

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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March 30, 2026

Steve Monowitz, Director
Community Development Department
County of San Mateo
455 County Center, 2nd floor
Redwood City, CA 94063

Dear Steve Monowitz:

RE: County of San Mateo's 6th Cycle (2023-2031) Draft Amendment to the Housing Element

Thank you for submitting the County of San Mateo's (County) draft amendment to the housing element that was received for review on March 19, 2026. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

On March 7, 2025, HCD found the County's revised draft housing element met the statutory requirements of State Housing Element Law (Gov. Code, § 65580 et seq.). However, the housing element could not be found in substantial compliance until the County had completed necessary rezones (See Below). This draft amendment does not impact the March 7, 2025 finding that the housing element meets statutory requirements. The housing element will comply with State Housing Element Law when rezoning is complete and the element is re-adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

A jurisdiction that did not adopt a compliant housing element within 120 days from the statutory deadline must rezone sites within one year of the statutory deadline and meet requirements pursuant to Government Code sections 65583, subdivision (c)(1)(A) and 65583.2, subdivisions (c), (h) and (i). As this year has passed and rezoning has not been completed, the housing element is out of compliance and will remain out of compliance until the rezoning have been completed. Once the County completes the rezone, a copy of the resolution or ordinance should be transmitted to HCD. HCD will review the documentation and issue correspondence identifying the updated status of the County housing element compliance.

As a reminder, the County's 6th cycle housing element was due January 31, 2023. As of today, the County has not completed the housing element process for the 6th cycle. The County's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the County to expeditiously move forward with rezoning and adopt and submit to HCD to regain housing element compliance.

For your information, since the element relies on nonvacant sites to accommodate 50 percent or more of the lower-income Regional Housing Needs Allocation (RHNA), requirements are triggered to make findings based on substantial evidence (as part of adoption by resolution) that the existing use is not an impediment and will likely discontinue in the planning period pursuant to Government Code section 65583.2, subdivision (g)(2).

Pursuant to Government Code section 65583.3, subdivision (b), the County must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory and submit an electronic version of the sites inventory. While the County has submitted an electronic version of the sites inventory, if changes occur or have occurred since submittal, any future adopted version of the element must also submit the electronic version of the sites inventory.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Pursuant to Government Code section 65583.3, subdivision (b), the County must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory and submit an electronic version of the sites inventory. While the County has submitted an electronic version of the sites inventory, given the changes, any future re-adopted versions of the element must also submit the electronic version of the sites inventory to sitesinventory@hcd.ca.gov.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County will meet housing element requirements for these and other funding sources.

Steve Monowitz, Director
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HCD appreciates the County's hard work and diligence during the housing element process and looks forward to receiving the re-adopted element. If you have any questions or need additional technical assistance, please contact Anthony Errichetto, of our staff, at Anthony.Errichetto@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall". The signature is stylized and cursive, with a prominent "P" and "M".

Paul McDougall
Senior Program Manager