

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

<b>Jurisdiction</b>			
San Mateo County - Unincorporated			
<b>Reporting Year</b>			
2024 (Jan. 1 - Dec. 31)			
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<p style="text-align: center;">Housing Programs Progress Report</p> <p style="text-align: center;">Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
1.1	Consider and review opportunities to allocate CDBG, HOME, and local funds, as available, to projects involving the rehabilitation of extremely low to low-income, deed-restricted, multifamily rental properties (including FHA and HUD subsidized low-income units). Continue to require long-term affordability agreements for projects that use public resources in order to preserve and enhance the function of these projects.	2023-2031; annual review	Ongoing
1.2	Continue to use CDBG funds to support minor home repair and modification programs operated by nonprofit agencies that provide cost-effective improvements focusing on health & safety, housing quality standards, and/or access modifications for homeowners and renters, so long as permission from property owners is granted. CDBG funds to prioritize minor home repair dollars to be invested in homes located in Low Resource/ High Segregation & Poverty Areas, as defined by State HCD's Opportunity Area Maps, that are at greatest risk of displacement. Over the next eight years, DOH's definition of Low Resource/ High Segregation & Poverty Areas may change but such change will be informed by State HCD's guidance. The County may also use other relevant metrics to identify low-income communities that are at greatest risk for displacement.	2023-2031; annual review	Ongoing
1.3	Encourage lead mitigation and energy, water efficiency, and resilience/weatherization retrofits, in existing, naturally occurring affordable housing stock through funding programs and/or with other incentives	2023-2031; annual review	Ongoing
1.4	Incentivize the rehabilitation of existing affordable multifamily housing rental stock to include retrofits for energy (including rooftop solar), seismic upgrades, weatherization, and water efficiency appliances. Include prioritizing these types of retrofits in Notices of Funding Availability (NOFA).	2023-2031; annual review	Ongoing
2.1	Evaluate existing neighborhood conditions and consider the needs and desires of existing residents when amending the General Plan and Zoning Regulations	2023-2031	Ongoing
3.1	Continue the County's prohibition on condominium conversions unless vacancy rates exceed the limit established in the Condominium Conversion Ordinance.	2023-2031	Ongoing

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Jurisdiction n		San Mateo County - Unincorporated	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
4.1	Inventory, monitor, and manage the unincorporated County’s entire stock of units with long-term or permanent affordability restrictions (including those resulting from financial subsidies, deed restrictions, inclusionary requirements, density bonuses, and all other types of long-term restrictions). The County, potentially in collaboration with other jurisdictions, will make a complete inventory of the current countywide stock of all restricted below-market-rate (BMR) housing, including for-sale and rental units. The list will be updated as units are added to or removed from affordability restrictions, and all units will be monitored on a periodic basis to ensure that they are not being converted to market rates prior to the expiration of their affordability term. This process may be part of the ongoing implementation of the 21 Elements Collaborative workplan, managed by the City/County Association of Governments of San Mateo County (C/CAG) and DOH, which will coordinate ongoing housing efforts between County jurisdictions.	By end of 2027	Underway
4.2	Respond to any notices including Notice of Intent to Pre-Pay, Owner Plans of Action, or Opt-Out Notices filed on assisted projects. Encourage local qualified entities to consider acquiring the at-risk project should the property owner indicate a desire to sell or transfer the property	On receipt of notices	Ongoing
4.3	Support existing affordable housing projects seeking resyndication of tax credits by extending and restructuring existing County loan and affordability terms. Support the addition of new tax credit funding which will be used to fund major rehabilitation work on aging deed-restricted properties.	2023-2031; annual review	Ongoing
4.4	Study the impact of extending the affordability term on County loans to 99 years as a mechanism of maximizing investments made by the County.	2027-2028	Not begun
4.5	Continue to evaluate naturally occurring affordable multifamily properties at risk of sale and conversion to market-rate housing for risk and cost efficiency to determine feasibility for County financial support of these projects.	2023-2031; biannual review	Ongoing

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction			
n		San Mateo County - Unincorporated	
Reporting Year			
2024		(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
5.1	Study, and consider enacting an ordinance that would: require the County to assess the potential impacts of any demolitions and/or conversions of multi-family residential property to non-residential uses, (including demolition for purposes of conversion, and demolition due to rehabilitation, health and safety, and code compliance issues, including those demolitions initiated by County enforcement action) on the housing need described in the County Housing Element; formally delegate authority to the Housing Department to assess impacts and determine appropriate mitigation measures; require mitigation measures on the part of the property owner to offset the loss of housing stock and increased housing need due to demolition and/or conversion, potentially including in-lieu fees and/or other mitigation, and; require the County to work with property owners, including offering rehabilitation, relocation, and other assistance when feasible, to ensure that any demolition and conversion that would adversely impact the County's housing need is avoided or mitigated to the maximum possible extent	2025-2026	Initial evaluation underway
6.1	Continue administering Section 8 and other rental assistance programs, which are targeted to very low- and extremely low-income individuals and families, including seniors, homeless households, and persons with disabilities. Currently these programs include the Mainstream Vouchers, Housing Choice Voucher; Project-Based Rental Assistance; Family Unification Program; Foster Youth Initiative; Homeownership; Moving To Work Self-Sufficiency; Moving To Work Housing Readiness; Provider- Based Assistance, Permanent Supportive Housing; HUD-VASH; HUD Stability Vouchers; and HUD's Emergency Housing Voucher Program.	2023-2031	Ongoing
6.2	Seek out new public and private sources of funding to address additional rental assistance needs in the County. For example, with the support from the Veterans Administration and San Mateo County's Continuum of Care, the Housing Authority has applied successfully for new HUD-VASH, Housing Stability Vouchers, and Permanent Supportive Housing Vouchers in past years. In 2021, the Housing Authority applied for and was awarded new Emergency Housing Vouchers from HUD under the American Rescue Plan Act of 2021. DOH will continue to identify and obtain similar new funding sources as they become available.	2023-2031; annual review and applications	Ongoing
6.3	Monitor Federal actions and appropriations regarding extension of Section 8 contracts, and actively support additional appropriations. Monitor State actions and appropriations regarding rental subsidy/assistance programs, and actively support additional funding for operating subsidies in deeply affordable housing developments.	2023-2031	Ongoing
6.4	Continue to actively work to retain existing landlords offering units to households with Section 8 vouchers, and seek new potential landlords willing to join the program.	2023-2031	Ongoing; quarterly workshops
6.5	Identify barriers for tenant-based voucher holders who seek housing in areas that increase access to areas such as education, economic mobility, and health.	2023-2031; baseline report in 2025	Ongoing; underway

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction		San Mateo County - Unincorporated	
Reporting Year		2024 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
7.1	Regulate the potential closure of mobile home parks and mitigate impacts on park residents through implementation of the County's Mobile Home Park Change of Use Ordinance, Ordinance Code Chapter 5.156.	2023-2031	Ongoing; no closures have been proposed
7.2	Regulate any proposed mobile home rent increases in accordance with County's Mobile Home Rent Control Ordinance, Chapter 1.30 of the County Ordinance Code.	2023-2031; annual reporting	Ongoing
7.3	Continue to monitor mobile home park operations and rents to ensure compliance with County Ordinance Code Chapters 1.30 and 5.16, and County Zoning Regulations Chapter 26, and improve data reporting and collection systems to support reporting of data required of mobile home park owners/operators pursuant to County regulations.	DOH will annually collect operational and rent data from all parks as required by County regulations, and complete ongoing analysis of compliance with County regulations. The leads will create an online data portal allowing mobile home park owners/operators to easily enter required data through a web-based interface. 2023-2031; data portal will be implemented in 2025	The data collection work is ongoing. The data portal has not yet been implemented.
7.4	Determine and appropriately delegate areas of individual and shared responsibility for mobile home oversight and complaint response across County Departments and create a system to automate complaint distribution and response.	Interdepartmental working group establishment will occur in 2024-2025, with workgroup established by June 2025. Creation of online complaint/inquiry portals for park residents and owners/operators will occur in 2025-2026, with portals operational by September 2026.	This work has not yet commenced.
7.5	Continue to review and evaluate the utilization of federal, state and local funds as appropriate to assist with stabilization and preservation of mobile home housing stock, relocation assistance, renovation of mobile park home infrastructure, and opportunities to purchase mobile home parks. Provide technical assistance to tenants to the extent possible in applying for funding opportunities	2023-2031; annual review	Ongoing
7.6	Study policies and funding opportunities to preserve mobile home parks as affordable through the conversion of ownership or control to resident organizations, nonprofit housing sponsors, land trusts, or local public entities. In particular, study right of first refusal/right of first offer practices for tenants and nonprofits to purchase mobile home park sites	2028-2029; recommendations by June 2029	Not begun
7.7	Explore feasibility of Innovative Housing Types in Mobile Home Parks, including tiny homes and other housing types currently disallowed or not in common use.	2025	Not begun
8.1	Analyze and monitor the potential and actual displacing impacts of programs such as Plan Bay Area/One Bay Area Grants, State and Federal designations, and other funding programs intended to promote development and redevelopment in specifically targeted areas	2023-2031, as funding policies are released	Ongoing; no new funding sources yet identified

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction			
San Mateo County - Unincorporated			
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
9.1	Continue to provide financial support, from local and federal sources, to community-based agencies and organizations working to educate landlords and tenants about their rights and responsibilities and providing referrals, mediation and other assistance.	2023-2031; annually w/ NOFAs	Ongoing
10.1	Coordinate all code enforcement actions that have the potential to result in displacement with the Housing Department.	2023-2031; MOU in 2025	Ongoing; MOU not begun
11.1a	Assess the status and implementation of the North Fair Oaks Community Plan, reassess community needs and goals, and determine amendments to the Plan to better meet those needs, and to ensure that fair housing and equity goals are directly incorporated in the Plan and its implementation programs.	July/August 2024	Complete
11.1b	Implement additional zoning updates consistent with implementation of the updated North Fair Oaks Community Plan.	by October 2024	Complete
11.2	Housing Element Rezoning Program: Rezoning to provide additional capacity for lower income RHNA categories, and to meet the Sites Inventory requirements of state law, pursuant to Government Code section 65583.2, subdivisions (h) and (i).	January 2025-January 2026	Underway, on track
11.3	Housing Production Monitoring and Response. Ongoing assessment of housing production throughout Housing Element Cycle 6, and additional programmatic actions to meet housing need if production is insufficient to address the County’s RHNA.	2023-2031; assessment of progress by June 2027; changes as needed by March 2028	Ongoing
11.4	Objective Design Standards. Create objectively applicable design standards, administered at the staff level without hearings or other discretionary review, for single-family residential development subject to design review	2025 - 2027	Underway; standards currently in draft
11.5	Identification of Additional Rezoning Strategies. Identification of additional unincorporated areas appropriate for changes to zoning, beyond those identified in Program 11.2 that are required to meet the County’s RHNA, in order to further diversify the County’s housing stock and address fair housing issues and goals identified in Appendix G (Affirmatively Furthering Fair Housing).	2028-2029	Not begun; assessment in 2028
11.6	Monitoring and Assessment of Urban Midcoast Permit Limit. Monitor the annual issuance of permits for residential development in the County’s Urban Midcoast, and if the 40-unit limit on annual permit issuance poses a constraint to development during the Housing Element Period, amend the limit to allow additional permit issuance.	2023-2931	Ongoing, changes tbd as needed
12.1	Monitor housing production against the RHNA, submitting Annual Progress Reports to HCD and updates to the Board of Supervisors. Adjust implementation strategies and policies and programs as needed, based on the results of periodic monitoring.	2023-2031	Ongoing; 2023 and 2024 APRs complete

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Jurisdiction			
San Mateo County - Unincorporated			
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
13.1	As part of staff reports to the Planning Commission and the Board on residential developments, continue to include a section outlining mitigation measures to reduce community concerns and environmental impacts in ways other than lowering densities, and recommend reductions in density, in cases where allowed density is discretionary, only after all other mitigation measures have been determined to be infeasible.	2023-2031	Ongoing
14.1	As part of the zoning amendments related to the rezoning program described in HE 11.2, add residential uses as ministerially permitted uses, not requiring use permits, in specific commercial areas and zoning districts. Lead: Planning and Building Department	2024-2025, with zoning amendments	Underway w/ HE 11.2
14.2	When funding is available, the County will pursue opportunities for the acquisition and/or rehabilitation of sites for affordable housing development, including but not limited to conversion of commercial properties and other buildings that can be converted to permanent or interim housing.	2023-2031; annual evaluation	Ongoing
14.3	When opportunities for development arise on lands owned by school districts and faith-based organizations within the County, County to investigate these sites for affordable housing.	2023-2031; annual evaluation	Ongoing; no opportunities as yet
15.1	Encourage infill development on vacant or redevelopable lots (including County-owned lots) in already developed areas, near existing infrastructure, and prioritize funding assistance for infill development, including affordable housing developments where possible.	2023-2031	Ongoing; one infill RFP on County-owned land in 2025
15.2	Include policies and regulations encouraging appropriate transit-oriented development in all revisions to area plans, including any updates to the North Fair Oaks Community Plan and implementing zoning regulations.	NFO Plan, 2025; 2023-2031	NFO Plan assessment complete; ongoing
15.3	When proposed affordable housing projects are not located near transit, encourage developments to maximize non-single occupancy vehicle opportunities and employ Transportation Demand Management strategies such as subsidized transit passes, car share, bicycle and pedestrian infrastructure, safe and secure on-site short- and long-term bicycle parking facilities, and shuttles to access service centers.	2025-2031; annual evaluation	Ongoing
16.1	Explore ways to exempt some types of multifamily and higher density residential development from minimum lot size restrictions, in appropriate areas, through amending the Subdivision Regulations and Zoning Code for areas where multifamily attached development is allowed.	2023-2031, ongoing; HE 11.2, 2025	North Fair Oaks, complete; HE 11.2, late but underway; ongoing
17.1	Refine GIS-based mapping applications that inform developers of identified housing sites available through the Planning and Building Department website.	Jun-25	Underway
17.2	Continue to expedite permit review and waive planning, building and license fees for projects providing housing that is primarily affordable to extremely low-, very low-, and low-income households, including seniors, special needs populations, persons with disabilities	2023-2031; formalize policy by 2026	Ongoing; underway

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction			
San Mateo County - Unincorporated			
Reporting Year			
2024 (Jan. 1 - Dec. 31)			
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
18.1	Continue to support infrastructure expansion and to identify opportunities for County assistance with infrastructure improvements in specific areas, including North Fair Oaks and the unincorporated South Coast, including identification of needs and of external funding sources and other available resources as needed. Continue to identify capital improvements to County-maintained roads necessary to support residential and other types of development.	2023-2031, ongoing; NFO and Pescadero by 2025	NFO, complete; Pescadero, underway; ongoing
19.1	Continue to investigate and refine the existing list of County-owned parcels, including properties declared surplus as well as others that are currently underutilized but not declared surplus, that have potential to be used for affordable housing. For parcels with potential to be used for affordable housing, investigate with the County agency or department controlling such parcels the feasibility of selling, granting, or otherwise transferring the land to a qualified nonprofit developer for affordable housing. Encourage the provision of below market land leases, land donations, or completing land sales with significant write-downs for affordable housing use. Prioritize parcels that score high on the access to opportunity metrics used by Turner Center's Mapping Opportunity in California. This map identifies areas with access to jobs and/or short commute distances for lower-income households. Over the next eight years, DOH's definition of areas of access to opportunity may change but such change will be informed by State HCD's guidance. This activity will create more affordable units in high opportunity areas which will create more housing options for low-income households to live in high opportunity areas.	2023-2031, annual review; refine process by 2027	Ongoing; process refinement not begun
20.1	Continue to apply the County's local density bonus ordinance, consistent with state law, to grant density bonuses to all eligible projects, incentivizing housing production and affordability to the greatest possible extent.	2023-2031	Ongoing
20.2	Updates to County Density Bonus Ordinance to Achieve Compliance with State Law. The County has undertaken multiple recent updates to the County's Density Bonus Ordinance in order to comply with various amendments to State Density Bonus Law. While the County's updated ordinance includes an umbrella provision establishing that, in any cases of conflict with State law, State law supersedes the County's ordinance, the County will undertake additional amendments to ensure that additional recent amendments are fully reflected in the County's Density Bonus Ordinance.	By Fall/Winter 2025	Delayed; will begin in Fall 2025
21.2	Continue to use available local, state, federal, and private funds to increase the supply of extremely low, very low, low- and moderate-income affordable housing through support for site acquisition and new construction.	2023-2031; biannual review	Ongoing

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Jurisdiction			
San Mateo County - Unincorporated			
Reporting Year			
2024 (Jan. 1 - Dec. 31)			
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
22.1A	Pursue and utilize available funding programs for housing and supportive services, including CDBG, HOME, Mental Health Services Act (MHSA), Housing for a Healthy California Program, Homekey, the National Housing Trust Fund, local dollars, and similar programs, and continue to prioritize use of these funds for supportive and extremely low-income housing.	2023-2031, annual review; distribute remaining subsidized by 2026	Ongoing; underway
22.1B	Continue to collaborate within the County, with regional agencies (Human Services Agency, Behavioral Health, Health Plan, All Home, and others), and with community service providers to ensure that (1) appropriate support services are linked with housing, (2) appropriate project location is being considered for special populations, and (3) appropriate design is implemented for special populations.	2023-2021; annually as project proposals are considered	Ongoing
22.1C	Encourage or require developers to use Universal Design elements (building features, fixtures, and other elements) for appropriate new construction projects by including Universal Design as a funding priority in Department of Housing's NOFAs. Adopt and implement Universal Design standards as a mandatory element of appropriate projects, using the Department of Housing and Community Development's model ordinance as a basis for assessment. Align these standards with state funding and any adopted County requirements regarding accessibility standards	2023-2031; study mid-2025 through mid-2026	Not begun
22.1D	Continue to exempt building features intended to increase residential accessibility and visitability in new and remodeled buildings (such as ramps, stairless entries, and other features) from setback requirements, lot coverage restrictions, FAR restrictions, and other appropriate lot development standards, unless these exemptions present safety concerns	20023-2031, ongoing; formal policy by mid-2025	Ongoing; formal procedure not begun
22.1E	Adopt a formal reasonable accommodation procedure that allows applicants to pursue exemptions beyond those offered by the standard zoning and land use exception processes, in order to accommodate exceptions necessary for the purposes of creating and maintaining housing for persons with disabilities	Policy adoption by mid-2025	Delayed, will begin late 2025
22.1F	Add 'visitability' requirements in the County's Affordable Housing Fund NOFA and guidelines that all County-funded affordable housing developments meet certain 'visitability' standards.	New guidelines by summer 2026	Underway
22.2A	Support affordable housing opportunities for Large Family Households by using available funding programs (HOME, CDBG, Affordable Housing Fund, and others) to prioritize affordable housing developments that include two and three-bedrooms units for extremely low to very low income households.	2023-2031; annual implementation	Ongoing
22.2B	Support affordable housing opportunities for Large Family Households by encouraging affordable housing development linked to childcare services when feasible.	2023-2031; annual implementation	Ongoing



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction			
San Mateo County - Unincorporated			
Reporting Year			
2024 (Jan. 1 - Dec. 31)			
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
22.2C	Support affordable housing opportunities for Large Family Households by continuing to implement the County's Inclusionary Housing policy's large family unit incentive option, which allows developers to substitute one large market-rate family unit for two otherwise required affordable units. Encourage developers, during design and application phase, to utilize the large family incentive	2023-2031; annual implementation	Ongoing
22.3	Provide funding for the development of affordable housing linked to childcare services to alleviate the cost burdens of lower-income households. Extremely cost-burdened families are considered at high risk of homelessness	Middlefield Junction, 2026; Midway Village, 2027	Middlefield Junction, underway but behind schedule; Midway Village, on track
22.4A	Support the development of housing for farm laborers, and monitor the quality and safety of farm labor housing sites: advocate for federal/state legislation and federal/state funding for programs targeted to provide housing for farmworkers. To expand the use of available funding programs, identify any barriers that may limit access to state or federal resources, and advocate for ways to better align affordable housing opportunities to these resources.	2023-2031	Ongoing
22.4B	Support the development of housing for farm laborers, and monitor the quality and safety of farm labor housing sites: continue to use local funding to the extent possible to support farm worker housing programs and, if needed, identify additional local funding.	2023-2031; annual evaluation; FLH loan distribution, 2026; HMB rent assistance, 2024; model lease template, 2024	<p>\$1MM in County funding through the Farm Labor Housing Loan Program has been awarded to a farm operator to create 4 new farmworker housing units. Construction is set to commence in 2025.</p> <p>Since 2023, the County and City of Half Moon Bay have collectively continued to provide emergency rental assistance to the farmworkers displaced by the Half Moon Bay mass shooting while new permanent and/or interim housing options are identified.</p> <p>In 2024, through the Measure K Equity Innovation Fund, DOH funded the work for the creation of a form of model lease template for farmworkers living in employer-owned housing.</p>
22.4C	Support the development of housing for farm laborers, and monitor the quality and safety of farm labor housing sites: collaborate with housing developers to identify sites for developing affordable housing for farmworker households, and work with farm owners and operators, community partners, and other organizations to assess opportunities to expand and/or renovate existing farm labor housing sites.	2023-2031, ongoing; 555 Kelly and Cypress Point, status update/implementation mid-2026	Ongoing, Cypress Point and Kelly Street projects on track

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Jurisdiction			
San Mateo County - Unincorporated			
Reporting Year			
2024 (Jan. 1 - Dec. 31)			
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
22.4D	Support the development of housing for farm laborers, and monitor the quality and safety of farm labor housing sites: work with the Department of Housing, Planning Department, community partners that represent and assist farmworkers, and farm owners, to monitor, and inspect farm labor housing sites to assess the health and safety of employees, as required by the California Employee Housing Act.	2023-2031; annual inspections	Ongoing
22.4E	Support the development of housing for farm laborers, and monitor the quality and safety of farm labor housing sites: engage with community organizations, regional collaborative groups, agricultural stakeholders, and regulatory agencies to identify barriers to creating affordable housing for farmworker households. Engagement will aim to identify ways to balance affordable housing needs for farmworkers with environmental, educational, and open space needs.	2023-2031; Housing Choice Voucher distribution beginning 2024	Ongoing; voucher distribution begun
22.5	A comprehensive study of housing characteristics and needs in the unincorporated rural South Coast, including housing availability and affordability, housing stock conditions, constraints to housing production, farm labor housing conditions and needs, and comprehensive strategies to address housing needs, undertaken with robust participation from all segments of and stakeholders in the South Coast community, and in collaboration with established community partners.	2024-2026; working group, scoping and costing, RFP, study, finalize July 2026, BOS action as needed by 2027	Delayed; study not begun (22.8, related, underway)
22.6	Revisit, revise, and significantly expand 2016 Farm Labor Housing Study to capture subsequent changes in farm labor conditions, assess progress in creating and improving farm labor housing, and identify new strategies to address farm labor housing needs.	Complete by December 2026	Pescadero phase, 22.8, underway
22.7	Preliminary planning effort intended to determine the need for and efficacy of a community plan for Pescadero, undertaken in collaboration with local stakeholders, the Pescadero Municipal Advisory Council, the Office of Supervisorial District 3, and other partners. The planning study will be informed by the findings of the South Coast Housing Study and Farm Labor Housing Study, and will be staggered to begin after information from those efforts is available.	Workplan, scoping, RFP by 2026; final by August 2027	Scoping underway; implementation roughly 8-12 months behind schedule
22.8	Analyze and identify sites suitable for the development of farmworker/workforce housing and limited visitor serving commercial facilities on sites in and adjacent to the town of Pescadero (within one mile of County Service Area 11's service boundaries), identify regulatory and other barriers to production of such development, amend regulations for sites identified as appropriate to facilitate and streamline production, and identify and recommend other strategies to promote farm labor/workforce housing and limited commercial facilities	Mid-2026 to winter 2027	Underway, roughly one year ahead of schedule

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

Jurisdiction		San Mateo County - Unincorporated	
Reporting Year		2024 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
22.9A	Provide affordable housing opportunities and supportive services to homeless individuals and families: continue to use CDBG, HOME, local funds, Mental Health Services Act (MHSA), No Place Like Home, Housing for a Healthy California Program, Homekey, and similar programs to support emergency, interim, and permanent housing opportunities.	2023-2031, ongoing; review expanded targets in 2024-2025	Ongoing; review complete
22.9B	Provide affordable housing opportunities and supportive services to homeless individuals and families: continue to require that at least 5% of units in affordable housing projects funded with local funds are set aside for homeless households and prioritize funding for projects that set aside 20% of units or more to homeless households.	2023-2031, ongoing; review expanded targets in 2024-2025	Ongoing; review complete
22.9C	Provide affordable housing opportunities and supportive services to homeless individuals and families: secure funding (including rental subsidies) to acquire and operate interim and permanent supportive housing through local, state, and federal funds.	2023-2031, ongoing; review expanded targets in 2024-2025	Ongoing; review complete
22.9D	Provide affordable housing opportunities and supportive services to homeless individuals and families: continue to support community-based organizations that provide rapid rehousing, housing navigation services and other homelessness prevention efforts.	2023-2031, ongoing; review expanded targets in 2024-2025	Ongoing; review complete
22.1	Continue to support the County’s Center on Homelessness by implementing housing strategies promulgated through the Ending Homelessness in San Mateo County report or applicable implementation plan	2023-2031	Ongoing
22.11	Assist and support the development of housing for extremely low-income households of all housing types:	2023-2031; new voucher distributions, 2024-2026	Ongoing; voucher distribution underway
22.12	Review and amendment to zoning and permitting regulations as needed to streamline and facilitate permitting of special needs housing and ensure compliance with State law, including: supportive housing by-right; transitional housing permitted as a typical residential use; group homes in all residential districts; compliant definition of "family;" emergency shelters per State law; SRO facilitation	Assess August 2025-April 2025; changes December 2026	Not yet begun
23.1	Continue the County’s membership and active participation in HEART, including providing policy and program support and fiscal and legal services	2023-2021	Ongoing
23.2	Advance the All Home Regional Action Plan (RAP) developed by the Regional Impact Council (RIC) which outlines eight strategic priorities and a program investment framework to reduce unsheltered homelessness by 75% across the Bay Area by 2024.	223-2025	Underway
23.3	Collaborate in partnership with Bay Area Housing Finance Authority (BAHFA)/Association of Bay Area Governments (ABAG) to tackle the regional housing needs on a larger scale	2023-2031	Ongoing

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction		San Mateo County - Unincorporated	
Reporting Year		2024 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
23.4	Partner with C/CAG to support the current work and proposed continuation of the “21 Elements” countywide collaborative of local jurisdictions (all 20 cities within the County, in addition to the County). Continue to (a) provide research and technical support for jurisdictions on housing-related state and local policies and (b) help jurisdictions with ongoing implementation issues related to completed Housing Elements	2023-2031	Ongoing
23.5	Partner with Home for All, a collaborative initiative comprised of the County of San Mateo, local governments, school districts, community-based organizations, faith-based organizations, advocacy groups and businesses, to work on a variety of strategies that contribute to housing solutions. These strategies include community conversations and public engagement around housing topics, sharing best practices for housing policy and funding solutions, supporting innovative housing solutions like second units, and educating community members about permanent supportive housing.	2023-2031	Ongoing
23.6	Incentivize affordable housing developers to leverage private funds from philanthropic organizations or private companies when feasible	2023-2031; annual NOFA review and updates	Ongoing
24.1	Consider amending the County’s Inclusionary Housing ordinance to add an inclusionary requirement for larger-scale single-family residential developments.	2024-2026	Underway; will depend on an Inclusionary/Impact Fee Nexus Study (HE 26.1) currently in consultant solicitation phase
24.2	Modify administrative guidelines for the Inclusionary Housing ordinance as a tool to guide implementation of the ordinance and provide clarity and flexibility within the ordinance requirements for situations not addressed in detail. Tie required inclusionary unit housing price and rent levels in the administrative guidelines to TCAC or HUD’s published rents and prices, or other regularly adjusted levels, rather	2024-2026	Underway; will follow completion of Nexus Study
25.1	Continue to impose and collect affordable housing impact fee on eligible development projects, and accrue in Affordable Housing Fund for appropriate disbursement, while undertaking a new nexus study, in collaboration with other local jurisdictions on the model of the “Grand Nexus Study” that was the basis of adoption of the County’s impact fee in 2016, determining current need and appropriate fee levels for various kinds of development	2024-2026	Underway; roughly one year behind schedule
26.1	Continue to implement the County’s ADU ordinance, which significantly facilitates and incentivizes ADU production in all residential zoning districts, in excess of the requirements of State law, and undertake any additional updates required for consistency with future changes to State law.	2024-2031; annual review of ADU production and State law	Ongoing
26.2	ADU Streamlining Program. Continue implementing the County’s ADU permit streamlining program, created in 2022, which expedites permit processing for ADUs, on a separate fast-track processing program.	2023-2031	Ongoing

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction			
n		San Mateo County - Unincorporated	
Reporting Year		(Jan. 1 - Dec. 31)	
2024			
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
26.3	ADU One Stop Shop. Continue to manage, in collaboration with the cities of Pacifica, Redwood City, and East Palo Alto, and other selected cities, the “ADU One Stop Shop” pilot program, which stimulates ADU production by creating a single point of contact for ADU feasibility, design, budgeting, permitting, contracting, and construction services while investigating the program’s impact on regional ADU production	2023-2024	Program concluded; replaced with HE 26.4
26.4	ADU Resource Center. Launch ADU Resource Center, in partnership with the cities of Atherton, Belmont, Brisbane, Burlingame, County of San Mateo, Daly City, East Palo Alto, Foster City, Half Moon Bay, Menlo Park, Millbrae, Pacifica, Portola Valley, Redwood City, San Bruno, San Mateo, South San Francisco, and Woodside to provide tools, educational materials, and dedicated staff to help jurisdictions and homeowners to expand on the work first established with the One Stop Shop pilot program in 2019 to increase ADU production. The Center would serve homeowners in answering feasibility questions, providing personalized assessments, sharing access to affordability programs, and offering pre-approved plans; and support local staff in housing element implementation, updating ordinances, providing process improvements to streamline review, support on opt-in programs for affordable production, and providing jurisdiction- specific training and materials.	2024-2026, to be evaluated in 2026	Ongoing through at least 2026
26.5	Preapproved ADU Design Templates. Continue to participate in HEART’s multijurisdictional effort to create and adopt pre-approved design templates for ADUs, to facilitate potential applicants design and application for ADUs, and reduce costs of design and permitting.	Templates adopted in 2026	Replaced by ADU Resource Center ADU Plan Gallery
26.6	Preapproved ADU Approval Process. Create a formalized application, submittal, review, and approval process for pre-approved ADU plans, and publicize the process and any pre-approved plans on the County website for public use.	Formalize process in 2025	Not yet begun; will rely on ADU Plan Gallery (HE 26.5), to begin in Fall 2025
26.7	Updates to County ADU Ordinance to Achieve Compliance with State Law. While state law supersedes the County’s regulations in cases of conflict, and the County continues to fully implement all provisions of state ADU law, recent legislative cycles have introduced provisions not captured in the County’s most recently-adopted ADU regulations.	2024	Updates complete (however, State law has again changed in 2025, requiring further updates)
26.8	ADU Production and Affordability Monitoring. Monitor the production and affordability of accessory dwelling units throughout the Housing Element period, and assess and implement additional strategies to facilitate and promote ADU production and affordability as needed.	2023-2031; annual assessment	Ongoing
27.1	Continue to provide support for affordable homeownership opportunities for lower-income residents. DOH will continue to have a funding priority in its Affordable Housing Fund NOFA to encourage affordable homeownership development in High and Highest Resource areas as defined by the State	2023-2031; annually upon release of NOFAs	Ongoing

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction		San Mateo County - Unincorporated	
Reporting Year		2024 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
27.2	Continue to provide technical assistance to HEART for its first-time homebuyer program which provides a 5% downpayment – without private mortgage insurance – to qualifying homebuyers.	2023-2031; ongoing as long as program operates; annual review	Ongoing
28.1	Continue to support programs that facilitate co-living opportunities for low- income households as funds are available on a competitive basis.	2023-2031	Ongoing
29.1	Engage in and support public awareness and education, civic engagement activities, and other community education and involvement efforts. Also, continue to promote coordination and cooperation amongst developers, residents, property owners, and other stakeholders through the Home for All collaboration. As applicable, a limited number of projects may utilize the Planning Department’s Pre-Application Workshop process to engage the public regarding the development of affordable housing development projects.	2023-2031	Ongoing
29.2	Continue to provide support to and collaborate with community nonprofits engaged in civic engagement and community education activities.	2023-2031	Ongoing
30.1	Continue to offer fee reductions, waivers or deferrals for affordable housing developments and review policy for clarity and ease and effectiveness of implementation	2023-2031; assess if process amendments required, changes in 2026 if needed	Ongoing
31.1	As area plan updates and/or rezonings occur, assess and revise the parking requirements in the County’s Zoning Regulations to reflect the parking needs of different types of multifamily, special needs, and affordable housing and transit-oriented-development (including mixed uses with commercial/retail existing standards. Use the findings of the North Fair Oaks Community Plan update as well as other available parking data and best practices to help establish parking standards for these types of projects. development), which are often lower than those of single-family residential uses, and may be significantly lower than the County’s	HE 11.2 in 2026; other changes as Plan amendments occur	HE 11.2 underway; ongoing
32.1	Utilize opportunities at existing interdepartmental meetings to provide educational sessions with key County staff in Planning and Building, Public Works, Health, Environmental Health, the County Executive’s Office, and other departments, as needed.	2023-2031	Ongoing
33.1	Coordinate, in conjunction with C/CAG, inter-jurisdictional efforts during future housing element cycles. Continue collaborative work on housing element implementation and monitoring issues.	2023-2031, quarterly	Ongoing
34.1	Provide community education materials and outreach regarding housing needs, and support efforts by nonprofits and jurisdictions to promote diverse community participation in the development, implementation, and monitoring of housing plans.	2023-2031	Ongoing

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction			
San Mateo County - Unincorporated			
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
35.1	Encourage transit-oriented development, high-density housing, and mixed- use developments in appropriate locations countywide such as along transit corridors and in commercial areas. Encourage all affordable housing projects adjacent to or near transit for high density residential and mixed- use development to explore the maximum allowable density. Provide and seek funding assistance to the extent possible for the development of affordable housing and bicycle and pedestrian infrastructure components of mixed-use and transit-oriented development.	2023-2031, annual review	Ongoing; Middlefield Junction improvements underway
35.2	Continue to participate in housing and transportation task forces that support the goals of the Housing Element, including those that aim to increase transit and active transportation infrastructure, programs, and funding for low-income residents. Task forces could include the Grand Boulevard Initiative, San Mateo County Transportation Working Group, Home for All, Caltrain’s City Staff Coordinating Group, 21 Elements, and others.	2023-2031	Ongoing
35.3	Pursue implementation of transportation programs, plans, and infrastructure that support future transit-oriented, high-density and mixed- use developments and aim to reduce single-occupancy vehicle use for low- income households. Examples include implementation of the Unincorporated San Mateo County Active Transportation Plan (SMC ATP), North Fair Oaks Bicycle and Pedestrian Railroad Crossing and Community Connections Study recommendations, and the Midcoastside Transportation Demand Management Plan (TDM Plan).	2023-2031; NFO Study 2024; Midcoast TDM, 2025	Ongoing; NFO Study complete; TDM Plan underway but behind schedule
36.1	Continue to use CDBG and other local funds to fund fair housing enforcement, education, and technical assistance in the County. Adhere to any implementation plans that are in place related to the County’s Affirmatively Furthering Fair Housing policies and programs	2023-2031	Ongoing; annual review
36.2	Ensure that fair housing information is disseminated and readily available at public locations throughout the County, including County offices and other public County locations, libraries, community meeting facilities, and other appropriate locations.	2023-2031	Ongoing
36.3	Continue to promote the County’s program for referring fair housing complaints to appropriate organizations and agencies for resolution through mediation, legal action, or other appropriate means, and ensure that information on the fair housing complaint referral and resolution process is publicly available both through materials distributed at public locations throughout the County, and on the County’s websites.	2023-2031; website updates by 2026	DOH will start the work of updating the DOH website this year, which is focused on making it easier for community members to identify the information they are seeking including related to Fair Housing resources.
36.4	Continue to fund non-profit organizations and programs that monitor enforcement of California’s Fair Employment and Housing Act (FEHA) which makes it illegal for landlords to reject tenants based on the source of their income, including disallowing rejection of tenants reliant on Section 8 vouchers and other sources of public assistance	2023-2031; website info in 2025	DOH will start the work of updating the DOH website this year, which is focused on making it easier for community members to identify the information they are seeking including related to Fair Housing resources.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction			
n		San Mateo County - Unincorporated	
Reporting Year		(Jan. 1 - Dec. 31)	
2024			
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
	Continue to support the development of a multilingual regional online affordable housing listings portal that provides residents that are seeking affordable housing with a user-friendly site where all available affordable housing opportunities are consolidated in one place. The development of this site is currently funded with local and state funding sources. This goal will support HE 36.6, below, by improving marketing efforts for affordable housing opportunities.	Site in 20024; updates throughout 2023-2031	In 2024, the County of San Mateo transitioned to utilizing the Doorway Housing Portal, a regional affordable housing listings site run by the Bay Area Housing Finance Agency. Additionally, The County of San Mateo utilized the Doorway portal to receive applications for Stone Pine Cove, the newest affordable housing development for farmworkers in the City of Half Moon Bay.
36.5	Affirmatively market County supported affordable units, through the multilingual online affordable housing listings portal and elsewhere, to underrepresented groups such as people with disabilities, extremely low- income households, Hispanic households, and American Indian or Alaskan Native households to the extent that this marketing does not violate Fair Housing requirements.	By 2025 and annually, on NOFA drafting	The work of incorporating affirmative marketing requirements is underway with the upcoming 2025 Affordable Housing Fund NOFA.
36.6	Housing Authority affirmatively further fair housing by accepting applications through a variety of methods when marketing/advertising the opening of applications for project-based vouchers	2023-2031; annual evaluation	Ongoing
36.7	Submit an Equity Plan under HUD’s new AFFH rule for the County of San Mateo	At least once during Housing Element cycle	Not begun; need TBD based on Federal changes
36.8	DOH defines high-opportunity areas as tracts that rank above the regional average in at least four of the following indicators: share of the population above 200% of the poverty line; share of the population (25 years+) with a Bachelor’s degree or higher; employment-to-population ratio for the population 20 to 60 years old; 4th grade reading proficiency in three closest elementary schools; share of students not on Free and Reduced Price Meals in the three closest elementary schools; and/or high school graduation rate in the three closest high schools. DOH defines jobs-rich areas as tracts where the number of all jobs within 3 miles of the tract, or jobs that pay less than \$40,000/year within 3 miles are above the regional median. Together, High Opportunity Jobs-Rich (HOJR) areas are mapped here: Turner Center’s Mapping Opportunity in California (https://mappingopportunityca.org). Over the next eight years, DOH’s definition of HOJR may change, but such change will be informed by State HCD’s guidance.	2023-2031; annually on release of AHF NOFA	Ongoing
37.1	The County will continue to support affordable housing needs in historically disinvested lower resourced communities of color by continuing to provide funding for preservation of existing affordable housing and creation of new affordable housing developments in Low Resource and High Segregation & Poverty Areas.	2023-2031; annually on release of Federal and AFH NOFAs	Ongoing; Federal NOFA status TBD
38.1			



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

Jurisdiction n		San Mateo County - Unincorporated	
Reporting Year		2024 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
38.2	Support the work of creating programs and policies that aim to reduce displacement in low-income communities of color. This work will inform future programs, policies, and strategies that focus on providing housing stability and reducing displacement in existing low-income residents	224-2026; possible County funding of EPA Housing Preservation in 2024-2025; evaluate in 2026	The contract for the City of East Palo Alto's Affordable Housing Preservation Strategy work was approved by the Board of Supervisors in the spring of 2024 and was executed with a one-year term. The City has commenced the work and the County will work collaboratively to identify how learnings will be shared with other jurisdictions.
39.1	Invest in environmental hazard remediation, parks and landscaping, and urban design to improve the environmental landscape in the unincorporated areas of San Mateo County. Target Census tracts in the Harbor/Industrial area with environmental remediation and improvements.	Projects identified by 2030	Underway
39.2	Promote the hiring of (1) certified Minority Owned Business Enterprise ("MBE") and Women Owned Business Enterprise ("WBE") contractors, sub- contractors, and suppliers participating in the development of affordable housing properties that benefit from federal funding passed through DOH	2023-2031, annually	Ongoing
39.3	Encourage Local Hiring. Encourage developers and contractors to evaluate hiring local labor, hiring from, or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages.	Publicize resource guide in 2024; ongoing reference in NOFAs; annual updates	Not yet begun; roughly 6 months behind schedule
40.1	Encourage single-family and multi-family property owners and renters to access energy assessments, programs, and rebates.	2023-20031	Ongoing
40.2	Promote the use of solar roof systems and other passive solar devices in coordination with batteries in multifamily affordable housing to reduce the demand for electricity from the grid during peak times and support the transition away from natural gas to all-electric appliances.	2023-2031; annual review	Ongoing
41.1	Align climate adaptive housing goals with new construction affordable housing funding opportunities.	2025-2026	Not begun; roughly 6 months behind schedule
41.2	Encourage new construction affordable housing developments to meet energy efficiency and green building practices requirements set forth by state financing agencies	2023-2031; annual review	Ongoing
42.1	Update the County's General Plan and zoning regulations to ensure internal consistency between the Housing Element, the other elements of the General Plan, and the County's implementing ordinances including, but not limited to, the Zoning Regulations. Also, strive for consistency with countywide plans including, but not limited to, the Shared Vision 2025, Countywide Transportation Plan 2040, Plan Bay Area Plan, and the Unincorporated County's Active Transportation Plan.	2023-2031	NFO Plan Complete; Climate Action Plan Complete; EJ Element, Safety Element underway; zoning updates pending; ongoing