



BOARD OF SUPERVISORS

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM 10

Owner: N/A

Applicant: **Planning and Building Department**

File Number: N/A

Location: **Unincorporated County**

APN: N/A

Project Description:

Adoption of an Initial Study/Negative Declaration and General Plan amendment adopting the 2022-2031 Housing Element of the San Mateo County General Plan



Overview





BOARD OF SUPERVISORS ACTION

- Adoption of an Initial Study and Negative Declaration for the County's 2023-2031 Housing Element, determining that adoption of the Housing Element has no environmental impacts
- Adoption of the 2023-2031 Housing Element of the County General Plan, in compliance with State law, replacing the current Chapter 7 of the General Plan



HOUSING ELEMENT

- A plan to address the County's Housing Needs over the next 8 years (2022-2031)
- Assesses housing need for all parts of the community, for all types of housing
- Includes housing policies and programs to address identified need
- Identifies sufficient sites for Housing Development to meet the County's Regional Housing Needs Allocation (RHNA)
- Includes an assessment of fair housing issues in the County, and policies and programs to advance fair housing



HCD REVIEW AND HOUSING ELEMENT AMENDMENTS

- San Mateo County submitted updated Housing Element to Department of Housing and Community Development (HCD) on Jan. 20, 2023
- HCD responded on April 20, 2023, recommending various changes to achieve compliance with state law
- Staff, in collaboration with the Department of Housing, Office of Sustainability, Environmental Health, the Housing Authority, and multiple consultants, have completed amendments in response to HCD



Updated Draft Housing Element: Revisions





REVISIONS IN RESPONSE TO HCD

- Additional data and analysis of housing conditions, housing constraints, housing needs
- Additional information and description of County regulations, County policies
- More specificity and more detailed timelines, goals, milestones and objectives for Housing Element programs
- More detailed information on County's compliance with various state laws



MAJOR REVISIONS IN RESPONSE TO HCD

- New Sites Inventory and Rezoning Program
- Expanded Fair Housing Analysis and new Fair Housing policies and programs
- Various additional new policies addressing unmet housing need



UPDATED SITES INVENTORY AND REZONING PROGRAM

- Comprehensive revision of Sites Inventory and Rezoning Program, demonstrating County's ability to meet Regional Housing Needs Allocation
- Significant new analysis of recent development patterns, trends and types to justify development feasibility projections
- Changes to projections of development and redevelopment of existing sites
- Expansion of rezoning program to include more sites in more County areas, at greater densities



SITES INVENTORY VS RHNA

Income Category	RHNA	Vacant SFR	Vacant MFR	Non-Vacant MFR	Pipeline (RHNA Credits)	ADUs	Total	Surplus/ (Deficit)
Very Low	811	0	23	253	254	0	530	(281)
Low	468	0	23	253	196	60	532	64
Moderate	433	0	23	253	44	120	440	7
Above Moderate	1,121	383	27	253	147	60	870	(251)
Total	2,833	383	98	1,011	641	240	2,373	(460)



SITES INVENTORY VS RHNA WITHOUT REZONING

Income Category	RHNA	Vacant SFR	Vacant MFR	Non-Vacant MFR	Pipeline (RHNA Credits)	ADUs	Total	Surplus/ (Deficit)
Very Low	811	0	23	253	254	0	530	(281)
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SITES INVENTORY VS RHNA WITH REZONING

Income Category	RHNA	Vacant SFR	Vacant MFR	Non-Vacant MFR	Pipeline (RHNA Credits)	ADUs	Rezoning	Surplus/ (Deficit)	Buffer Over RHNA
Very Low	811	0	23	253	254	0	619	339	42%
Low	468	0	23	253	196	60	619	684	146%
Moderate	433	0	23	253	44	120	619	627	145%
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REZONING PROGRAM

- 126 parcels totaling 12 acres
- Sites in Unincorporated Colma, Broadmoor, Harbor Industrial, El Granada
- Proposed rezoning to allow higher density multifamily residential by-right
- Densities from 60 to 120 units/acre maximum



AFFH ASSESSMENT

More analysis and description of:

- Integration and segregation, disparities in opportunity
- Areas of racially concentrated poverty and affluence
- Displacement risks, particularly from natural disaster
- Homelessness, other special needs populations
- More detailed analysis of the fair housing implications of Sites Inventory and Rezoning Program



SELECTED AFFH PROGRAMS

- Streamlining and promotion of fair housing resources
- More funding for fair housing assistance, enforcement
- More funding for housing that serves special needs populations
- Funding for affordable housing linked to childcare
- Various programs supporting development of farm labor housing
- Develop multilingual regional online affordable housing program
- Submission of Equity Plan to the Federal Department of Housing and Urban Development



OTHER NEW PROGRAMS

- Rural South Coast Housing Study and Strategy
- Comprehensively updated Farm Labor Housing Study and Strategy
- Site-by-site assessment of feasibility of developing farm labor housing in Pescadero and other areas of the Coastal Zone.
- Encouraging the use of local labor and providing publicly-available labor resources



PUBLIC REVIEW, PLANNING COMMISSION ACTION





DRAFT HOUSING ELEMENT PUBLIC RELEASE

- Housing Element updates in response to HCD comment must be publicly circulated for at least 7 days
- Draft was released on March 26 and remained in circulation until the Board of Supervisors Hearing



PLANNING COMMISSION ACTION

- The Planning Commission considered the Initial Study/Negative Declaration and General Plan amendment adopting the Housing Element on April 10, and unanimously voted to recommend that the Board adopt the resolutions certifying the IS/ND and adopting the updated Housing Element



BOARD ACTION





GENERAL PLAN AMENDMENT

- Adoption of the updated Housing Element is a General Plan amendment
- On adoption, the new Housing Element will replace the current Housing Element, Chapter 7 of the General Plan



ENVIRONMENTAL REVIEW

- Adoption of the updated Housing Element is a project requiring environmental review under the California Environmental Quality Act
- County prepared an Initial Study and Negative Declaration for the Housing Element
- IS/ND circulated May 3 to June 9, 2023
- Initial Study and Negative Declaration determined adoption of the Housing Element has no potential environmental impacts



RECOMMENDATIONS

- Recommend that the Board of Supervisors, by resolution, adopt the Initial Study and Negative Declaration for the County's 2023-2031 Housing Element
- Recommend that the Board of Supervisors, by resolution, adopt the County's 2023-2031 Housing Element of the General Plan, in compliance with State law, and direct staff to immediately submit the Housing Element to HCD for review



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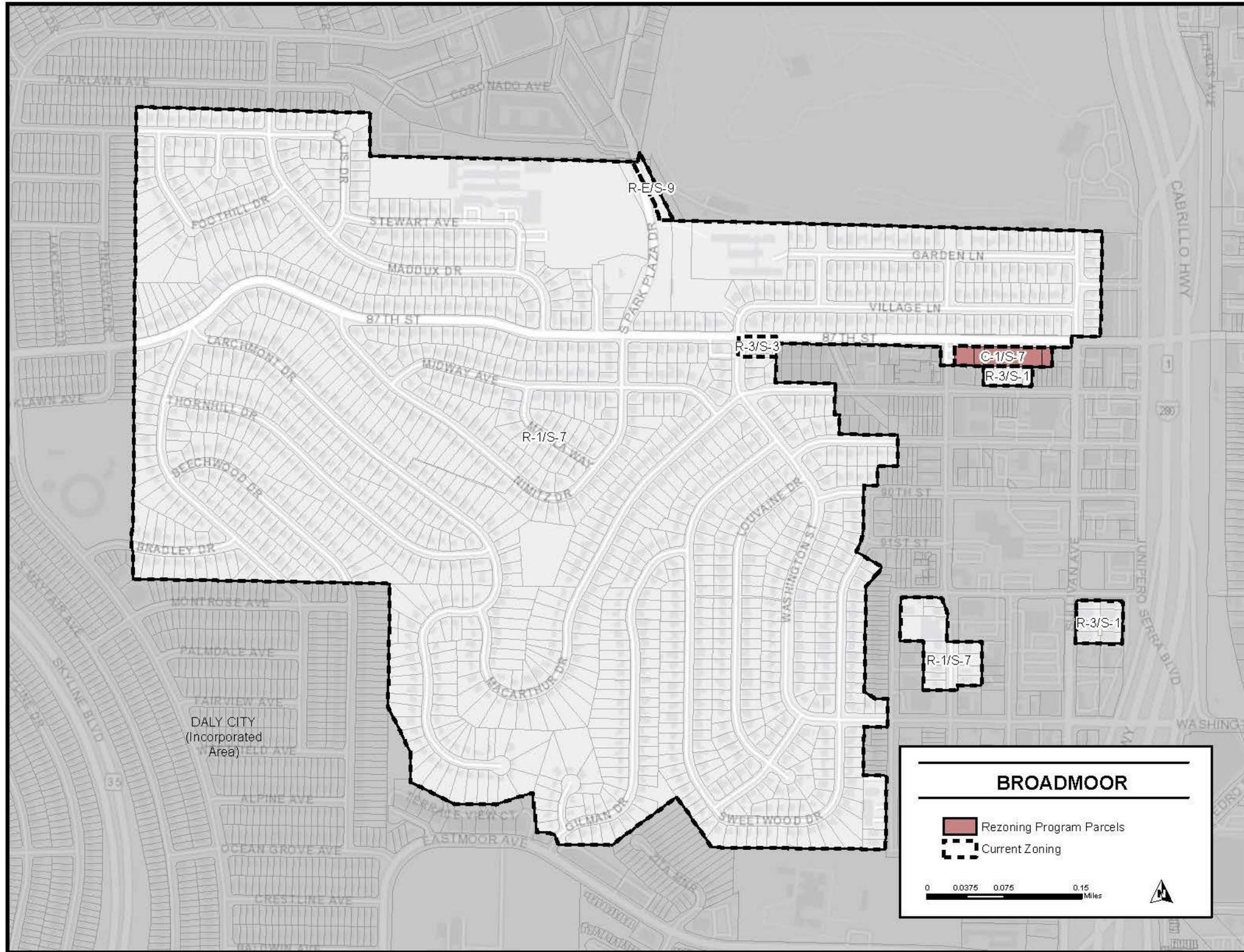
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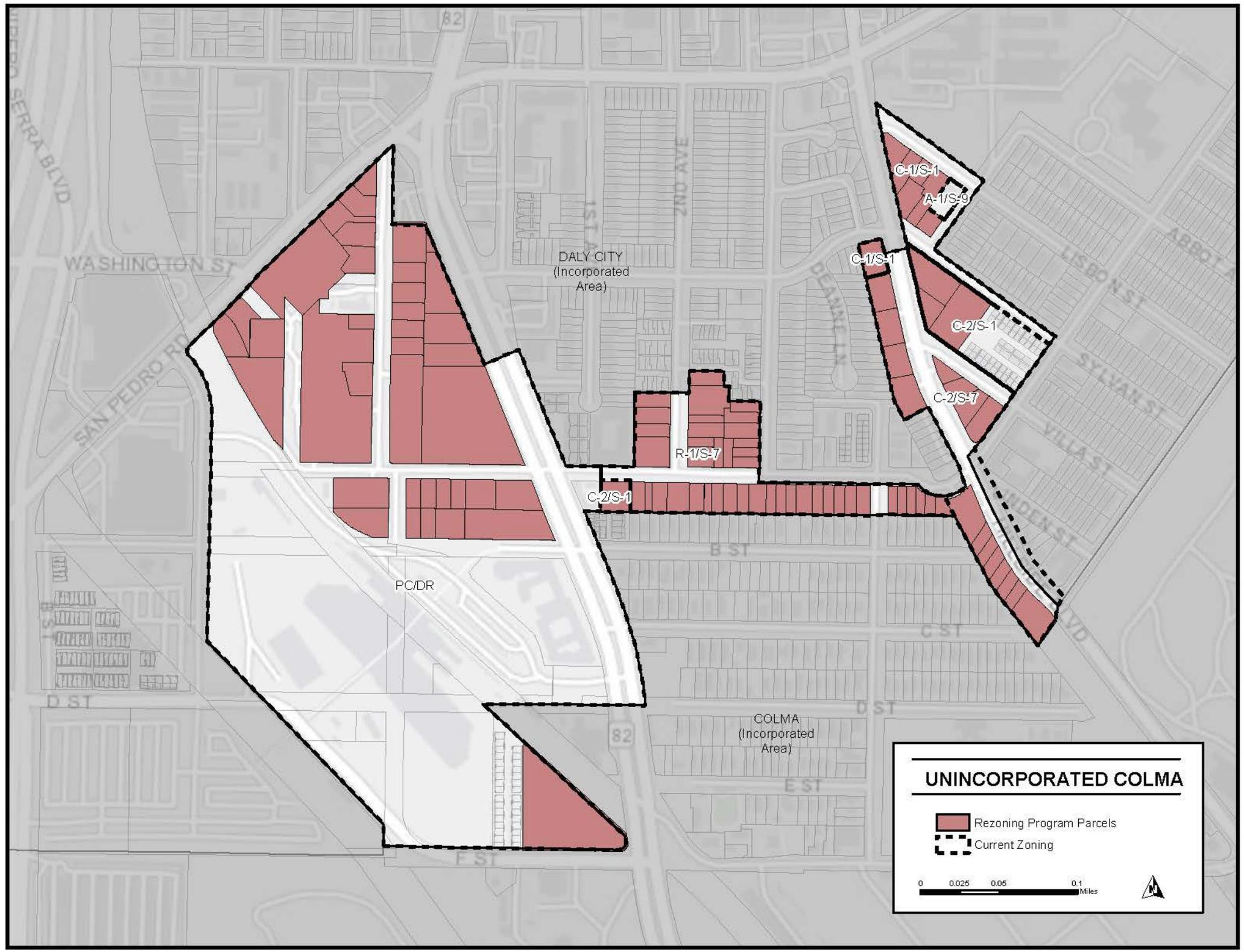
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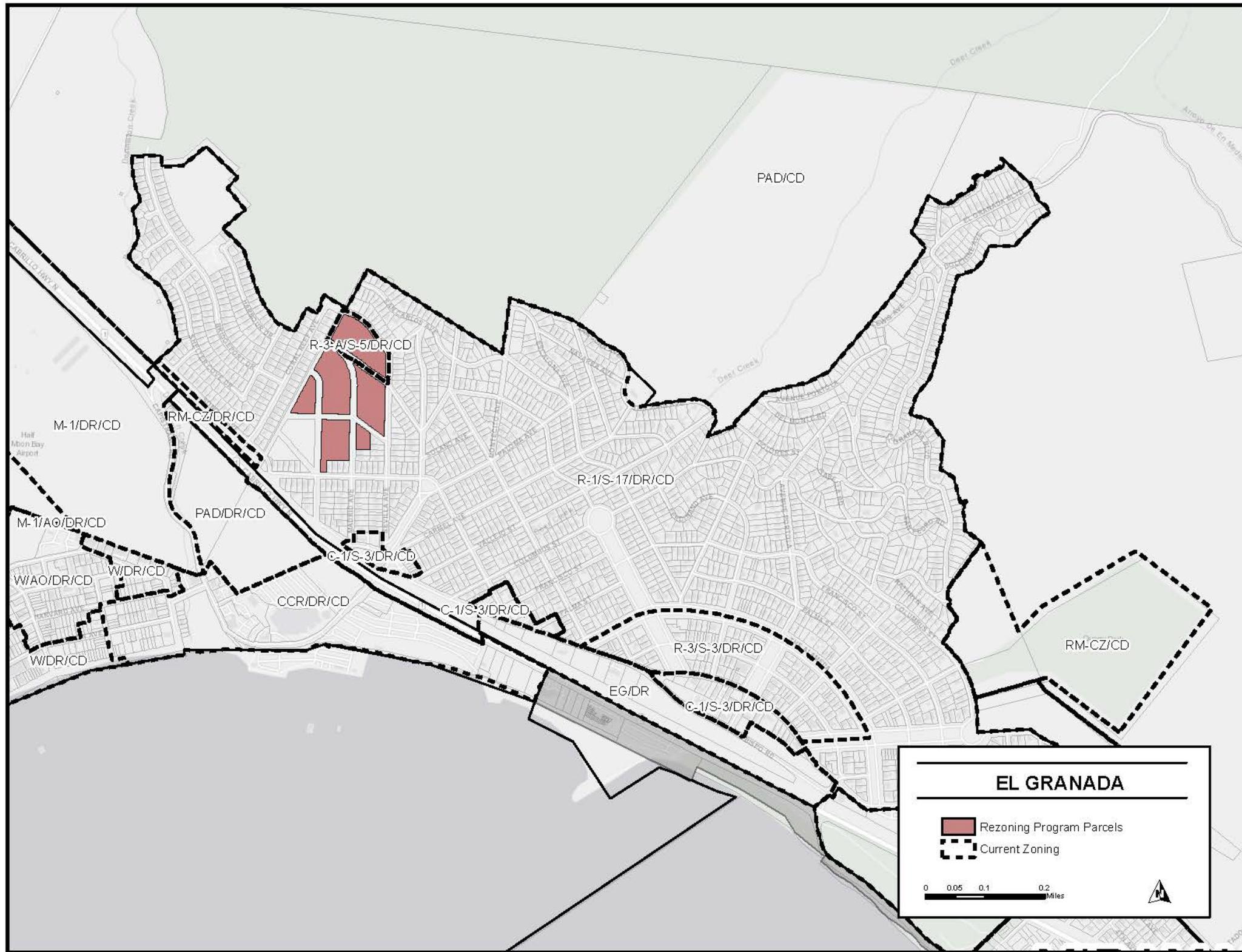


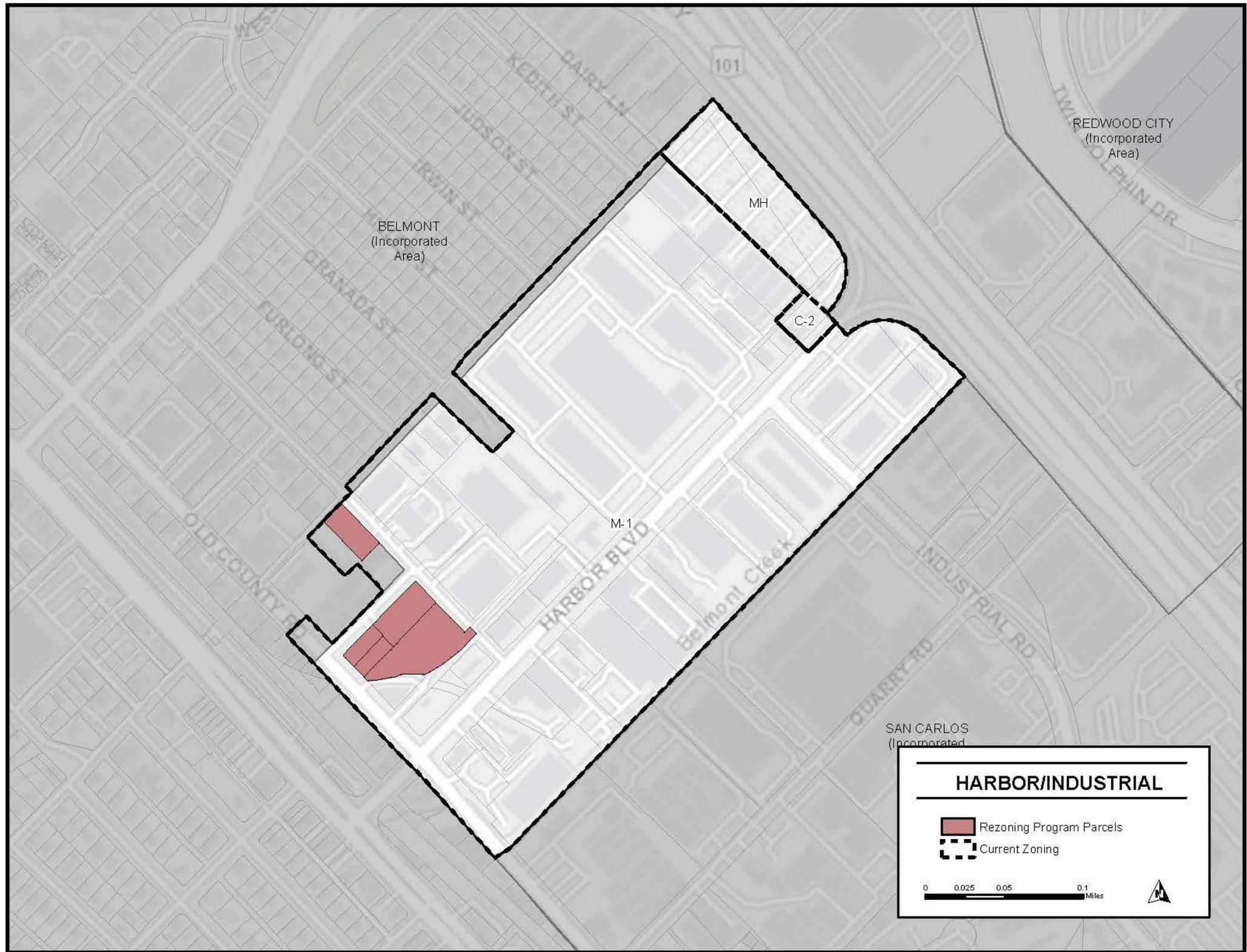


UNINCORPORATED COLMA

-  Rezoning Program Parcels
-  Current Zoning

0 0.025 0.05 0.1 Miles 







SITES INVENTORY AND REZONING PROGRAM

- Sites Inventory and Rezoning Program Viewer:
<https://smcmaps.maps.arcgis.com/apps/webappviewer/index.html?id=3a4d0b3bf4664927a844c41ff1525c00>



PUBLIC RELEASE DRAFT HOUSING ELEMENT

- Revised draft Housing Element: <https://www.smcgov.org/planning/san-mateo-county-housing-element-update-2023-2031>
- Public, stakeholder, partner and agency notification March 26-30
- 7-day minimum public circulation (State law)
- Draft was circulated for comment until BOS hearing and resubmittal