



SAN MATEO, SANTA CLARA & SAN BENITO COUNTIES

February 17th, 2022

Daly City, City Council
333 90th St
Daly City, CA 94015

RE: Proposed Sites for RHNA Requirements

Dear members of the City Council,

We send a sincere thank you to staff for providing the proposed sites to meet the 2023 – 2030 RHNA requirements for Daly City as required for the Housing Element at the City Council meeting on Feb 14, 2022.

The Draft Site List (attached) included in Michael Van Lonkhuysen’s presentation provides the unit potential and density per acre for each of the identified site addresses. Serramonte del Rey at 64 units per acre is far below the median, at 195 units per acre, and the high at 477 at units per acre. If the density at Serramonte Del Rey was doubled then the footprint would be reduced by half and the project would still achieve the same unit potential. This would allow for nine acres of green space. The garden and trees could be preserved as a county park for Daly City. The park could be co-managed by the Association of Ramaytush Ohlone as recommended by the California Natural Resources Agency.

We urge the City to use its authority over public health, safety and welfare to fill essential needs in Daly City for more public park lands. This can be realized by requiring the doubling of density at the current unit potential. This minor change to the Serramonte Del Rey plan will mitigate air quality, traffic, and decreased open space problems that will result from current design.

Serramonte Del Rey is a 90% market rate housing project. Please include at least 59% affordable housing including very low-income and low-income and moderate housing as allocated by RHNA (see attachment). For a nearby example, the Balboa Reservoir project by City College in San Francisco is a similarly scaled development (17 acres) with 1100 units that includes 50% affordable housing with 25% green space, a community garden and multiple parks including a 2-acre central park. 100 units will be for teachers. Of the 450 permanently affordable housing at least 18 percent of the affordable housing on site will be for low-income individuals who earn up to 55 percent of the Area Median Income, according to the RFQ. Another 15 percent of the units are for moderate-income individuals who earn up to 120 percent of AMI, and only the last 17 percent for “middle” income households that earn up to 150 percent of AMI. In addition, the

sierraclub.org/loma-prieta ~ 3921 East Bayshore Road, Suite 204, Palo Alto, CA 94303

Balboa site will provide care for 100 children on site, 50% of whom will be from affordable units.

Thank you for increasing density as part of your effort to meet your RHNA allocation thereby reducing the footprint and for considering additional affordable housing.

Sincerely,

A handwritten signature in black ink, appearing to read "Gladwyn d'Souza". The signature is fluid and cursive, with a large initial "G" and "S".

Gladwyn d'Souza
Chair, Conservation Committee
Sierra Club Loma Prieta Chapter

A handwritten signature in black ink, appearing to read "Sabrina". The signature is cursive and elegant, with a large initial "S".

Sabrina Brennan
Chair, Equity Committee
Sierra Club Loma Prieta Chapter

**Regional Housing Need Allocation ("RHNA") –
City of Daly City 2023 to 2031**

**City of Daly City
Regional Housing Need Allocation ("RHNA") 2023 to 2031**

	Dwelling Unit Allocation	Percent of Total	Annual Construction Requirement
Very Low	1336	28%	167
Low	769	16%	96
Moderate	762	16%	95
Above Moderate	1971	41%	246
	4838	100%	605

Draft Site List

Site Address	Site Size	Unit Potential	Density (du/ac)
699 Serramonte Boulevard	18.1	1150	64
Midway Village Redevelopment	15	555	37
525 Serramonte Boulevard	4	323	81
1 Carter Street	12.5	262	21
99 Southgate Avenue	1.93	214	111
2321 Geneva Avenue	0.48	194	404
10 Park Plaza Drive	1.95	179	92
6401 Mission Street	0.35	167	477
699 Serramonte Boulevard	3.9	122	31
0 Carter Street	18	117	7
1050 St. Francis Boulevard	2.49	87	35
493 Eastmoor Avenue	0.37	72	195
305 Eastmoor Avenue	2.38	56	24
1698 Bryant Street	1.38	48	35
6098 Mission Street	0.25	36	144
Geneva/Rio Verde NE Corner	0.38	20	53
89 Second Avenue	0.46	20	43
51 Oriente Street	0.57	20	35
169 First Avenue	1	20	20
0 Martin Street	1.84	16	9
141 Third Avenue	0.71	15	21
130 Station Avenue	0.23	10	43
55 Calgary Street	0.34	8	24
Rio Verde Street	0.4	7	18
2665 geneva Avenue	1	7	7
Lisbon Street	0.27	4	15
717 Templeton Avenue	0.36	4	11
Edgeworth Avenue	0.17	3	18
Total		3,736	

Regional Housing Need Allocation ("RHNA") - San Mateo County Cities 2023 to 2031

Jurisdiction	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
SAN MATEO COUNTY					
Atherton	94	54	56	144	348
Belmont	488	281	283	733	1,785
Brisbane	317	183	303	785	1,588
Burlingame	863	497	529	1,368	3,257
Colma	44	25	37	96	202
Daly City	1,336	769	762	1,971	4,838
East Palo Alto	165	95	159	410	829
Foster City	520	299	300	777	1,896
Half Moon Bay	181	104	54	141	480
Hillsborough	155	89	87	223	554
Menlo Park	740	426	496	1,284	2,946
Millbrae	575	331	361	932	2,199
Pacifica	538	310	291	753	1,892
Portola Valley	73	42	39	99	253
Redwood City	1,115	643	789	2,041	4,588
San Bruno	704	405	573	1,483	3,165
San Carlos	739	425	438	1,133	2,735
San Mateo	1,777	1,023	1,175	3,040	7,015
South San Francisco	871	502	720	1,863	3,956
Unincorporated San Mateo	811	468	433	1,121	2,833
Woodside	90	52	52	134	328