



BOARD OF SUPERVISORS

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM 5

Owner: **N/A**

Applicant: **Planning and Building Department**

File Number: **N/A**

Location: **Unincorporated County**

APN: **N/A**

Informational briefing on the status of the County's amendments to the draft Housing Element update in response to comments from the California Department of Housing and Community Development



OVERVIEW

- Housing Element is part of County General Plan, updated each 8 years
- Includes policies and programs to meet need for housing for all residents over the next 8 years
- Must assess fair housing needs and incorporate appropriate policies
- Must show the County has enough existing or proposed development sites to meet its share of regional housing needs (RHNA) over the next 8 years
- Must be submitted to California Department of Housing and Community Development (HCD) for review and certification as compliant with State law



OVERVIEW

- Draft Housing Element submitted to California Department of Housing and Community Development in January 2023
- HCD response received April 2023
- HCD response identified various necessary amendments
- Board of Supervisors update and direction June 13, 2023



ADDITIONAL INFORMATION

All materials, including HCD comment letter, available at:

<https://www.smcgov.org/planning/san-mateo-county-housing-element-update-2023-2031>



AMENDMENTS IN RESPONSE TO HCD COMMENT

- Addition of local rent data to confirm local rental costs
- Additional information on County's development fees
- More detailed timelines, milestones and goals for policies and programs
- Addition of Coastal Zone housing data: market-rate and affordable
- Explanation of how County's ADU and Density Bonus ordinances comply with State law



AMENDMENTS IN RESPONSE TO HCD COMMENT

- Assertion of County's compliance with permitting of supportive, transitional, emergency shelter housing and navigation centers
- Detailed description of County's Inclusionary Housing regulations
- More detailed evaluation of effectiveness of past policies
- Additional information on condition of County housing stock



AFFIRMATIVELY FURTHERING FAIR HOUSING

- Engaged consultant to expand and refine AFFH analysis
 - More extensive analysis of integration, segregation, racial and ethnic concentrations of wealth and poverty and access to resources within and between County areas
 - Comparison of local fair housing factors to regional trends
 - Assessment of displacement risk from disaster
 - Description of County's fair housing enforcement process
- AFFH analysis should be completed within the next few weeks
 - *Except* AFFH assessment of Sites Inventory and Rezoning Program



SITES INVENTORY UPDATES

- Engaged consultant to refine Sites Inventory
 - Full re-analysis of inventory (except single-family sites)
 - Identification of additional capacity of existing sites
 - More robust data justifying developability assumptions
 - Identification of sites not previously included
 - Determination of remaining RHNA shortfall



REZONING PROGRAM

- Rezoning all of unincorporated Colma to allow 100 to 150 units/acre
 - Larger geography, significantly more density
- Assessment of Urban Midcoast rezoning sites:
 - Multifamily zoned sites (R-3) – rezone to high density
 - Commercial zoning districts – rezone to mixed-use



REZONING PROGRAM

- Assessment of Devonshire (San Carlos/Belmont) area – potential TBD
- Assessment of West Menlo Park – vacant parking parcels only
- Broadmoor (Daly City) proposal unchanged - rezone limited commercial area to 87 units/acre



SITES INVENTORY AND REZONING PROGRAM

- New Sites Inventory and Rezoning Program estimated to be complete in approximately 6 week
- AFFH analysis of new Sites Inventory, Rezoning Program



NEW POLICIES

Labor Standards:

“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.”



NEW POLICIES

Zoning amendments for special needs housing:

- Review zoning regulations and permitting process for any necessary changes to comply w/ State law regarding:
 - Supportive housing
 - Emergency Shelters
 - Transitional housing
 - Navigation centers
 - SROs



NEW POLICIES

South Coast Housing Study:

- Comprehensive assessment of south coast housing conditions, needs, fair housing issues
- Identification of policies and programs to address issues and needs
- (Pescadero, Loma Mar, Dearborn Park, La Honda)



NEXT STEPS

- Sites Inventory and Rezoning Program – September 2023
- BOS Hearing(s) – October 2023
- Resubmittal to HCD – at Board's direction; October 2023



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ADDITIONAL INFORMATION



HOUSING ELEMENT COMPONENTS

- Assessment of demographics, housing conditions, and housing needs
- Evaluation of constraints to housing production
- Assessment of housing resources
- Evaluation of the prior housing element
- Identification of capacity to meet projected housing need
 - Sites Inventory and the Regional Housing Needs Allocation (RHNA)
- A Housing Plan, with goals, policies and programs to meet housing needs
- A fair housing assessment, and plan to affirmatively further fair housing



County RHNA: Current v 2023-2031

Income Level	RHNA 5 Allocation	RHNA 6 Allocation	Increase
Very Low Income (50% AMI)	153	811	658 (430%)
Low Income (60% AMI)	103	468	365 (354%)
Moderate Income (80% AMI)	102	433	331 (325%)
Above Moderate Income (120% AMI)	555	1,121	566 (102%)
TOTAL:	913	2,833	1,920 (210%)



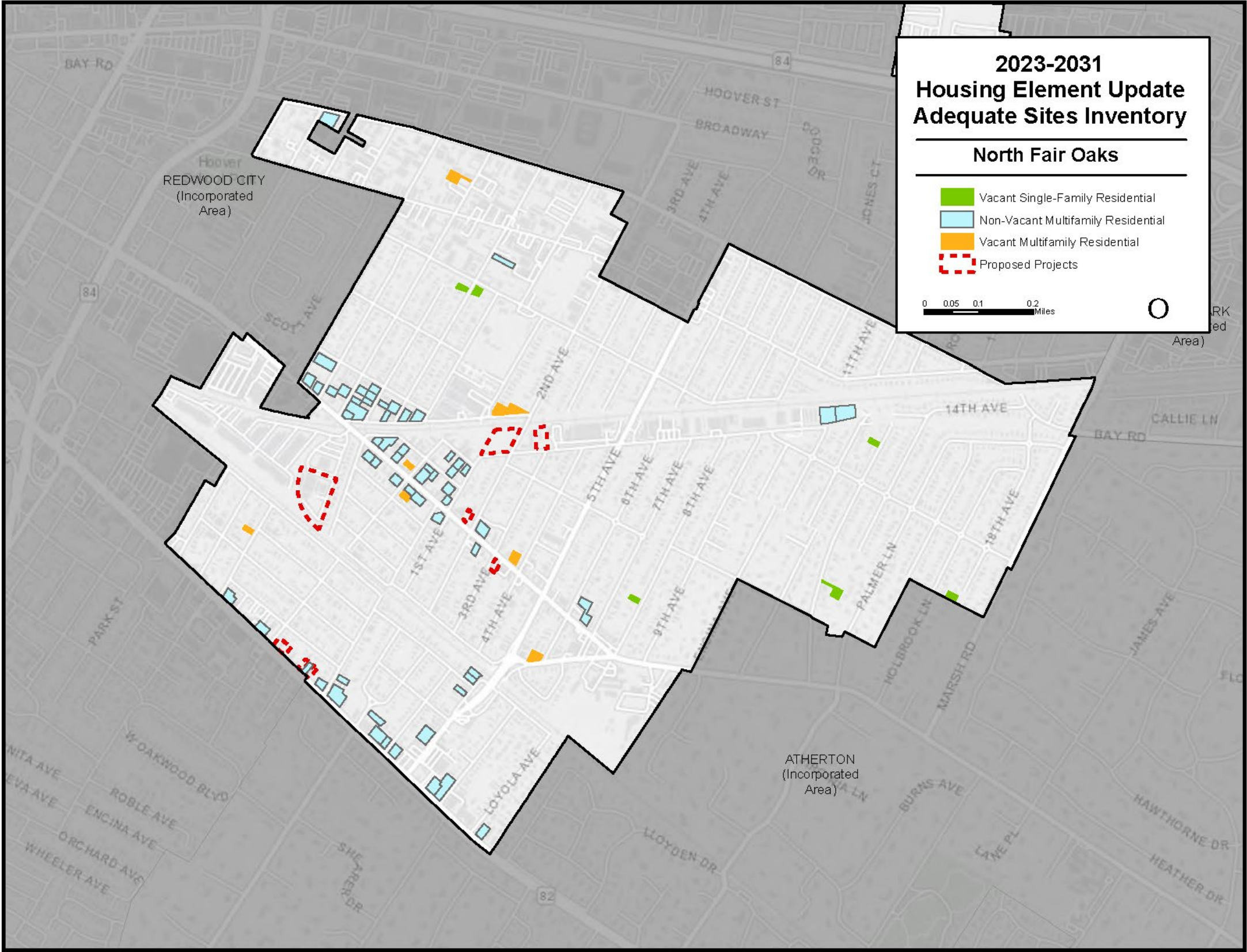
SITES INVENTORY

- Sites Inventory must assess sites available for housing production
- May include vacant sites, and potential sites for redevelopment
- May credit projects already approved, entitled, underway
- May credit projections of ADU and other anticipated non-site-specific production if reasonable
- Sites must be feasibly developable
- If there is insufficient capacity to meet RHNA, County must commit to creating more sites



SITES INVENTORY

- Projected ADU production, based on past trends
- Projected SB 9 production, based on applications since SB 9 took effect
- Pipeline projects: multifamily projects approved, entitled, and/or significantly advanced
- Vacant and non-vacant sites suitable for development and redevelopment





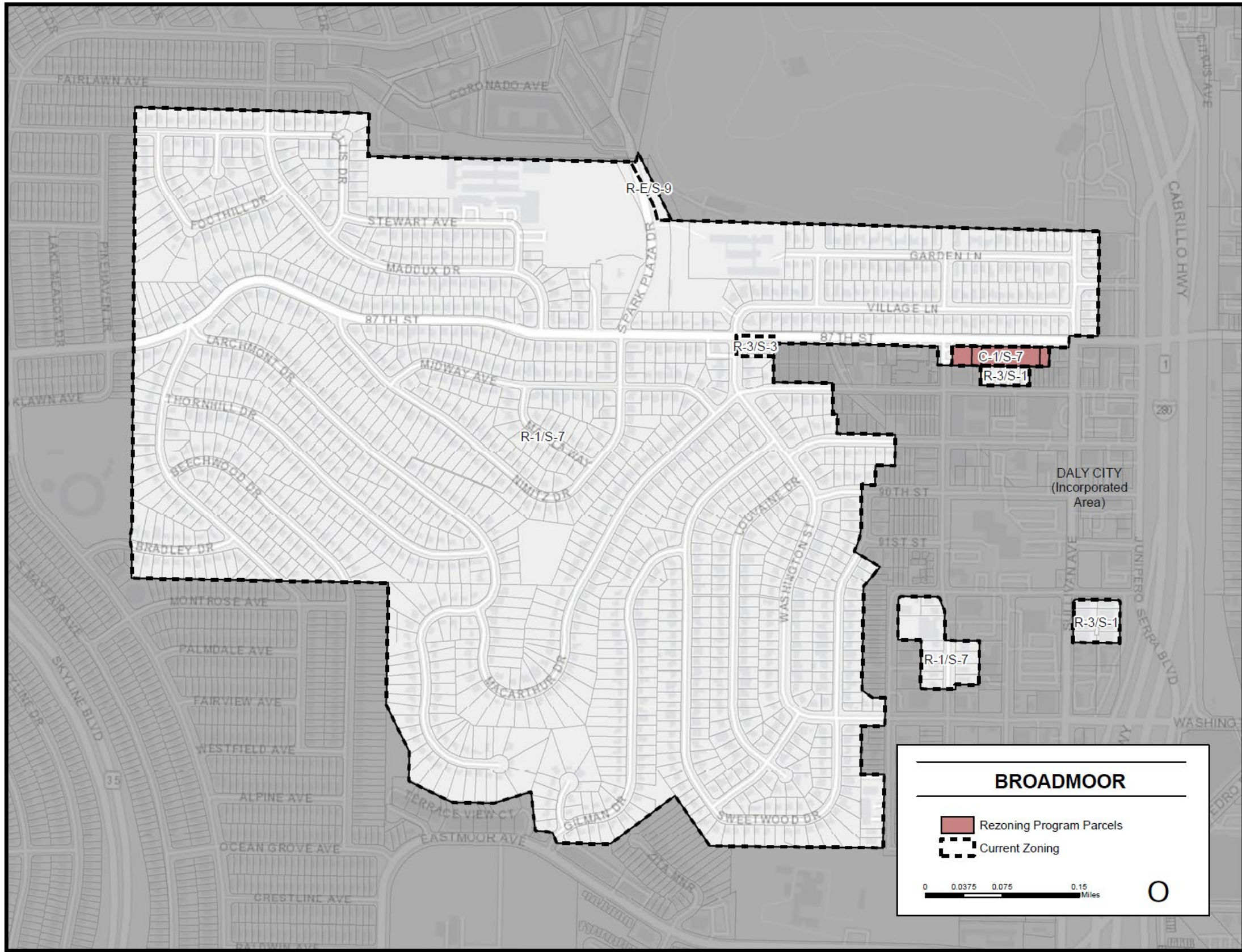
SITES INVENTORY VS RHNA

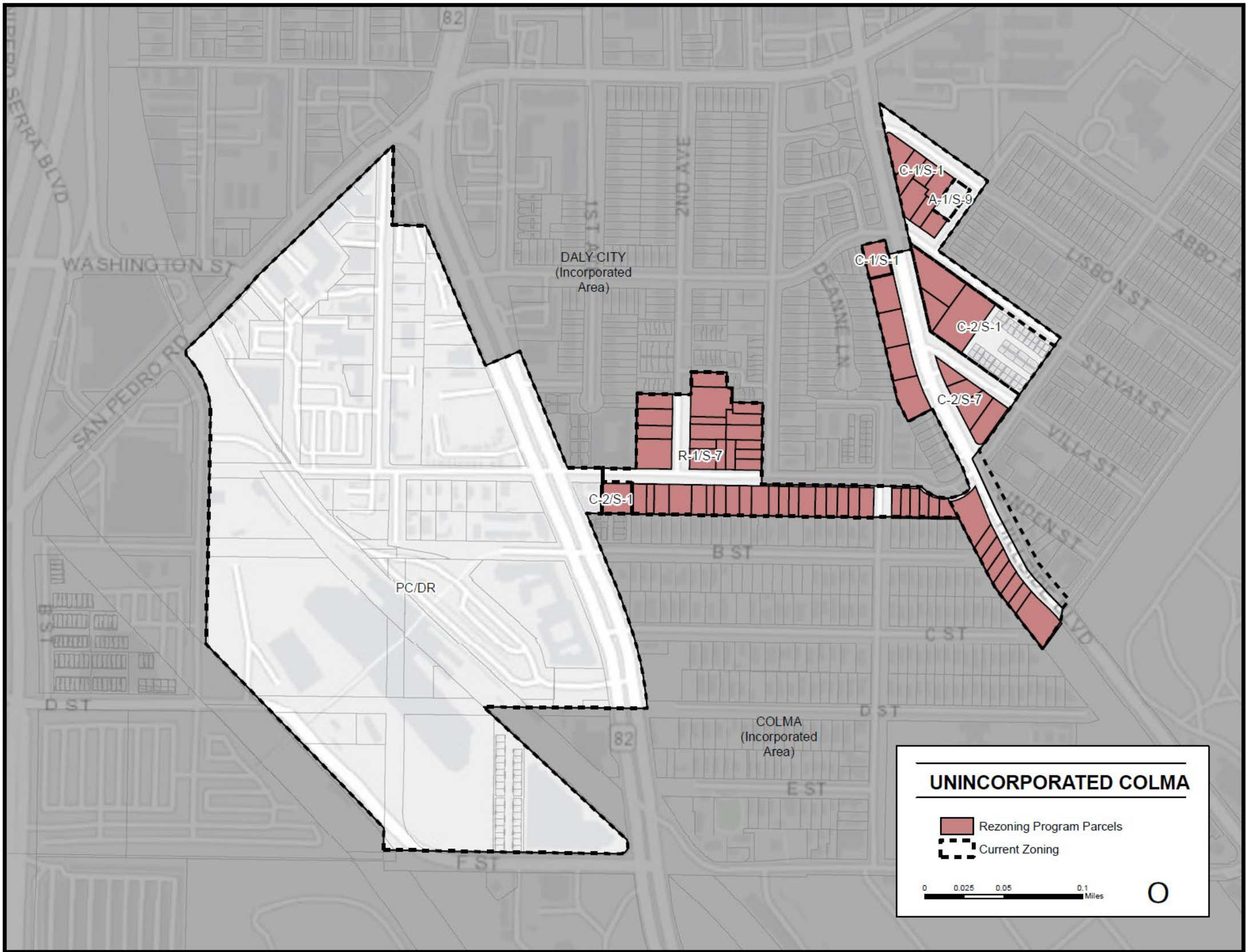
Income Category	RHNA	Vacant SFR	Vacant MFR	Non-Vacant MFR	Pipeline (RHNA Credits)	ADUs	SB 9 Units	Total Units	Surplus/ (Deficit)
Very Low	811	0	23	265	296	107	0	690	(121)
Low	468	0	22	260	239	107	0	627	159
Moderate	433	0	55	214	44	107	88	508	75
Above Moderate	1,121	493	181	645	147	36	88	1,589	468
Total	2,833	493	280	1,384	726	355	176	3,414	581



REZONING PROGRAM

		Potential Units by Income Level			
Community Area	Parcels	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Broadmoor	4	23	21	21	17
Harbor Industrial	10	409	403	403	22
Uninc Colma	73	90	80	80	365
Total	87	522	504	504	404







SITES INVENTORY vs RHNA w/ REZONING

Income Category	RHNA	Total Units	Original Surplus/ (Deficit)	Units from Rezoning	Surplus/ (Deficit) w/ Rezoning
Very Low	811	690	(121)	522	401
Low	468	627	159	504	663
Moderate	433	508	75	504	579
Above Moderate	1,121	1,589	468	404	872
Total	2,833	3,414	581	1,934	2,515