



BOARD OF SUPERVISORS

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM 8

Owner: N/A

Applicant: **Planning and Building Department**

File Number: N/A

Location: **Unincorporated County**

APN: N/A

Project Description:

Adoption of a General Plan amendment adopting the amended 2023-2031 Housing Element of the San Mateo County General Plan



Overview





BOARD OF SUPERVISORS ACTION

- 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, previously adopted in April 2024



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
- Assesses barriers and constraints to housing development, including private, governmental, economic, political, other



HOUSING ELEMENT

- Includes housing policies and programs to address identified need, barriers, constraints
- Identifies sufficient sites for housing development to meet the County's Regional Housing Needs Allocation (RHNA)
 - Sites Inventory identifies existing developable sites
 - Rezoning Program identifies sites to be rezoned for unmet need
- Includes an assessment of fair housing issues in the County, and policies and programs to advance fair housing



HOUSING ELEMENT

- Housing Element update, process, contents strictly regulated by State law
- Updated Housing Element must be submitted to California Department of Housing and Community Development (HCD) for review of compliance with State law
- Absent HCD certification, Housing Element is deemed non-compliant with State law



Housing Element Update 2023 – 2031

- Substantial new requirements this cycle
- Much higher RHNA – 300% of prior total (2,833 units)
- New Affirmatively Further Fair Housing (AFFH) requirements
- State law changed requirements multiple times during Housing Element update



HCD REVIEW AND HOUSING ELEMENT AMENDMENTS

- County submitted updated Housing Element to Department of Housing and Community Development (HCD) on January 20, 2023
- HCD responded on April 20, 2023, recommending various changes to achieve compliance with state law
- Staff completed amendments in response to HCD
- Board of Supervisors adopted amended Housing Element on April 24, 2024 and directed resubmittal to HCD for further review



HCD REVIEW AND HOUSING ELEMENT AMENDMENTS

- HCD responded with further required changes on July 5, 2024
- Staff worked directly with HCD to iteratively revise Housing Element to comply with State law
- Updated draft formally submitted to HCD in February 2025
- HCD responded with letter finding that Housing Element meets requirements of State law on March 7, 2025



Updated Housing Element: Revisions





REVISIONS IN RESPONSE TO HCD

- Some additional analysis of housing conditions, needs, barriers
- Significantly more detailed information on County regulations, County policies, and development review and approval processes
- Commitment to extensive technical revisions to regulations to assert formal compliance with State laws (County complies in practice)
- More robust assessment of fair housing conditions and needs, and expanded fair housing programs



MAJOR REVISIONS IN RESPONSE TO HCD

- Substantially revised Sites Inventory and Rezoning Program
- Significant reduction of projected development potential on multifamily sites
- Removal of many sites from the Rezoning Program
- Additional allowed density on Rezoning Program sites
- Additional data and analysis justifying development and redevelopment projections



REZONING PROGRAM

- Originally 126 parcels totaling 42 acres
- Now, 35 parcels totaling 12 acres – no new Rezoning Program sites, only removals
- Removal of many sites in unincorporated Colma, Harbor Industrial Area
- Sites still distributed across unincorporated Colma, Broadmoor, Harbor Industrial, El Granada
- Densities in Bayside areas raised from 100 to 120 units/acre maximum



SITES INVENTORY VS RHNA w/out Rezoning

Income Category	RHNA	Vacant SFR	Vacant MFR	Non-Vacant MFR	Pipeline (RHNA Credits)	ADUs	Total	Surplus/ (Deficit)
Very Low	811	0	52	134	271	0	457	(354)
Low	468	0	32	86	178	60	356	(112)
Moderate	433	0	33	87	44	90	254	(179)
Above Moderate	1,121	383	47	135	147	90	802	(391)
Total	2,833	383	164	442	641	240	1,869	(964)



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SITES INVENTORY VS RHNA w/ 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	52	134	271	0	457	103	13%
Low	468	0	32	86	178	60	324	212	45%
Moderate	433	0	33	87	44	90	335	156	36%
Above Moderate	1,121	383	47	135	147	90	426	107	10%
Total	2,833	383	164	442	641	240	1,542	579	20%



SITES INVENTORY VS RHNA w/ Rezoning

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Total	2,833	383	164	442	641	240	1,542	579	20%



Amended Housing Element RHNA Buffer

Buffer Over RHNA - Prior	Buffer Over RHNA - Amended
42%	13%
146%	45%
145%	36%
33%	10%
71%	20%



DRAFT HOUSING ELEMENT PUBLIC RELEASE

- Housing Element updates in response to HCD comment must be publicly circulated for at least 7 days
- Prior to submittal to HCD, draft was released on January 23, 2025 and remained in circulation until February 3, 2025



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

- County prepared an Initial Study and Negative Declaration for the Housing Element
- IS/ND circulated May 3 to June 9, 2023
- IS/ND determined adoption of the Housing Element has no potential environmental impacts
- Subsequent amendments to Housing Element do not alter scope or findings of prior environmental review; no additional action needed



REZONING – NEXT STEPS

- The County must still rezone the areas described in the Housing Element to be in full compliance with State law
- Consultant selection is underway
- Contract should be with BOS in May
- Rezoning targeted for completion in approximately 8 months



RECOMMENDATIONS

- 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



San Mateo County 2023-2031 Housing Element Update





BOARD OF SUPERVISORS

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM X

Owner: N/A

Applicant: **Planning and Building Department**

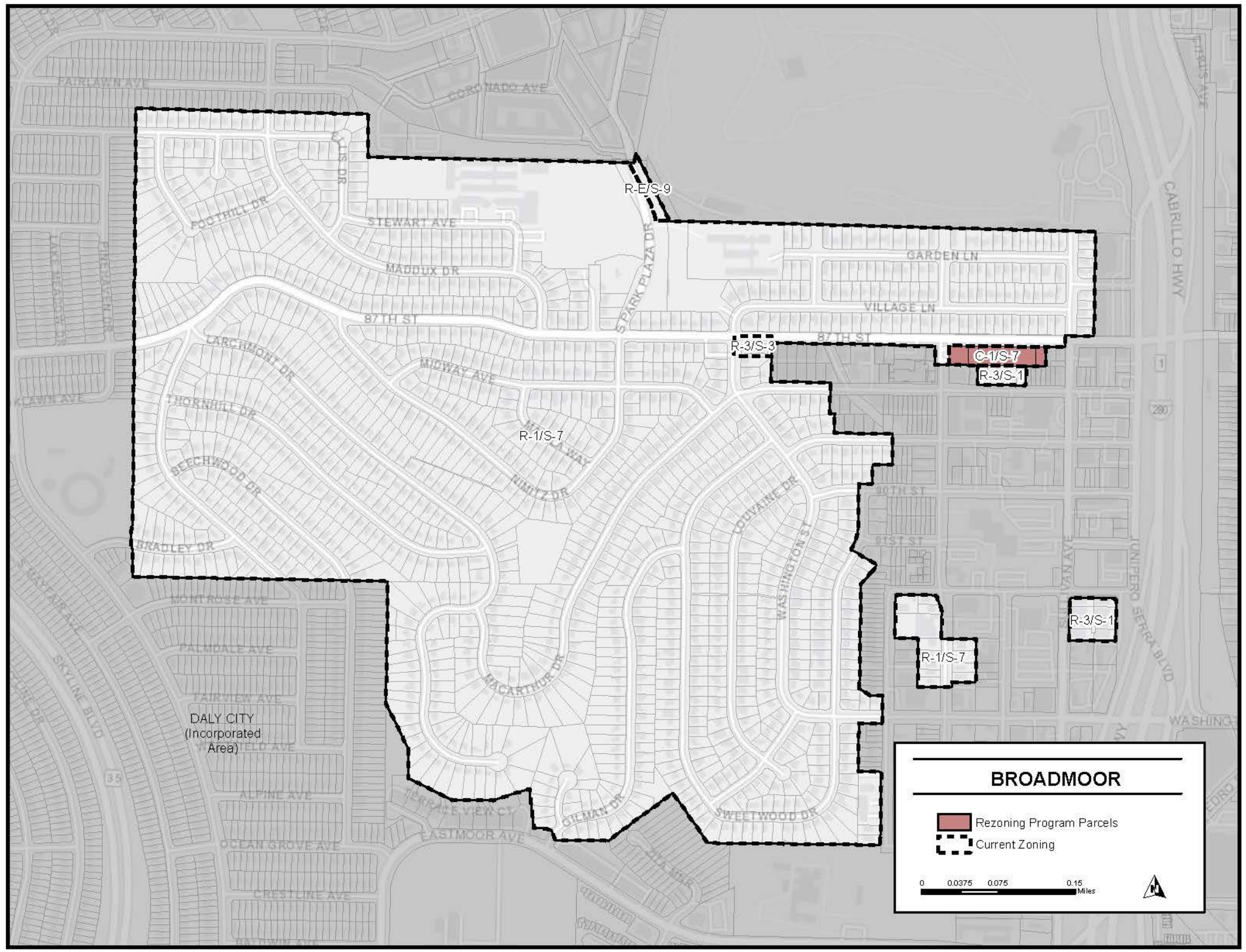
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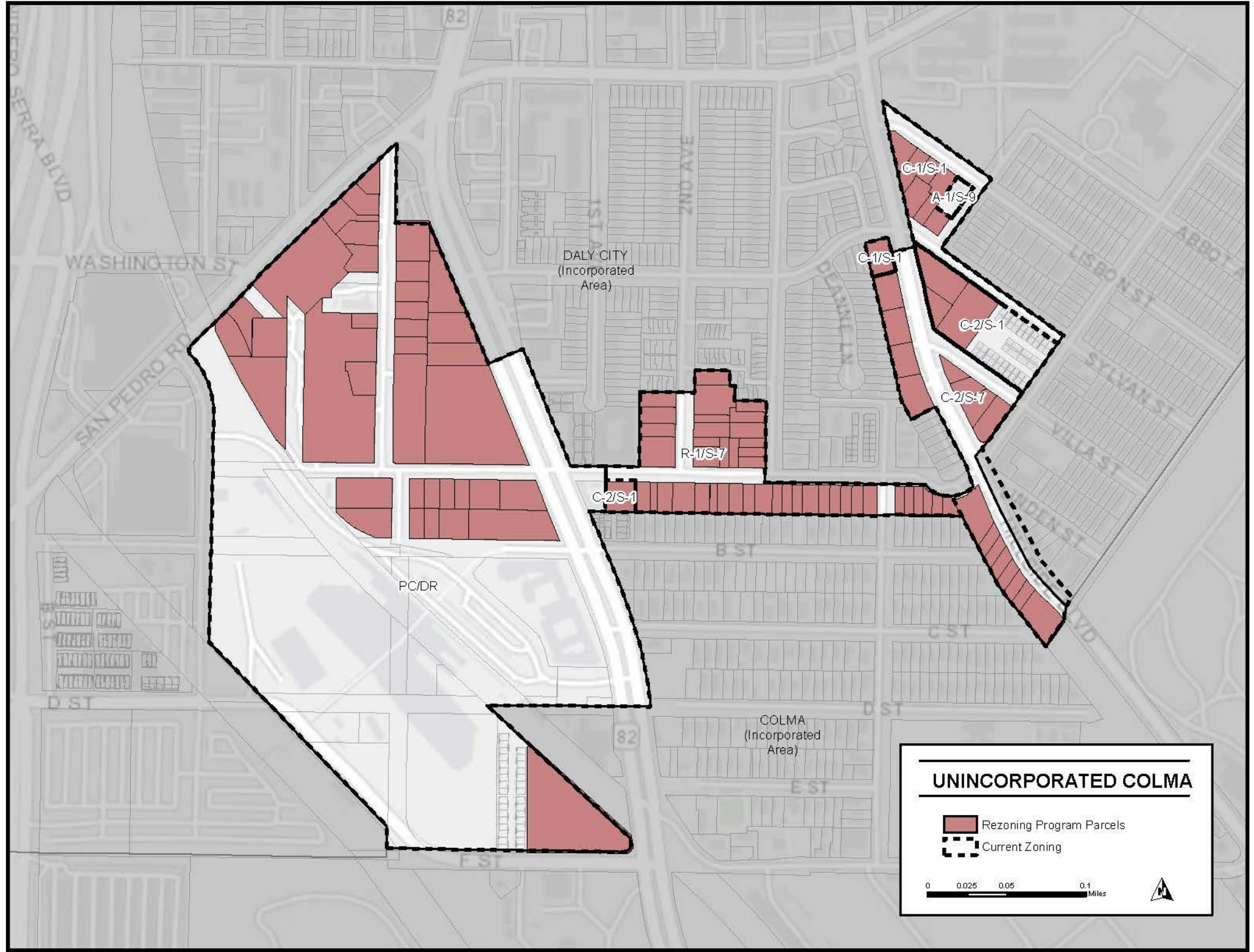
Location: **Unincorporated County**

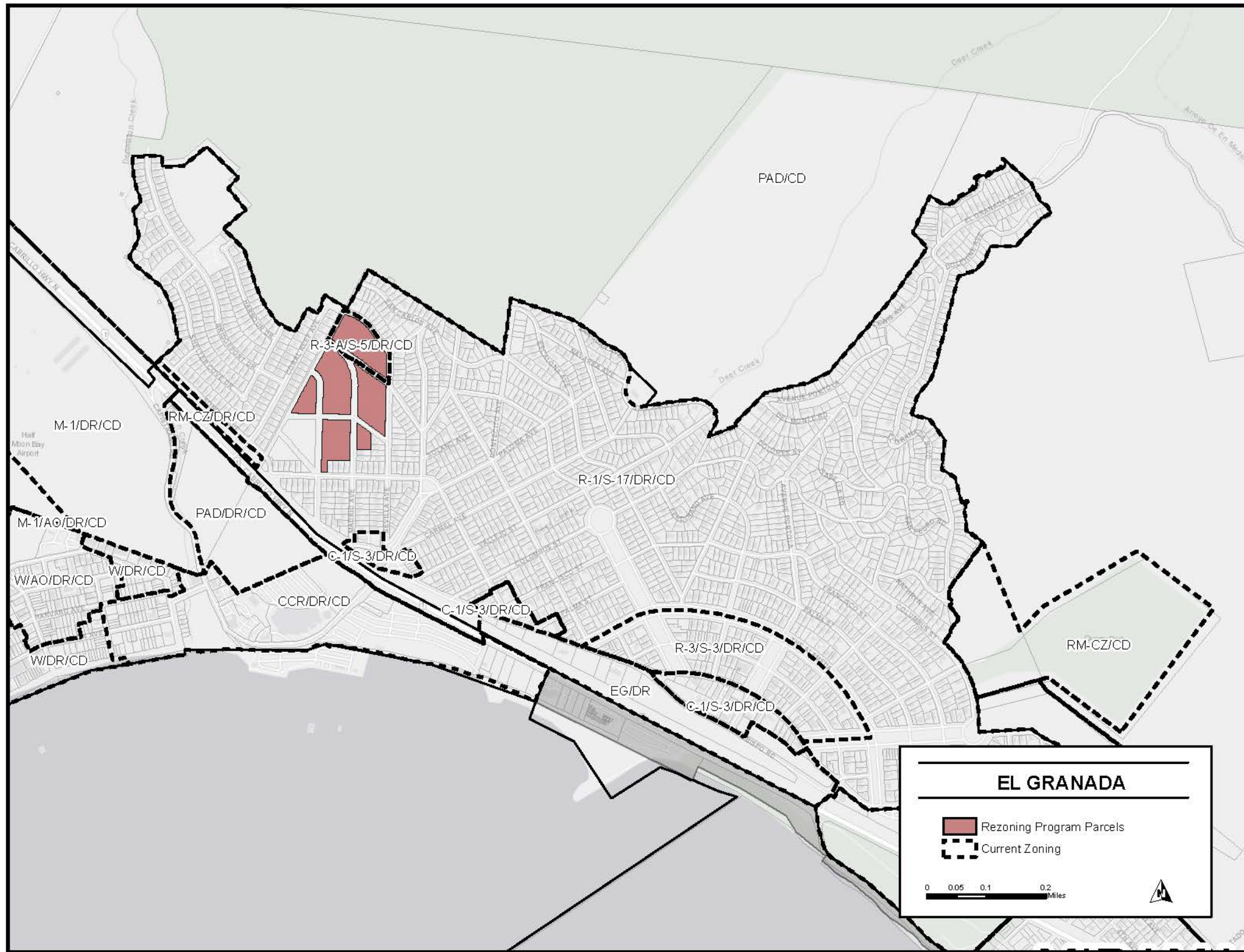
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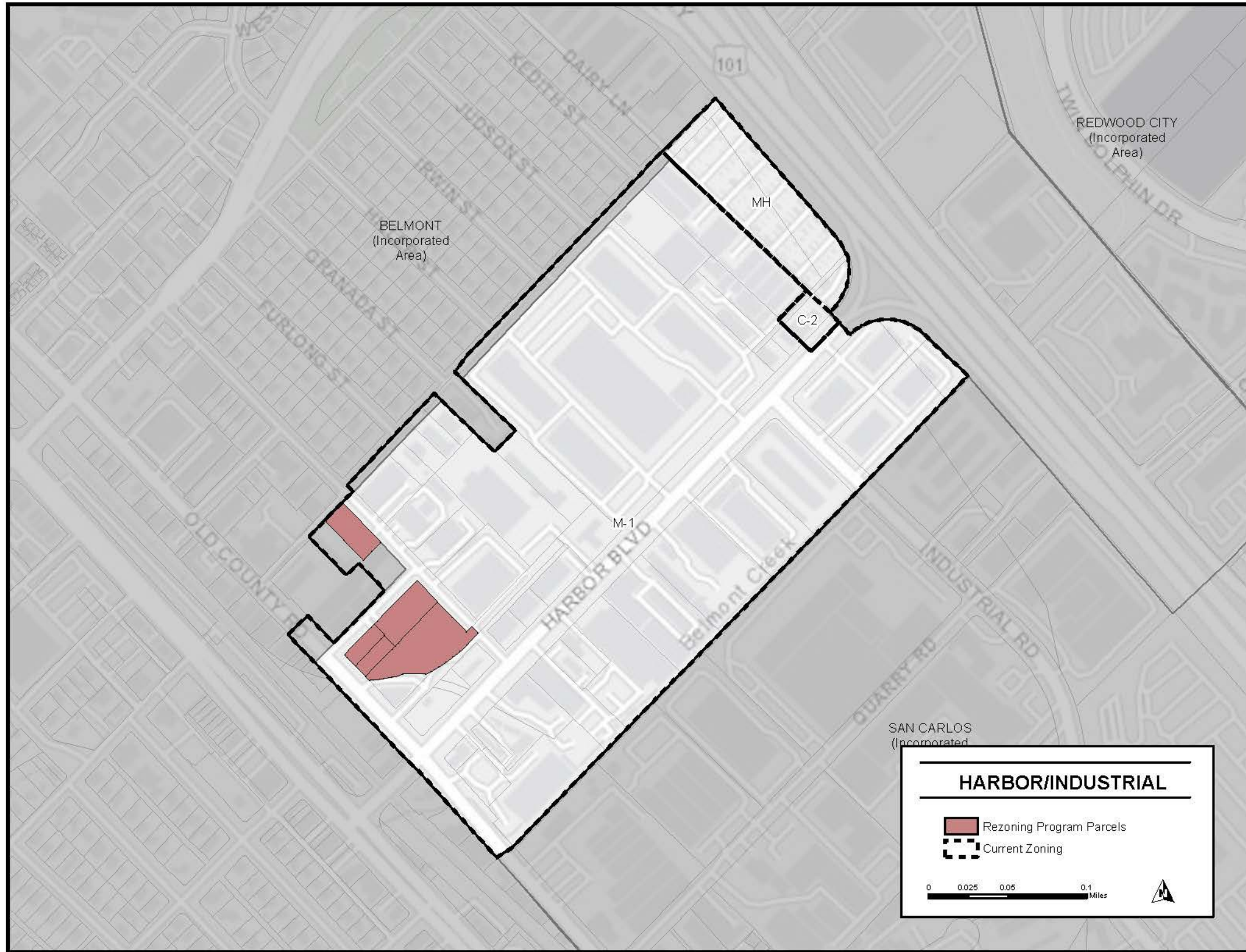
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HARBOR/INDUSTRIAL

-  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>