

COUNCIL MEMBERS  
*Rick Bonilla, Mayor*  
*Diane Papan, Deputy Mayor*  
*Maureen Freschet*  
*Joe Goethals*  
*Eric Rodriguez*

# CITY OF SAN MATEO

## Special Meeting Minutes

### City Council

City Hall  
330 W. 20th Avenue  
San Mateo CA 94403  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)

**Tuesday, September 4, 2018**  
**City Hall Council Chambers 5:30 PM**  
**Special Meeting**

Rollcall

**Present:** 4 - Mayor Bonilla, Deputy Mayor Papan, Council Member Goethals, and Council Member Rodriguez  
**Absent:** 1 - Council Member Freschet

### STUDY SESSION

#### 1. [Affordable Rental Housing Policies Work Program](#)

Sandy Council, Housing Manager, provided an update on potential policies with regard to affordable housing rentals; she outlined the work done in the last few years that has already commenced and clarified that she is asking for direction on other policies moving forward noting that there is no decision being sought tonight. Council asked questions of staff.

Public Comment:

Speaking in support of rent policies - Leora Ross, Suzanne Moore, Justin Alley, Jordan Grimes, Reina Gonzalez, Esther Conrad, Renjit Mathew, Karyl Eldridge, Evan Adams, Gloria Moreno, Chet Lexold, and Tim O'Hara.

Speaking in opposition to rent policies - Jeff LaMont, Rhovy Lyn Antonio, Sia Gladfides, Mike Haddock, Susan Lewis, Frank Ferraris, John Brook, Tom Thompson, and Gina Zari.

Speaking in support of having a conversation including all sides and outside of the box thinking: Adam Loraine, Thomas Heiser, Nathan Chan, Celeste Pagan, Adam Nugent, and Jim Sell.

Council asked additional questions of staff and discussion ensued that it is helpful to continue to view issues through both the property owners and the renters lenses; need to increase the housing units due to the jobs housing imbalance; continue with inclusionary ordinance and commercial linkage fee; and adjust parking restrictions for Accessory Dwelling Units. Explore other ideas such as making it easier to report bad housing conditions; do voluntary section 8 incentives; creative solutions to help fund relocation that involves the city; 90 day notice requirements for rental increases; mandate one year leases; encourage mediation for landlord tenant issues; and press legislation to make rent payment tax deductible. Heights and densities need to be part of the discussion. If relocation assistance is desired, perhaps it is scalable based on the property on the size and number of units and reasons for relocation need to be addressed differently. If doable, focus on data collection so we have the facts to address this situation and concern that if we don't take action the state will impose laws on the locality. Concern with taking up items that were voted

down by Measure Q. Cautions were raised not to slow down building housing units with additional regulation.

Council commended the participants for the civil and helpful conversation.

Council by consensus provided direction to increase inclusionary housing with some options and some analysis; bring back strategies to incentivize Section 8 voucher use; do an anonymous hotline; provide mediation; visit the minimum lease requirement and noticing requirements; and general agreement with the red tag portion of relocation assistance. More information is needed from staff on remodel options and demolition options. There was insufficient support for looking at an economic relocation assistance trigger; and concern with the management and cost of a full rental registry undertaking. Staff will provide more information on what other cities are doing.

## **ADJOURNMENT**

APPROVED BY:

SUBMITTED BY:

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Rick Bonilla, Mayor

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Patrice M. Olds, City Clerk