino.

- The sub-option of installing a "not a through street" sign on Walnut but still having the road open via driveway(s) may have a couple of effects. First, if the sign is successful in redirecting traffic, then changes in traffic patterns and traffic impacts would result as noted above. If cars still use Walnut as a through route to the Floribunda traffic signal but instead have to traverse a driveway and parking lot, this would mix through traffic with parking lot traffic to the detriment of both.
- Inconvenience for most residents in the area will significantly increase
- Project would be subject to CEQA and a fair argument can be made that significant adverse and probably unavoidable impacts will result from this particular road closure. Professional traffic studies would have to be done to appropriately analyze traffic flow and safety impacts resulting from this action. A focused EIR analyzing traffic impacts, traffic safety impacts, and impacts to emergency response would be the result.

CONCLUSION:

Option 3's impacts on the community-at-large are certain to be significant and would have to be studied to understand their full extent. Cost of this option may approach or surpass Option 2, if environmental review and mitigations are factored in. This option trades a) critical modifications in traffic patterns, concentrations of traffic on narrow streets, decreases in traffic safety, and inconvenience for a large number of people for b) an overflow parking lot and possible plaza/park consolidated with the Town Hall site. If the desire of the Town is to have offices, parking, and plaza/park consolidated on one Town Hall site, Option 2 (relocating Walnut) accomplishes this without adverse effects on the Burlingame-Hillsborough-Caltrans traffic system. Option 2 may be fairly costly, but if it is really important to the Town to have a consolidated Town Hall site, then it should be worth the cost to move Walnut.

STATUTORY REQUIREMENTS

The state legislature has determined that closing roads and vacating rights of way are serious actions and may only be taken by a local legislative body with authority for streets and highways in its jurisdiction. Both the California Vehicle Code and Streets and Highways Code provide a procedure which must be followed and findings that must be made before a road can be closed, particularly where that road serves more than one

jurisdiction. Among the various findings that must be made are: 1) that the street is no longer needed for vehicular traffic, and 2) that the closure is in the interests of public safety and meets various additional requirements.

A fair argument can be made that this road connection is still needed (some would say vital) and closure would not be in the interests of public safety. Since findings must be supported by substantial evidence in the record and given what we know right now, it's difficult to see how these findings could be made and be so supported. If the Town decides to pursue closure of the street to satisfy its need for more overflow parking, traffic studies and an EIR will have to be prepared to fully analyze and document the impacts of the project.

I won't be able to attend the meeting November 15th. Please share these thoughts with the City Council and other appropriate town officials. If you have any questions or comments, please feel free to contact me at james.sorensen@acgov.org or [REDACTED] 0 or [REDACTED].

Sincerely,

James E. Sorensen
[REDACTED], Burlingame

Director, Community Development Agency
County of Alameda

cc: Hillsborough City Council
Burlingame City Council
Burlingame City Manager
Burlingame City Attorney
Burlingame Planning Director
Burlingame Director of Public Works

From: [Vesna Swartz](#)
To: [General Plan](#)
Cc: [Paul Swartz](#); [Lawrence Friedberg](#)
Subject: Comments on Draft Housing Element Plan for Hillsborough
Date: Friday, August 26, 2022 1:28:19 PM

I have reviewed the presentation of the plan, and have also looked at plans developed by Atherton and Woodside, which are comparable towns. Comments below:

- I do not support a long term plan that gradually reduces minimum lot size to 1/4 acre. This fundamentally changes the nature of the town which derives its attractiveness from open spaces, many trees and a green environment
- I believe the option of significantly increasing the number of ADUs has not been sufficiently investigated. This could be accomplished by a combination of incentives, rapid approval process and encouraging rental of these units. It would also keep the essential charm and nature of Hillsborough largely intact
- Large undeveloped spaces (such as Strawberry Hill) need to be protected, with offsets coming from other solutions such as higher density housing near El Camino and on town owned land

The draft housing proposal, which has a very large impact on Hillsborough has not been sufficiently communicated to citizens who live here. There should be a bigger effort to reach out to our community. The draft proposal and accompanying presentation are dense and not easy to follow. Condense it to a shorter presentation with the most important changes highlighted, publicize it through various online platforms and an email campaign inviting citizens to read the summary plan and comment on it.

Vesna Swartz

 Hillsborough

From: [Dan Clarke](#)
To: [General Plan](#)
Subject: Comment on 20220804 HEAC
Date: Thursday, August 25, 2022 6:44:17 PM

The proposed changes to create RD1 are ill advised. The current half acre single-family zoning is exclusionary and racist. The proposal to reduce it to one-third acre does nothing to alter that fact (15 of 554 required units is negligible). Make the change more meaningful, say one- or two-tenths acre, or save it for a future demand. I vote for the former.

Respectfully,

Dan Clarke



August 24, 2022

Dear Council Members,

At this time, I feel compelled to speak up. Having grown up in Hillsborough, I consider myself a long time resident. In all the years, through many controversies and rough decisions the town and school district have had to make, I have never seen a process managed as poorly as this one for the housing element. Committees have always functioned as true committees working together sharing concerns, ideas, and considering possible solutions. I don't see this happening now.

First, residents were informed that if they were already serving on a town committee, they could not be a member of the committee for the housing element. What better qualified people would you want on this committee? These are the residents who are truly dedicated and involved in the town and volunteer their time. They desired to assist and be part of the process moving forward.

I watched two of the Town HEAC meetings and was thoroughly disappointed and upset. After watching the meetings, I couldn't bring myself to watch the rest. All I saw was a long presentation by town staff and a hired consultant. Then each committee member in turn was asked if he or she had a comment. There was no back and forth discussion and sharing of ideas between committee members. To me, this is not truly a working committee. Additionally, there were no representatives from the police department, fire department, public works, etc. All of these departments will be greatly impacted by these proposed changes.

Historically, communications and transparency have been of foremost importance in Hillsborough -- both with the school district and with the town. An effort has always been made to reach out to residents and to make it as easy as possible to understand the "issue" at hand. For instance, when there was a bond issue pending, coffees, neighborhood gatherings, and public meetings were held. Residents could be informed about the proposal, ask questions, and give input before the final decision was made.

As a member of the Citizens Communication Advisory Committee (CCAC) for many years, I can't stress enough how important communication is between the town and its residents. Holding only two town hall meetings is not sufficient. Believe it or not, for many residents, the August 18th meeting was the first time they were aware of the housing element and what it involved. If the Town Council wants the residents to be more receptive, it needs to communicate better and be available to answer questions. There needs to be more postcards, notices, flyers, open forums, signs or any way to publicize what the town is facing.

The community event last Thursday night , August 18th, was a disappointment and more of the same. Yes, each “station” had something to present, but why couldn’t all of the residents participating that evening hear the questions and answers at the same time. For example, if you were at Station 3 you couldn’t share and hear the questions and answers at Station 5. All residents should be hearing the same information at the same time. This prevents confusion, misunderstanding, and provides clarity and transparency.

Writing comments on index cards might be helpful. But if these comments could have been shared with those in attendance, this would have been more informative and could have opened discussion. That is what a true town meeting should be---communicating.

Some residents had never been to North School -- there was no signage from the bottom of the driveway to tell attendees where the meeting was being held. This is a small step toward communicating in a positive manner where residents feel welcome.

The town staff and this committee have been working hard for 8 or so months, so why are there only plot plans drawn for the private properties—Strawberry Hill, the DeGuigne Estate and 50 Brooke Court and not for the Town Hall Campus.? Have or will these private property owners agreed to have their property sub-divided as drawn?

There is slight mention of the Town Hall property being developed, but no visual plan. Why? This will definitely affect the entire community especially those residents living nearby who are most likely facing a large decline in their property value along with a change in their environment. It appears that they haven’t been advised as to the potential plan for the town property. The town staff should be part of the design and planning process to provide input for each department’s needs. Additionally, what are the plans for providing facilities for town departments during this building process?

Has the committee taken into account the affect these changes will make on the general infrastructure of the town? There will be a significant increase on the fire danger in the steep areas (WUI) , the fire department, the police department, the roads, the traffic, and the water and sewer. Most likely there would also be an increase in the student population.

These are my thoughts and concerns. Hopefully more consideration will be given to residents’ true concerns when preparing for the future and not just filling in the boxes.

Thank you to those who have spent many hours volunteering. They deserve to be recognized and appreciated.

Sincerely,

Diana Witzel

From: [Amy Reisenberg](#)
To: [General Plan](#)
Subject: Housing units
Date: Tuesday, August 23, 2022 2:35:21 PM

Dear Committee Members,

Thank you for the time you've spent thinking through our community's housing issues. The proposal to build a 100-unit apartment complex with 650 sft units is one way to go about tackling the problem. A concern I have is that the size of these units is too small to accommodate families who are the heartbeat of our community. I have volunteered with the Hillsborough Schools Foundation for several years now and see the amount of work that goes into getting buy-in from our new families to invest in all of the kids of Hillsborough. But once they do, they feel very invested and help volunteer at the schools, run AYSO, little league, etc. My concern is that small units won't be able to truly accommodate families, and perhaps some will use the rental address as a way to participate in the school system without contributing in a meaningful way.

The quality of the schools are the center of what makes our town special. Have we thought through the repercussions of adding this many residential units that are not going to be family friendly? If the quality of our schools and the community bonds are diminished, then doesn't that decrease everyone's quality of life and property values?

Thanks for reading my comment,
Amy Reisenberg

From: [JULIUS YOUNG](#)
To: [General Plan](#)
Subject: Draft Housing Element Goal 4.5
Date: Monday, August 22, 2022 6:03:55 PM

I have major concerns about Goal 4.5 (a), (b) and (c) as written.

To start, as a HEAC committee member, this was never a proposal or policy we discussed. This may be something that one of the consultants chose to insert in the draft. Even considering limiting homeowners ability to redevelop their property is a step too far for me to support.

Why was this inserted in the draft? At whose suggestion?

At a minimum, it is insulting to the HEAC volunteers that this 4.5 is inserted in the plan without any discussion. So in my mind as a HEAC member I have a problem with the substance but also the process on this issue.

I don't believe that the politics in the Town would support using Town budget to fund a study that would potentially limit homeowners ability to redevelop an older property they may own or significantly upgrade or development an investment propriety they own. I think this is politically radioactive.

The Town has a number of ranch style houses that are not very architecturally distinguished and many of them will probably not age well. It will be a major problem over the years if those properties must age in place as they are in the hope that it will achieve some goal.

The private market is making choices about housing values in the town, what houses are in need of redevelopment, etc and I don't favor any study that might impose a system that would dictate losers and winners or impact a private property owner's ability to do what they choose with the lot as long as it meets the architectural standards and zoning standards.

Can't support the draft housing element with this feature.

Thank you.

From: [JULIUS YOUNG](#)
To: [General Plan](#)
Subject: Housing Element re Strawberry Hill
Date: Sunday, August 21, 2022 9:15:16 PM

I will send some other comments soon, but this particular comment relates to the conceptual use plan for Strawberry Hill as illustrated on p.101 of the draft Housing Element.

As currently conceived it does not appear that you are intending to envision access to the proposed 170 units (purple affordable housing area) from Macadamia. It appears that currently access would only be from the area at the low end of the site near Eucalyptus and Skyfarm.

This would be unacceptable for multiple reasons:

1. Big danger of people getting trapped if there is a fire that moves uphill towards the affordable housing area in what is a very wooded area. As currently shown on the diagrams, the only exit would be downhill
2. This design would create excessive amounts of traffic on lower Skyline and along Eucalyptus. No public transit serves that area, and residents would need to have a car or use Uber, Lyft etc. We are talking hundred of car trips each day and only one access road.

If and when this draft is finalized it must be amended to show a proposed access road or driveway off of Macadamia into the purple affordable housing area. Such an access point would provide a safety valve and traffic moving toward 280 would not need to be routed onto lower Skyline/Eucalyptus.

Thank you.

From: Suzann Pershing [REDACTED]
Sent: Friday, August 19, 2022 4:59 PM
To: Al Royse <ARoyse@HILLSBOROUGH.NET>; General Plan <generalplan@HILLSBOROUGH.NET>
Subject: Followup re: Alternative ADU Proposal and Supporting Documentation

Dear Mr. Mayor,

It was a pleasure meeting and speaking with you yesterday at the open house, along with other members of the community, staff, and Council. Attached are files from our conversation, lightly edited for clarity. (Please refer to and circulate these versions instead of the hard copy from last night, if you still have it).

The alternative proposal would emphasize ADUs, as discussed, in a way that will meet state requirements without detrimental impact to our community. Maximizing ADUs is the only feasible and realistic way to meet state mandates in a way that will be broadly acceptable given the constraints of Hillsborough's topography and infrastructure (roads, etc.)

Also, a question was brought up regarding Santa Monica's ADU plan having been rejected by the state. I looked up HCD's rejection letters on Santa Monica's proposal (attached). Bottom line-- there were numerous other issues as well, but the problem with their ADU projection was that they misrepresented ADU numbers (highlighted sections attached). We will not have that problem if our calculations are conservatively based on the permitted number of ADUs in 2021. Santa Monica also has many other fundamental differences compared to Hillsborough (commercial centers, apartment/condo complexes, different topography, etc.)

Please do not hesitate to reach out directly or to put staff or other community members in touch with me if other questions or concerns arise. I would appreciate being able to research and respond. I'm also happy to present a short synopsis to the Council and community at an upcoming Council meeting or at the September 6th open house, if you like. This could be with a couple of powerpoint slides or just outlining the proposal orally.

Additionally, we would be glad to work on collecting signatures from residents committing to develop an ADU on their property. Submitting our proposal to the state with over 550 signatures (each tied to a residence) would be very compelling. Does the town have a way to compile this electronically (e.g., an online collection/website we can direct people to, in lieu of physical signatures)?

Thank you so much; please let us know any other ways we can contribute. It is a privilege to be part of this wonderful community!

-Suzann Pershing
[REDACTED]

Summary

Hillsborough is required to come up with a plan for development of 554 new residences over the next 8 years, through zoning changes and looser permitting restrictions. All cities and towns in California are affected by this state law, and must submit housing plans to the state. **The town's consultants have prepared a draft proposal for public comment until September 19. The final decision on what to submit to the state is made by Hillsborough City Council.**

The full draft plan is attached, intended to provide for **665 new units** (554 + a 20% additional buffer). High-level summary of the proposal:

- Increase Accessory Dwelling Units (ADUs) on existing properties (Note: this has been happening for years and has not affected the character of Hillsborough)
- Rezone the entire town: reduce minimum lot size to 1/3 acre (from ½ acre) and minimum house size to 800 sqft
- Study the Town Hall land for future redevelopment
- Rezone Strawberry Hill (Regan Estate) to add 187 units, including 172 affordable high-density units (52 very low income)
- Rezone the De Guigne Estate (San Mateo border) to add 24 new standard residences + 48 new affordable housing units
- Rezone 50 Brooke Court (across from College of San Mateo) to add 12 townhouses

The draft proposal prepared by Hillsborough's consultants is flawed and warrants complete revision.

The 20% extra planned units are unnecessary. The proposal relies on a massive high-density affordable housing complex in the middle of town (Strawberry Hill). ADU calculations underestimate the number of ADUs that Hillsborough could achieve. ADUs alone can provide for most or all of Hillsborough's required new housing, compliant with state regulations.

Alternative Proposal

1. Remove the 20% additional buffer, which is not required
2. Use 2021 numbers for ADU estimates, which is permitted by the state.
3. Submit an ADU-only proposal (this is essentially what Atherton did)
 - With or without the study of the Town Hall campus
 - With or without 50 Brooke Court townhouses across from College of San Mateo

Details - Flaws in the Draft Proposal - Overall

1. The town does not need to plan more housing than the state mandate

The town's consultants claim a 20% additional no-net loss buffer is strongly recommended by the state housing department (HCD)—which would increase Hillsborough's housing allocation from 554 mandated units to 665 units. **This claim is incorrect.** Per the attached document from the state agency, it is "best practice" but **not required** to apply a 15-30% additional buffer.

2. Accessory Dwelling Units (ADUs) are underestimated***

The chosen approach to estimate future ADUs disadvantages Hillsborough and is not appropriate. The Town very conservatively projects future ADUs based on the past 3.5 years of data. However, the Association of Bay Area Governments (ABAG) methodology specifically prescribes using shorter periods of time when warranted (see attached file). Jurisdictions can use one year of higher ADU numbers if there is a logical explanation for the increase (e.g., loosened regulations), and can even project higher future ADU numbers if a plan to increase ADU production has been put in place.

Hillsborough has met and exceeded both conditions. Per the draft housing element, there was a sharp uptick in ADU permits in 2021 compared to prior years, with more than 2.5 times as many new building permits issued in 2021 vs. 2020 (64 vs. 25) and 4 times as many as in 2018 (64 vs. 16) (page 89). The number of new applications was even greater (89 in 2021, page 18). This has a logical explanation. The town established a process to guide people through ADU review and approval beginning in 2020.

Since the Regional Housing Needs Allocation (RHNA) calculation is based on an annual estimate x 8 years, if the town approves all applications per CA law intent, $89 \times 8 = 712$, which by itself would be sufficient to account for all the required housing units—without imposing involuntary rezoning, etc. Even using a safer approach based on actual number of permits issued ($64 \times 8 = 512$) **would provide for the vast majority of Hillsborough's allocation.** The remaining balance could be accommodated with 12 townhouses on the San Mateo side of 50 Brooke Court and 30 units across Town Hall campus.

3. Proposed high-density development is not feasible due to terrain and infrastructure

The housing element comments on the rural nature of the town, its hilly terrain, high fire risk, **no businesses/commercial centers**, no stop lights, streetlights, or sidewalks. It is considered a "mountain route" by the United States Postal Service due to **steep slopes and often narrow, one-lane curvilinear streets**. However, these considerations appear to have been disregarded in the new proposal. In contrast, other neighboring towns have proposed new housing near transit corridors, strategically located for access to transportation, shopping, etc. and to minimize disruption to the community (including road traffic) and minimize negative impact on property values.

4. Hillsborough's approach is not consistent with comparable towns

We consulted with a real estate attorney, who has ten years of prior service as a planning commissioner, eight years as a city councilman, and two terms as the Mayor of Atherton, California. He indicated that most **other Bay Area municipalities have taken a much more measured approach** to plan the minimum number of units in a way that makes sense for their communities.

5. Proposed zoning changes are too broad, and their potential impact is underestimated

The proposed rezoning of the entire town to reduce lot sizes to encourage subdivisions and new construction is stated to yield up to 232 additional potential dwellings but is only projected to contribute 15 new dwellings. The **town should either limit rezoning or claim more credit for the potential new residences from comprehensive rezoning.**

Details - Flaws in the Draft Proposal – Specific Sites

1. Specific to Strawberry Hill (Regan Estate):

Strawberry Hill would be zoned for a large high-density multistory affordable housing complex in the middle of Hillsborough. It was inappropriately relisted from the last housing element, called by a different name, and does not have two existing access roads used to justify the high number of new units

A. Does not meet relisting requirements

The state has imposed new limits on reuse of sites identified in prior housing elements. Per the source California bill (2017 SB 1317 Section 3 65583.2.c), relisted sites must (a) be rezoned to include low-income units and (b) **must have realistic and demonstrated potential for redevelopment during the next 8 years**. We do not believe that Strawberry Hill should qualify per the latter criteria. *The trustee for the property joined the City Council meeting on Monday 8/8. He had not been consulted in the plan and opposed high-density affordable housing as described.*

B. Misleading rebranding (called Regan Estate in 2014, Strawberry Hill now)

Strawberry Hill was included in the last Housing Element submitted to the state in 2014. In 2014 it was called the **Regan Estate, now it is called Strawberry Hill. This rebranding is disingenuous.**

C. More units than in 2014 without justification (from 10 to 187 units)

In the 2014 Housing Element, Strawberry Hill was stated to have "topographical and access challenges" which would constrain development to approximately 10 residences consistent with the character of Hillsborough. These topographical and access factors are unchanged, despite being disregarded in the draft proposal to place 187 residences in structure(s) up to 4-6 stories, immediately adjacent to the historic residence at Strawberry Hill.

D. Access roads are misrepresented and used to justify the proposal

Strawberry Hill is claimed to have two current points of access, used as a justification for ability to have a high number of units while remaining compliant with California rules. However, there is **no existing road extending directly from Macadamia Drive** to the proposed affordable housing zone at Strawberry Hill.

2. Specific to De Guigne Estate:

A. More units than in 2014 without justification (from 10 to 72 units)

Similar to Strawberry Hill, in the 2014 Housing Element, the **De Guigne Estate was stated to have "topographical and access challenges" which would constrain development to approximately 10 residences** consistent with the character of Hillsborough. These topographical and access factors are also unchanged, but disregarded in the draft proposal to place 72 residences including 48 units across eight six-unit buildings.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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February 8, 2022

David White, City Manager
City of Santa Monica
1685 Main Street
Santa Monica, CA 90401

Dear David White:

RE: City of Santa Monica's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Santa Monica's (City) housing element adopted on October 12, 2021 and received for review on November 10, 2021. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Kenneth Kutcher, Abundant Housing LA, Santa Monica Housing Council, Jason Mastbaum, Tieira Ryder, YIMBY Law, Matthew Millen and the League of Women Voters of Santa Monica, pursuant to Government Code section 65585, subdivision (c).

The adopted element addresses many statutory requirements described in HCD's August 30, 2021 review; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households and commenters on this review, by making information regularly available and considering and incorporating comments where appropriate.

As a reminder, the City's 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the

statutory deadline (October 15, 2021), then any rezoning to accommodate the regional housing needs allocation, including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

We appreciate your hard work and the diligent effort and cooperation of the entire housing element update team. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact me at paul.mcdougall@hcd.ca.gov.

Sincerely,



Paul McDougall

Senior Program Manager

Enclosure

APPENDIX CITY OF SANTA MONICA

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Sites Inventory: While the element includes some general discussion regarding the identification of sites and affirmatively furthering fair housing (AFFH). The element should still include analysis such as the number of units by income group and location, impact, or lack of, on existing patterns and isolation of the regional housing need allocation (RHNA) to evaluate whether fair housing conditions are improved or exacerbated.

Local Data and Knowledge, and Other Relevant Factors: The element generally was not revised to address this requirement. Please see HCD's prior review.

Goals, Priorities, Metrics, and Milestones: The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Actions must have metrics and milestones to target meaningful outcomes and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community revitalization and displacement protection.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Realistic Capacity: The element now lists recent developments to support capacity assumptions, however, the analysis of realistic capacity should also account for recent development by affordability as noted in the prior review. This is particularly important since some development affordable to lower-income households may not be built at higher densities assumed in the inventory. In addition, as noted in the prior review, the calculation of residential capacity should account for the likelihood of 100 percent nonresidential uses.

The element describes some recent trends and concludes residential is very likely, but the information also indicates that 100 percent nonresidential uses does occur (p. F-7) and the element should account for this likelihood in the calculation of capacity.

Suitability of Nonvacant Sites: The element includes some additional discussion of the various categories of sites, market conditions and lists some recent redevelopment activity. However, the element should still include analysis of the extent existing uses impede additional development. For example, the element describes various factors utilized to identify high potential sites but does not appear to reflect all of those factors in the inventory. Further, the element lists recent trends but should also utilize those trends to support the validity of factors used to determine potential. Please see HCD's prior review for additional information.

In addition, for your information, the element relies on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households, which triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period. While the resolution of adoption includes the appropriate findings, any changes to the analysis should be reflected in future re-adoption of the element.

City-Owned Sites: The element now lists City-Owned sites and indicates sites can be available for development in the planning period. However, given the reliance on these sites and as noted in the prior review, the element should include some discussion on the potential schedule of availability for development in the planning period and revise programs as appropriate to facilitate development on these sites in the planning period.

Accessory Dwelling Units (ADU): The element now clarifies recent ADU trends to include permitted units and adjusts the number of ADUs assumed to be permitted in the planning period. However, as noted in the prior review, HCD records indicate far different ADU trends than what is indicated in the element. The City should reconcile these figures and adjust assumptions as appropriate. Please see HCD's prior review for additional information.

Small Sites: Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size and affordability were successfully developed during the prior planning period or unless the housing element describes other evidence these sites are adequate to accommodate lower income housing. The element lists some recent trends on small sites; however, these trends do not appear to align with assumptions in the inventory as noted in the prior review. For example, the element identifies many sites that accommodate less than 15 units for lower-income households, but trends indicate most developments that are 100 percent affordable for lower-income households are 15 or more units. Please see HCD's prior review for additional information.

Infrastructure: As noted in the prior review, the element must still describe sufficient existing and planned total infrastructure sewer capacity to accommodate the RHNA and include programs, if necessary.

Electronic Site Inventory: As noted in the prior review, pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory and submit an electronic version of the sites inventory. While the City has submitted an electronic version of the sites inventory, if changes occur, any future re-adopted versions of the element must also submit the electronic version of the sites inventory.

Zoning for a Variety of Housing Types:

- *Emergency Shelters:* The element discusses the number of parcels in various zones but should still discuss opportunities for redevelopment or reuse. In addition, the element indicates parking requirements are inconsistent with AB 139 (Chapter 335, Statutes of 2019) and Program should specifically commit to revise parking requirements.
 - *Permanent Supportive Housing:* The element describes permanent supportive housing uses are permitted uses but should clarify the uses are permitted without discretionary action. If necessary, programs should specifically commit to amend zoning to permit these uses without discretionary action.
 - *Employee Housing:* The element states the City does not regulate housing for six or fewer persons and therefore complies with the Employee Housing Act. However, zoning should explicitly comply with the provisions of the Employee Housing Act and programs should be revised to specifically amend zoning and procedures. Please see HCD's prior review.
3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

Land Use Controls: The element generally describes programs that were added to address constraints. However, those programs do not include specific commitment to remove or modify standards and generally commit to only review and change land use controls if necessary. Instead, the element update should review or analyze those land use controls and programs should specifically commit to address constraints. Please see HCD's prior review for additional information.

Fees and Exaction: The element generally describes that typical development on identified sites will not require a conditional use permit and therefore no analysis of planning fees as potential constraints is necessary. However, the element should evaluate fees as constraints regardless of the RHNA or identified sites. Please see HCD's prior review.

Local Processing and Permit Procedures: While the element now includes Program 1.B to streamline architectural review, it must still evaluate approval findings for

impacts on housing and add or modify programs as appropriate. Please see HCD's prior review.

B. Housing Programs

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding A2, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

- *Shortfall of Sites:* Program 1.A (By-right Approvals) mentions various zoning amendment, however, as noted in the prior review, the Program must specifically commit to acreage, allowable densities, anticipated units and meet all requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i).
 - *Program 1A (Streamlined Approvals for Housing Projects):* As noted in the prior review, this program should clarify the allowance of by-right developments for sites identified in previous cycles if the project includes at least 20 percent affordable housing pursuant to Government Code Section 65583.2.
 - *City-Owned Sites:* Program 2E (Affordable Housing on City-owned/Publicly-owned Land) was revised to issue at least one request for proposal in the planning period. But, given the reliance on City-Owned sites, the Program should have far greater commitment to facilitate development on City-owned sites and in stride with assumption for the planning period. Please see HCD's prior review for additional information, including rezoning pursuant to Government Code section 65583.2, subdivisions (h) and (i).
2. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Findings A3, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

In addition, while the element includes Program 2.I to amend zoning for a variety of housing types, the Program should include specific commitment to amend zoning for identified constraints related to the definition of households, residential care facilities for seven or more persons, parking for emergency shelters, permanent supportive housing and employee housing.

3. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding A1, the element requires a complete analysis of AFFH. Depending upon the results of that analysis, the City may need to revise or add programs to affirmatively further fair housing. In addition, HCD's prior review found the City should revise Program 4.D (Rezoning R1 Neighborhoods) with meaningful and sufficient actions to overcome patterns of segregation and foster inclusive communities. In response, the element now appears to only promote accessory dwelling units; an insufficient action given the perpetuated segregation noted in the element. Please see HCD's prior review.

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August 30, 2021

Jing Yeo, Planning Manager
Community Development Department
City of Santa Monica
1685 Main Street – Mail Stop 28
Santa Monica, CA 90401

Dear Jing Yeo:

RE: Review of the City of Santa Monica's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting the City of Santa Monica's (City) draft housing element received for review on July 1, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on August 24, 2021 with you, Rachel Kwok, George Cardona, David Martin, Heidi von Tongeln, and the City's consultant John Douglas. In addition, HCD considered comments from Abundant Housing LA, the California Department of Fish and Wildlife, the Santa Monica Housing Council, Jason Mastbaum, Tieira Ryder, Brad Ewing, Matthew Millen, Adam Buchbinder, Ann Paulson, Matthew Stevens, Ken Kutcher, Lee Kaplan, and Haley Feng, pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2021 for Southern California Association of Government (SCAG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element

process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

We appreciate your hard work and the diligent effort and cooperation of the entire housing element update team. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact John Buettner, of our staff, at john.buettner@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West", is written over a light gray rectangular background.

Shannan West
Land Use & Planning Unit Chief

Enclosure

APPENDIX CITY OF SANTA MONICA

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Fair Housing Enforcement and Outreach: While the element provides an analysis for Affirmatively Furthering Fair Housing (AFFH) beginning on page 27, it generally does not address the requirement to provide an Assessment of Fair Housing (AFH) within the City. The element must include the City's ability to provide enforcement and outreach capacity which can consist of actions such as the City's ability to investigate complaints, obtain remedies, or the City's ability to engage in fair housing testing. Additionally, the analysis must also describe compliance with existing fair housing laws and regulations and include information on fair housing outreach capacity. For further guidance, please visit HCD's AFFH in California webpage at <https://www.hcd.ca.gov/community-development/affh/index.shtml>.

Integration and Segregation: The element includes data and analysis on integration and segregation by race and income. However, the element must also analyze segregation and integration by familial status and persons with disabilities.

Areas of Concentrated Poverty and Affluence: The element includes information relative to Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) but should also address concentrated areas of affluence. The combination of the R/ECAP and areas of affluence analyses will help guide goals and actions to address fair housing issues. The analysis should evaluate the patterns and changes over time at a local (e.g., neighborhood to neighborhood) and regional level (e.g., city to region).

Disproportionate Housing Needs including Displacement Risk: The element includes an adequate analysis regarding displacement risk. Additionally, the element should analyze the trends and patterns for overpayment (i.e. cost burden), overcrowding, substandard housing conditions, and persons experiencing homelessness.

Local Data and Knowledge, and Other Relevant Factors: The element must include local data, knowledge, and other relevant factors to discuss and analyze any unique attributes about the City related to fair housing issues. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers. Also, the element includes meaningful analysis related to historical practices but should also discuss past, present and future investment practices and other information as appropriate.

Sites Inventory: The element includes a general conclusion of the site inventory relative to access to opportunity. However, the element should address all components of the AFFH (e.g., segregation and integration and disproportionate housing needs, including displacement). The analysis should also address sites for all income groups separately (e.g., lower, moderate and above moderate), whether conditions are improved or exacerbated and any isolation of the lower-income regional housing needs allocation.

Goals, Priorities, Metrics, and Milestones: The element must be revised to add or modify goals and actions based on the outcomes of a complete analysis. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Currently, the element identifies programs to promote and conserve affordable housing; however, most of these programs do not appear to facilitate any meaningful change nor address affirmatively furthering fair housing requirements. Actions must have metrics and milestones as appropriate and must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

Extremely Low-Income (ELI) Households: The element includes quantification of ELI households but must also identify projected housing needs. The projected housing need for ELI households can be calculated by using available census data to determine the number of very low-income households that qualify as ELI households or presume that 50 percent of the regional housing need allocation (RHNA) for very low-income households qualify as ELI households. Additionally, given the unique and disproportionate needs of ELI households, the element should expand its analysis to better formulate policies and programs. For example, the element could analyze tenure, cost burden, overcrowding and other household characteristics then examine the availability of resources to determine gaps in housing needs. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml>.

3. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

Housing Stock Condition: The element identifies the age of the housing stock and provides basic ACS data on substandard conditions (beginning on page B-17). However, it must also include analysis of the condition of the existing housing stock and estimate the number of units in need of rehabilitation and replacement. For example, the analysis could include estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from knowledgeable organizations. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics.shtml>.

4. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Progress in Meeting the RHNA: The City's RHNA may be reduced by the number of new units built since July 1, 2021. The element indicates (p. F-9) 1,670 approved and 756 pending units (before applying a 10 percent reduction) toward the RHNA but must also demonstrate the affordability of the units. Specifically, the element must assign these units to the various income groups based on actual or anticipated sales price or rent level of the units or other mechanisms ensuring affordability (e.g., deed-restrictions) and demonstrate their availability in the planning period.

Realistic Capacity: The element must include an estimate of the number of units that can be accommodated on each site in the inventory. The estimate may rely on established minimum density standards or include analysis demonstrating how the number of units for each site was determined. The estimate of the number of units accounts for land use controls and sites improvements however does not support assuming maximum floor areas for every site. The element should include additional and clear supporting information on typical densities of existing or approved residential developments at a similar affordability level. For example, the element could clearly list recent projects, the zone, acreage, built density, allowable density or floor areas, level of affordability and presence of exceptions such as a density bonus.

In addition, the element appears to assume residential development on sites with zoning that allow 100 percent nonresidential uses. The element must account for the likelihood of nonresidential uses. For example, the element could analyze all development activity in these nonresidential zones, how often residential development occurs and adjust residential capacity calculation, policies, and program accordingly. The element should include analysis based on factors such as development trends, performance standards or other relevant factors. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#zoning>.

Suitability of Nonvacant Sites: The element does not adequately address this requirement. The element must include an analysis to demonstrate the potential for additional development within the planning period. The analysis shall consider factors including, the extent to which existing uses may constitute an impediment to additional residential development, the City's past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. For example:

- the element should discuss recent redevelopment trends and how those trends relate to identified sites and categories (p. F-2) in the planning period;
- denote the site categories in the inventory, including whether the site is a high potential site;
- discuss why some approved and pending projects do not have high potential and any impacts on their development in the planning period;
- describe recent experience with developing some of the site categories and relate those characteristics to the inventory;
- identify all sites in the inventory with known development interest, expiring leases or other indicators of turnover in ownership that may lead to development;
- support the use of factors such as age of structure and assessor value ratio and reflect those values on a parcel basis; and
- include additional analysis demonstrating the potential for redevelopment in each of the categories

In addition, for your information, the element relies on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households, which triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period.

Finally, the element identifies sites with existing residential uses. Absent a replacement housing policy, these sites are not adequate sites to accommodate lower-income households. The replacement housing policy has the same requirements as set forth in Government Code section 65915, subdivision (c)(3). The housing element must be revised to include analysis, if necessary and a program.

City-Owned Sites: The element must include additional discussion on each of the City-owned sites identified to accommodate the RHNA. Specifically, the analysis should address general plan designations, allowable densities, support for residential capacity assumptions, existing uses and any known conditions that preclude development in the planning period and the potential schedule for development. If zoning does not currently allow residential uses at appropriate densities, then the element must include programs to rezone sites pursuant to Government Code section 65583.2, subdivisions (h) and (i).

Zoning Appropriate for Lower-Income Households: The element must demonstrate densities appropriate to accommodate housing for lower-income households. For communities with densities that meet specific standards (at least 30 units per acre for Santa Monica), no analysis is required. (Gov. Code, § 65583.2, subd. (c)(3).) Otherwise, an analysis must demonstrate appropriate densities based on factors such as market demand, financial feasibility and development experience within identified zones. The element states (page F-13) that sites identified for lower-income households can accommodate densities greater than 30 units per acre; however, the inventory assigns maximum densities less than 30 units per acre toward the lower-income RHNA. As a result, the element should explain how these sites can allow up to 30 units per acre or more (without exceptions), include analysis as described above or programs to rezone sites pursuant to Government Code section 65583.2, subdivisions (h) and (i).

Accessory Dwelling Units (ADU): ADUs may be counted toward the RHNA based on past permitted units in the prior planning period, affordability, resources and incentives and other factors. The element organizes recent ADU trends into three categories: in-progress, permits issued and completed. Based on communications, these categories are mutually exclusive; however, the element should clarify that ADUs are not counted across multiple categories. Also, while information on in-progress may be utilized to inform the potential for ADUs in the planning period, the analysis should be based on permitted ADUs and the in-progress information should be ancillary to permitted ADU. Finally, for your information, HCD records indicate permitted ADUs of 20 in 2018, 30 in 2019 and 27 in 2020. These numbers are significantly less than the City's assumptions. The element should reconcile these numbers and adjust assumptions as appropriate

Small Sites: Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence the site is adequate to accommodate lower income housing. While the element lists some recent development on smaller sites, it should relate these trends to identified sites. For example, almost all of the recent developments, particularly developments 100% affordable to lower-income households, had at least 30 units but the element should also discuss typical sizes on identified sites. This analysis should also relate zoning and allowable densities from recent projects to identified sites. Further, many sites appear to necessitate consolidation. As a result, the element should demonstrate the potential for consolidation. Based on the outcomes of the analysis, the sites inventory should be adjusted as needed and programs should be added or modified.

Infrastructure: The element should clarify sufficient existing and planned total infrastructure capacity (water and sewer) to accommodate the RHNA and include programs, if appropriate.

Water Sewer Priority: Water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. The element should discuss compliance with this requirement and if necessary, add or modify programs to establish a written procedure by a date early in the planning period. For additional information and sample cover memo, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/priority-for-water-sewer.shtml>.

Electronic Sites Inventory: Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

Sites with Zoning for a Variety of Housing Types:

- *Emergency Shelters:* The element must demonstrate the BTV, MUC, and PL zones have sufficient capacity to accommodate the need for emergency shelters. This analysis should address typical parcel sizes, opportunities for redevelopment or reuse, proximity to transit, services and hazards. In addition, the element should describe how emergency shelter parking requirements comply with AB 139 (Chapter 335, Statutes of 2019) or include a program to comply with this requirement.
- *Permanent Supportive Housing:* Supportive housing shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65651. The element must demonstrate compliance with this requirement and include programs as appropriate.
- *Employee Housing:* The element must demonstrate zoning is consistent with the Employee Housing Act (Health and Safety Code, § 17000 et seq.) or add or modify programs. Specifically, section 17021.5 requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone.
- *Accessory Dwelling Units (ADUs):* The element indicates the City modified its zoning code to ease barriers to the development of ADUs. However, after a cursory review of the City's ordinance, the department discovered several areas which were not consistent with State ADU Law. This includes, but is not limited to, standards for ADUs and JADUs established by converting floor areas of existing structures, as found in section 9.35.025. HCD will provide a complete listing of ADU noncompliance issues under a separate cover. As a result, the element should add a program to update the City's ADU ordinance to comply with State law. For more information, please consult HCD's ADU Guidebook, published in December 2020, which provides detailed information on new state requirements surrounding ADU

development; see link: https://www.hcd.ca.gov/policy-research/docs/adu_december_2020_handbook.pdf. Please also note that any applications for an ADU / Junior Accessory Dwelling Unit (JADU) permit must be permitted in accordance with current state law, regardless of the City's adopted ordinance.

5. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

Land-Use Controls: The element must identify and analyze all relevant land-use controls impacts as potential constraints on a variety of housing types. The analysis should analyze land-use controls independently and cumulatively with other land-use controls. The analysis should address any impacts on cost, supply, housing choice, affordability, timing, approval certainty and ability to achieve maximum densities and include programs to address identified constraints.

Fees and Exaction: The element must describe all required fees for single family and multifamily housing development, including planning and impact fees, and analyze their impact as potential constraints on housing supply, cost, timing and affordability. While the element identifies these fees, the City should also analyze the impacts of these fees and include programs as appropriate. For example, the element should address planning fees for conditional use permits. The element should also address the total fees for 3-Unit/Condominium developments (page E-38) and typical multifamily development. Finally, the element should evaluate the cumulative impact of fees on development costs instead of sales prices. For additional information and a sample analysis and tables, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/constraints/fees-and-exactions.shtml>.

Local Processing and Permit Procedures: The element describes the Development Review Permit (DRP) and Architectural Review Board (ARB) discretionary processes (pages E-43, E-44) but must also analyze impacts on housing cost, supply and approval certainty. For example, the analysis should address approval findings such as "...both compatible and relate harmoniously to surrounding sites and neighborhoods", "...expressive of good taste, good design, and in general contributes to the image of Santa Monica as a place of beauty, creativity and individuality.", "inferior quality" "...cause the nature of the local neighborhood or environment to materially depreciate in appearance and value.", and "... compatible with developments on land in the general area." Based on the findings of the additional analyses, programs may need to be added or modified to address identified constraints.

SB 35 Streamlined Ministerial Approval Process: While the element notes the City is not subject to SB 35 (Chapter 366, Statutes of 2017), conditions may change in the 6th

cycle planning period. As a result, the element should clarify whether the City has a written procedure and if not, add or modify programs as appropriate.

Codes and Enforcement: While the element provides a general description on implementation of the building code, the element must also identify any local amendments to the building code and analyze their impact as potential constraints on housing supply and affordability

On-/Off-Site Improvements: The element describes the City may require on- and off-site improvements but should also identify and analyze the actual standards for impacts on the cost and supply of housing. For additional information and a sample analysis, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/constraints/codes-and-enforcement-on-offsite-improvement-standards.shtml>.

Constraints on Housing for Persons with Disabilities: The element must include analysis of potential constraints on housing for persons with disabilities, as follows:

- *Reasonable Accommodations:* The element should generally describe and analyze approval findings for reasonable accommodation.
- *Group Homes for Seven or More Persons:* The element appears to indicate that some group homes for seven or more persons are excluded from single-family zones and subject to a conditional use permit. The element should specifically analyze these constraints for impacts on housing supply and choices and approval certainty and objectivity for housing for persons with disabilities and add or modify programs as appropriate.
- *Definition of a Family/Household:* The element defines a Household as “One or more persons living together in a single dwelling unit, with access to and use of all common living and eating areas and all common areas and facilities for the preparation and storage of food and who maintain a single mortgage, lease, or rental agreement for all members of the household (page E-32).” The element should analyze the provision to “maintain a single mortgage, lease, or rental agreement for all members of the household”, whether this is a potential constraint on housing for persons with disabilities and add or modify programs as appropriate.

6. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6).)*

Time between Approval and Building Permit: The element must analyze the length of time between receiving approval for a housing development and submittal of an application for building permits and any hinderance on the construction of a locality's share of the regional housing need.

7. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

Farmworkers: The element states (page B-33) Santa Monica does not support the agriculture industry and there is no need for farmworkers. Farmworkers from the broader area and those employed seasonally may have housing needs. As a result, the element should at least acknowledge the housing needs of permanent and seasonal farmworkers at a county-level (e.g., USDA county-level farmworker data) and include programs as appropriate.

8. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583(a)(9)(D).)*

The element identifies certain “at-risk” projects and provides basic analysis and assessment but should also expand the list of eligible entities. Qualified entities are public and private non-profit corporations known to the City to have the legal and managerial capacity to acquire and manage at-risk units. For more information, please see <https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml>.

B. Housing Programs

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding A4, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition:

- *Shortfall of Sites*: The parcel listing indicates some sites will need to be rezoned to accommodate the regional housing needs allocation. If so, program(s) must specifically commit to acreage, allowable densities and anticipated units. In addition, if necessary, to accommodate the housing needs of lower-income households, program(s) should specifically commit to rezoning pursuant to Government Code section 65583.2, subdivisions (h) and (i).
 - *Program 1A (Streamlined Approvals for Housing Projects)*: This program should clarify the allowance of by-right developments for sites identified in previous cycles if the project includes at least 20 percent affordable housing pursuant to Government Code Section 65583.2.
 - *Replacement Housing Requirements*: The housing element must include a program to provide replacement housing (Gov. Code, § 65583.2, subd. (g)(3)). The replacement housing program must adhere to the same requirements as set forth in Government Code section 65915, subdivision (c)(3).
 - *City-Owned Sites*: Program 2B (Right of First Offer Ordinance): The program should go beyond explore and commit to establish an ordinance or some other similar mechanism. Program 2E (Affordable Housing on City-owned/Publicly-owned Land) should go beyond assessing properties and commit to steps and a schedule to facilitate development on City-owned sites. In addition, if zoning at appropriate densities is necessary, Program 2E should commit to rezoning pursuant to Government Code section 65583.2, subdivisions (h) and (i).
2. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

Program 2F (New Affordable Housing Finance Programs): While this program commits to leveraging new sources of state, federal and philanthropic funding for special needs housing, it should go beyond exploring new financing tools and commit to pursue and assist with funding or support funding applications on a regular basis (e.g., at least annually). In addition, the program should include regular outreach (e.g., at least annually) to developers of affordable housing and explicit commitment to assist in the development of housing affordable extremely low-income (ELI) households. Program actions could include prioritizing some funding for housing developments affordable to ELI households and offering financial incentives or regulatory concessions to encourage the development of housing types, such as multifamily, single-room occupancy (SRO) units, to address the identified housing needs for ELI households. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml>.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Findings A5 and A6, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints. In addition:

- *Program 1B (Streamline the Architectural Review)*: While the program commits to adopt new streamlining procedures, it should include specific commitments to address identified constraints such as approval findings as noted in Finding A5.
 - *Program 1D (Explore Reducing or Eliminating Parking Requirements)*: In addition to exploring changes to parking requirements, the program should commit to actual modifications of parking requirements.
4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding A1, the element requires a complete analysis of AFFH. Depending upon the results of that analysis, the City may need to revise or add programs to affirmatively further fair housing. In addition, Program 4D (Rezoning Selected Portions of R1 Zone Neighborhoods) notes historical practices have perpetuated segregation and hinder fair access to housing. As a result, the program should go well beyond exploring options and must commit to meaningful and sufficient actions to overcome patterns of segregation and foster inclusive communities. These actions should not be limited by the regional housing needs allocation and must include metrics and milestones as noted under Finding A1.

5. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)*

Program 3C: Facilitate the Conservation of Restricted and Non-Restricted At-Risk Housing: This program commits the City to annual monitoring of its affordable housing stock at-risk of conversion to market rate. The program should be revised to commit the City to noticing residents and owners of potential conversion dates, coordinating with qualified entities for potential purchase, and to seek funding assistance specifically for these type projects.

C. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

The element provides a summary of quantified objectives starting on page 95 of the policy document. These objectives include new construction and rehabilitation but must also include conservation objectives by income group. Conservation objectives may include the variety of strategies employed by the City to promote tenant stability and the preservation of units at-risk of conversion to market rate uses. In addition, the element includes rehabilitation objectives for approximately 58 units in the 8-year planning period, and HCD encourages the City to reconsider increasing these objectives.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)

The element describes the City took a two-part approach to public participation: (1) outreach meetings and (2) inter-department collaboration. Based on communications between HCD and the City, public participation was much broader to include all economic segments of the community. The element should describe these efforts, results and how comments were incorporated into the element.

E. Consistency with General Plan

The Housing Element shall describe the means by which consistency will be achieved with other general plan elements and community goals. (Gov. Code, § 65583, subd. (c)(7).)

For your information, some General Plan element updates are triggered by housing element adoption. For example, a jurisdiction must address environmental justice in its General Plan by the adoption of an environmental justice element, or by the integration of environmental justice goals, policies, and objectives into other General Plan elements upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018. (Gov. Code, § 65302, subd. (h).) In addition, the safety and conservation elements of the General Plan must include analysis and policies regarding fire and flood hazard management and be revised upon each housing element revision. (Gov. Code, § 65302, subd. (g).) Also, the land-use element must identify and analyze disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established legacy communities) on, or before, the housing element's adoption due date. (Gov. Code, § 65302.10, subd. (b).) HCD reminds the City to consider these timing provisions. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.



Using ADUs to Satisfy RHNA

Technical Memo

Background

Jurisdictions are allowed to use ADUs to help satisfy their RHNA requirements; however, the process is somewhat different than other aspects of the sites inventory. The standard method is to estimate the number of ADUs that will be developed in the planning period, then distribute those estimated units into each of the income categories.

Estimating Production

The estimate should be based on the average number of ADU building permits issued each year, multiplied by eight (because there are eight years in a housing element cycle). Most cities base their determination of annual ADU permits by averaging the building permits approved each year since 2018, when state law made it easier to construct the units. This is generally considered a safe harbor.

There is a small amount of flexibility in the calculations. If numbers were low in 2018 (or 2019) but were high in 2020, 2021, and 2022, a jurisdiction could *potentially* use 2019-2021 or 2020-2022 as the baseline. Because this is outside the safe harbor, these calculations would need to be bolstered by a logical explanation for the methodology, e.g., the jurisdiction further loosened regulations in 2019.

Projecting a higher number of ADUs than what has been demonstrated through permit approvals in recent years may be possible, but more challenging. A slightly larger number may be warranted if a robust, funded, and clear plan to increase production has been put in place. However, you are strongly encouraged to coordinate with HCD before deviating from the standard methodology.

ADU sites are not listed in the site inventory, rather they are summarized and tallied in their own subsection.

Determining the Income Distribution

ABAG conducted an analysis of ADU affordability and concluded that in most jurisdictions, the following assumptions are generally applicable. Many jurisdictions are choosing to use these numbers in lieu of conducting their own affordability analysis.

Table 1. Percent of ADUs Affordable to Different Income Categories

Percent	Income Category
30%	Very low income
30%	Low income
30%	Moderate income
10%	Above moderate

Please contact your County Collaborative Technical Assistance Provider for more information on affordability. A few key points are summarized below:

- Use building permits issued for the estimate.
- Jurisdictions do not need to list the addresses for potential ADUs.
- Make sure the assumptions in your Housing Element match the numbers reported in past year APRs.

Please visit the ABAG Housing Technical Assistance page for more information, including a webinar that covers this topic.

Sample Housing Element Write Up

The following is what a jurisdiction might include in their sites inventory section of the housing element.

Since City amended its ordinance in 2019, the number of ADUs permitted has significantly increased. City's ordinance goes beyond state law and allows 1,200 square foot ADUs. Additionally, the City website has an entire section devoted to ADUs with clear information about the standards and approval process. On average, the building department provides comments to completed ADU applications in 10 days. 2018 is not used as a base year because the old ADU standards were very restrictive and the City did not have much information on its website. Production has been consistently higher since the new ordinance went into effect.

Since 2019, the City has issued an average of 12.75 ADU permits per year, as listed below.

Year	Building Permits
2017	2
2018	1
2019	10
2020	15
2021	10
2022	16 (estimate based on first 6 months)

Based on the annual average of 12.75 ADU permits per year since 2019, the City is projecting 102 ADUs being permitted over the eight year planning period and is using ABAG's survey data to distribute the projected units by income category:

Income Category	Percentages	Totals
Very low	30%	30
Low	30%	31
Moderate	30%	31
Above moderate	10%	10

Based on these calculations, the City is able to meet approximately 1/7 of its RHNA through ADUs, and must accommodate another 598 units on the sites detailed in the sites inventory. See table below for a summary:

	V Low	Low	Mod	Above Mod	Total
RHNA	200	200	100	200	700
Pipeline / Approved Units	0	0	0	0	0
ADUs	30	31	31	10	102
<i>Remaining RHNA</i>	170	169	69	190	598

ADUs and Level of Scrutiny of Other Sites in Housing Elements

Cities that are heavily dependent on redevelopment sites (or technically nonvacant sites) face more scrutiny in their lower income sites inventory. ADUs can help some cities avoid this additional scrutiny/analysis. To simplify: if greater than 50 percent of the lower income RHNA can be satisfied by vacant sites, under construction (pipeline) projects, and projected ADUs, cities can avoid the higher standard.

For example: If the lower income RHNA is 100 and there are ten units under construction and sites for ten vacant units, a jurisdiction can avoid the heightened scrutiny if ADU projections are at least 31 units for the housing element period. (Half of 100 is 50. 10 under construction plus 10 vacant plus 31 ADUs is 51, or greater than 50.)

From: [Dana Gross](#)
To: [General Plan](#)
Subject: Opposing proposed affordable housing- Fight for current residents quality of life
Date: Wednesday, August 17, 2022 2:56:52 PM

Hello,

I'm an very opposed to the disproportionate growth being forced on our small community.

Our town council needs to educate all residents on what is going on. I only heard about this through Nextdoor. Every resident should have been notified and continued to be notified about these changes that would completely change our little town.

The proposed number of additional housing units is very high in proportion to our very low population, so this one size fits all approach does not work in a community like ours.

Hillsborough is a town with only single family homes and schools in it. There aren't any multi family units and due to the very high fire risk and limited water resources, adding that many new residents would put a great strain on our town. Not to mention our schools and infrastructure cannot support this type of growth.

Hillsborough does not have accessible bus lines and mass transit options that affordable housing residents need to rely on.

Our city council needs to fight for the residents of Hillsborough to preserve our towns charm and liability, like they did in Marin and Atherton. What options have you explored to create an exemption for our town? I would like an honest response to this question.

Thank you for hearing my strong thoughts on opposing the addition of multi family housing in Hillsborough and look forward to hearing what you've done to fight to preserve our small town as it is.

Sincerely,
Dana Gross

Sent from my iPhone

From: [Nicole De Lancie](#)
To: [General Plan](#)
Subject: Resident Call FYI - [REDACTED]
Date: Tuesday, August 16, 2022 12:05:36 PM

Hi Team,

I just spoke with Silvia homeowner of subject address and wanted to have the convo on record.

She called with great concern wanting to know about the forthcoming “very low-income development project” planned for Town – stating that she isn’t sure how the Town could allow homeless people with mental illness live in Town and how they would transport themselves, and how that could decrease her property value.

I assured her that there was not just some large development being built out of nowhere. And that what she may have heard information about was called the Housing Element Update.

I gave her the website of the Housing Element Draft, told her about Thursday’s open house as well as the one on 9/6, and explained to her that:

the Housing Element Advisory Committee, made up of Town residents, had been working with Town staff this past year on the State mandated Housing Element (554 units) which is a plan (currently in FIRST DRAFT form) to update our zoning code to *allow for potential* more dense development on sites that met certain parameters (again pls see website and document text for all specifics) – and that the choice to develop a site still lies in the property owners purview.

She had said that about 9 residents all happened to meet on the street one day while walking and they were all very fearful of the coming “very low housing development”. She said the neighbors were from the Churchill, Privet, and Eugenia area.

She thanked me for my time and my very general explanation of the process, reason why this was being done, and better understanding of what “the plan” is – her initial fears were calmed by our conversation.

She said she would share this with other residents when she saw them.
She also said that she would try to make the 9/6 open house.

Best,

Nicole De Lancie

Building and Planning Division

[Town of Hillsborough](#)

650.375.7411

650.375.7415 fax

Town Hall Hours: Mon - Thurs 8:00am - 5:00pm / Fri: 8:00am - 12:00pm

From: [Irina Auerbuch](#)
To: [General Plan](#)
Subject: Questions for the Housing Element Committee and for August 18th Meeting
Date: Monday, August 15, 2022 12:23:20 PM

Hello,

My name is Irina Auerbuch and I live on Butternut Drive, which is five houses up from the back fence of Strawberry Estate.

I see that the Housing Element Plan is proposing building a high number of low and moderate income units on this estate.

My questions are:

- Who the low and moderate income units are supposed to be for? Only for teachers, police officers, firefighters and other city employees?
- How will the land be obtained? Are the owners of the estate willing to sell the land?
- How will the builder be chosen?
- Will Butternut Drive become the main traffic artery from this new development to 280?
- What is the timing for the plan?

I hope you will be able to include answers to these questions on August 18th meeting agenda.

Thank you.

Irina Auerbuch

From: [Tim Guleri](#)
To: [General Plan](#)
Subject: Objections to the DRAFT Housing element update
Date: Monday, August 8, 2022 3:16:15 PM

Dear Hillsborough Managers,

Please enter my comments below into the record for tonight's meeting Re Agenda number 9. I am writing to object to the draft on the Housing Element Updates.

Re-zoning residential areas should be off the table, certainly until the Town has met its extremely high burden to demonstrate that all other options have been entirely exhausted.

Once again, we are playing defense, when we should be playing offense (like Atherton)

We need to

1. eliminate the buffer in our plan or reduce it to no more than 15%,
2. eliminate the RD-1, RD-2, and RD-3 zones and the overlay zone in favor of expanding the ADU/JADU allocation,
3. subsidize housing for police, fire, teachers, and town staff, and
4. learn what other towns like Hillsborough are doing, and band together with them to fight for our common interests

Let's please put in the work, and do the right things to preserve our town and not destroy property value [by just talking the easy path out.]

Best
Tim Guleri



From: [Patrick Shannon](#)
To: [Lisa Natusch](#); [General Plan](#)
Cc: [Larry May](#); [Al Royse](#); [Sophie Cole](#); [Christine Krolak](#)
Subject: Comments to affordable housing plan
Date: Monday, August 8, 2022 2:59:40 PM

Council members:

Please enter my comments below into the record for tonight's meeting Re Agenda number 9.

Hillsborough is an entirely residential community. That is Hillsborough's hallmark. We have all paid a premium on our homes for that aesthetic environment. The Town must exhaust every possible option to preserve that environment and avoid "re-zoning" any residential area.

The astronomically high new housing allocation to Hillsborough is a problem of the Town's own making and the burden is on the Town to fix it without undermining the character of the Town or impairing our property values. The Town should have negotiated with surrounding areas to adjust the allocation to commercial areas in other jurisdictions or it should have been contested as it is 6-fold the prior allocation to Hillsborough over the last allocation cycle, notwithstanding the fact that the population is decreasing in California. Other similar communities have half the allocation of Hillsborough or even lower, such as Atherton and Belvedere.

The Town must solve this problem by exhausting every option to create housing on Town-owned property first, including Town Hall, the district office, the building and planning office, the construction yards, etc. Then on any non-residential property such as Nueva and Crystal schools, the Hillsborough Racket Club, etc. Then on any open space where a portion could be utilized or segregated subject to negotiation and even purchase.

ADUs and SB 9/10 units should be prioritized to increase housing but with legally enforceable restrictions to preserve Hillsborough's character to the maximum extent feasible.

Re-zoning residential areas should be off the table, certainly until the Town has met its extremely high burden to demonstrate that all other options have been entirely exhausted.

MI if the state Housing and Community Development agency rejects Hillsborough's plan, then Hillsborough should contest that and only resort to the last ditch option of re-zoning residential areas if legally required to do so and only on an egalitarian basis where the burden is distributed equally across all areas in Town, subject to safety exclusions such as fire and evacuation risks and infrastructure constraints.

The proposed RD1 Re-zoning is grossly inefficient. It would supposedly create 232 new opportunities but only generate 15 units. Why rezone 99% of the homeowners' properties for 7% yield? Why Re-zone 99% of the Town when it would only contribute 2% of the overall solution? It makes no sense.

The RD1 re-zoning could be eliminated if Hillsborough set a buffer of 18%. The HCD did not "strongly recommend" a buffer of 20%, rather they dropped a "helpful hint" for jurisdictions to consider a buffer with a low range of 15%.

If Hillsborough imposed a buffer of 17% or 94 units then the plan would generate 648 units which is 17 units off 20% (665) and would more than eradicate the need for any re-zoning for parcels 10 acres or less - which affects 99% of the residents.

Los Altos Hills set a buffer of 15%. Hillsborough should similarly set a maximum buffer of 15%.

Regards,

Patrick Shannon

[REDACTED]

From: [Sean J](#)
To: [Lisa Natusch](#)
Cc: [General Plan](#)
Subject: Comments on HEAC recommendations
Date: Monday, August 8, 2022 12:14:21 PM

Dear Lisa,

Please have the below statement “read” during tonight’s council meeting. Thank you!

Dear Council Members,

I completely concur with the opinions below as expressed by Aaron Zornes and other Hillsborough community members.

In particular, the current HEAC draft plan will:

- Open the floodgate to far more negative impacts than what may be needed to address the state mandate, with a point of no return
- Unfairly impact residents that are near the proposed overlay zones
- Target the US-280 corridor that is a high fire hazard zone right next to the crystal springs trails, which should have been exempted as in the case of other cities/areas with high fire hazard.

Please kindly consider the suggestions below to improve the draft plan and minimize the negative impacts to our beautiful town.

Sean Jiam

, Hillsborough

IN OUR OPINION, THE CURRENT PLAN AS PRESENTED LAST WEEK WILL NEEDLESSLY:

1. **Change the character of the town for the worse and negatively affect our life savings**
2. **Compromise further our infrastructure problems including water supply, wildfire evacuation plans, and more**
3. **Increase our wildfire risk from dire to unwise and catastrophic**
4. **Create even more danger for (increased number of) pedestrians and wildlife** among our dark and winding roads, many with no sidewalks, and
5. **Create hazards and nuisances due to increased traffic and projected construction**

AMONG THE SUGGESTIONS TO IMPROVE THE DRAFT PLAN, WE URGE OUR TOWN TO:

1. **Learn what other towns like Hillsborough are doing and engage with them to fight for our common interests**
2. **Eliminate the RD-1, RD-2, and RD-3 zones and the overlay zone** in favor of **expanding the ADU/JADU allocation**
3. **Subsidize housing for police, fire, teachers, and town staff**

4. **Get creative and practical in increasing number of units on the large parcels** by adding more than one ingress/egress to meet fire evacuation requirements, and
5. **Foreswear unduly burdening so-called “transit corridor” ¼ mile within US-280 from being targeted for highest density housing**

From: [Dennis Moore](#)
To: [General Plan](#)
Subject: Objections to the draft housing element update
Date: Sunday, August 7, 2022 6:16:17 PM

Folks -

First, let me say that I'm so appreciative of the effort that staff, Council members, and the HEAC participants put into the work to provide input to the Housing Element update.

However, I have some objections to the resulting draft, based on things I've learned independently since I participated in HEAC (e.g., Los Altos Hills and Atherton differences with our plan, San Bruno subsidies), as well as feedback from other Hillsborough homeowners with whom I've spoken. As I understand it, for example, Los Altos Hills is not including a 20% "no net loss" buffer, but rather a 15% buffer - HEAC members were told a smaller buffer would not be acceptable to CA HDC. Atherton's plan is composed, as far as I can tell, 100% of ADU's and JADU's, which HEAC members were also told would be unacceptable to CA HDC. San Bruno is working with developers to build housing with subsidies in place for district teachers. I'm surprised this information was not shared with the HEAC - did no one on the consulting team, staff, or on the Council know about how these other similar towns are responding? I do remember asking at least in one HEAC meeting and in at least one survey response what other towns were doing, and did not get this information.

Objections and new proposals

The current plan needlessly:

1. will **change the character** of the town for the worse,
2. will **negatively affect our life savings**,
3. is being considered with **no possible way of solving the infrastructure problems including water supply**,
4. will take our **fire risk from dire to unwise and catastrophic**,
5. will create even **more danger for pedestrians** among our dark and winding roads many with no sidewalks, and
6. will create **nuisances due to traffic and construction**,

My suggestions to revise the draft plan:

1. **eliminate the buffer in our plan or reduce it to no more than 15%**,
2. **eliminate the RD-1, RD-2, and RD-3 zones and the overlay zone** in favor of **expanding the ADU/JADU allocation**,
3. **subsidize housing for police, fire, teachers, and town staff**, and
4. **learn what other towns like Hillsborough are doing, and band together with them to fight for our common interests.**

The longer version follows.

Given new information about what is being done in towns similar to ours, I think we should **reduce the "no net loss" buffer from 20% to 15%**, as was done in LAH, or even lower if we find that other towns are submitting with smaller buffers. This will reduce our required target by at least 28 units from 665 to no more than 637. This should not be objectionable to

HDC - if it is, perhaps we can fight, band together with other towns like ours, and only amend and resubmit only as a last resort.

With that reduction, we can **eliminate the RD-1 zone** from the plan across all of Hillsborough. Leave the current RD zone, with its current definition, in place for all of Hillsborough. My fear is that - some year down the road - there will be a push to reduce the street frontage (including with "flag lots"), lot sizes, or setbacks in order to make this zoning more attractive to developers, and I don't want that day to come. The RD-1 zone was producing only an estimated 15 units, and a reduction of our buffer from 20% to 15% means we don't need those units. Again, if HDC rejects, we can argue our cause, band together with other similar towns to fight HDC, and only resubmit if absolutely required.

Given the information from Atherton, our submission to HDC should **eliminate the RD-2, RD-3, and overlay zoning**, delivering our full RHNA allocation **only with ADU's and JADU's**. We can justify a higher target by saying we will allow one JADU and two ADU's for lots ≥ 1 acres, will allow one ADU/JADU within existing home "footprints" and one ADU outside the current building's footprint for lots < 1 acre in size, will allow "amnesty" for existing structures that do not qualify, and will promote ADU/JADU construction throughout the town. Again, someday down the road, someone may push to reduce the limit on lot sizes in the RD-3 zone from 10+ acres down to 1.5 acres, flooding our town with McMansions, construction, noise, traffic, and new students, all without the infrastructure to handle any of this. Our first submission, like Atherton's, should be purely based on ADU's and JADU's, plus building on vacant lots. Again, if HDC objects, we can argue, band together with similar towns, and fight - or resubmit if that fails.

In order to benefit our town, it will be desirable for as much of the new housing units to be occupied by those who work here - after all, this whole state process is (as far as I understand it) based to some significant degree on the idea that workers cannot find affordable housing near where they work. Therefore, I proposed that we investigate what other localities are doing (e.g., San Bruno) to encourage developers to create housing which can be affordable to our Hillsborough police, CCFD fire/EMT staff permanently assigned to fire stations in our town, Hillsborough public school teachers, and Hillsborough town staff. As needed, we can find a way to **subsidize their housing while they work in and serve our town in these essential capacities**, perhaps by a bond measure, or with fees and surcharges of some kind.

Lastly, based on the lack of information I received during the HEAC process so far, I suspect we do not have sufficient information about what other towns like ours are doing. I'm surprised that the consultants we are paying did not raise these facts as options to HEAC even when asked, and that staff must not have known given the lack of information we received for example on what is being done in LAH and Atherton. Scientia potentia est (knowledge is power), and lack of knowledge is weakness. We need to **learn more about what other towns like ours are doing**, and we need to **work with other towns like ours in our mutual interest**.

I would appreciate this comment being referenced in any submission we make to HDC or other public agencies, be read during the upcoming August 8 city council meeting, and be included in the minutes for the upcoming August 8 city council meeting. It's unfortunate that this vital topic for our town is so late on the agenda; perhaps Mayor Royce could postpone some of the less urgent items (such as the resolutions of appreciation, presentation by Peninsula Clean Energy, the resolution relating to the Mack E Mickelson Therapy Pool, the

resolutions regarding public works vehicles, the resolution accepting the 3D Tech contract, and the designation of the delegate and alternates from the town for an upcoming conference). Perhaps those items could be covered later in the agenda. Based on my discussions with other Hillsborough homeowners, I suspect there will be a lot of feedback that residents want to give regarding the Housing Element draft update.

I appreciate your consideration of this feedback, and am confident that we all share a common desire to preserve Hillsborough as the special place that it is, and that we all came here to share in. Thanks!

Dennis Moore





August 04, 2022

Dear Hillsborough City Council:

We are writing on behalf of **South Bay YIMBY** regarding Hillsborough's 6th Cycle Housing Element Update. As a regional pro-housing advocacy group, South Bay YIMBY works to ensure cities adopt housing elements that are fair, realistic, and lawful.

Per §8899.50(a)(1) of state code, Hillsborough's housing element must affirmatively further fair housing, which entails 'taking meaningful actions... that overcome patterns of segregation.'

The City of Hillsborough is uniquely positioned to affirmatively further fair housing, as Hillsborough is a wealthy, exclusionary city that researchers with the Othering and Belonging Institute at UC Berkeley identify as highly segregated from the rest of the Bay Area. This socioeconomic segregation is caused by the exclusionary cost of housing in your community, where an average home, as of April 30th, costs \$5,644,000, which is only affordable to someone earning a salary of \$814,000, meaning **only the richest 1% of households can afford to settle down in your community**. To put a finer point on the level of affluence in your city, the average home in your city costs more than French castles and private islands in the Caribbeans. It is thus no coincidence that your city is 38% whiter than the rest of the Bay, as well as 93% less black and 17% less brown than the rest of the Bay Area.

In a 2021 report entitled 'Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market,' economic advisors for the White House outline how exclusionary zoning, like yours, causes segregation. Your exclusionary zoning pushes low income children to live in less resourced areas, which begets worse life outcomes from health to income. The research is clear: exclusionary zoning violates your duty to further fair housing.

To take meaningful actions that overcome patterns of segregation, we recommend you:

1. **End apartment bans in high opportunity areas.** This will give middle and working class families the opportunity to share in the resources your rich neighborhoods enjoy. As of 2020, **your city banned apartments in 100.0% of high opportunity residential areas.**
2. **Accommodate 1262 low income homes in your site inventory.** While substantially larger than the floor of 244 low income homes required by RHNA, 1262 is the number of homes required to bring the proportion of low income families in your city in line with the rest of the Bay Area. While this number is large enough to be politically challenging, it will always be politically challenging to overcome segregation, as AFFH requires.

Thank you,

Salim Damerdji, South Bay YIMBY

Keith Diggs, YIMBY Law