

## **ATTACHMENT A**

San Mateo County 2022 Housing Element Annual Progress Report pursuant to the requirements of Government Code section 65400.

*Note: Data is presented exactly in the format required for submittal to the California Department of Housing and Community Development (HCD). Data will be submitted to HCD on or before April 1, 2023.*

<b>Jurisdiction</b>	ateo County - Unincorporated	
<b>Reporting Year</b>	2022	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	24
Low	Deed Restricted	0
	Non-Deed Restricted	14
Moderate	Deed Restricted	2
	Non-Deed Restricted	19
Above Moderate		22
<b>Total Units</b>		<b>81</b>

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
SFA	0	1	0
SFD	70	17	20
2 to 4	0	4	0
5+	0	0	0
ADU	7	57	32
MH	0	0	0
<b>Total</b>	<b>77</b>	<b>79</b>	<b>52</b>

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	150
Number of Proposed Units in All Applications Received:	152
Total Housing Units Approved:	41
Total Housing Units Disapproved:	0

**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

		1	2										3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	153	-	-	7	-	33	33	-	-	-	98	55	
	Non-Deed Restricted		-	-	1	-	-	-	-	24	-			
Low	Deed Restricted	103	-	-	30	-	33	35	-	-	-	150	-	
	Non-Deed Restricted		1	3	1	21	12	-	-	14	-			
Moderate	Deed Restricted	102	-	-	-	-	-	-	-	2	-	112	-	
	Non-Deed Restricted		6	7	4	7	34	33	-	19	-			
Above Moderate		555	-	53	50	45	78	163	62	-	22	473	82	
Total RHNA		913												
Total Units			-	60	60	88	106	275	163	-	81	833	137	

NOTE: PRIOR YEAR DATA IS PROVIDED BY HCD FROM ITS REPORTING SYSTEM. Due to data lags, calendar year 2021 data, which was submitted in 2022, is not included in this table.





037144860	882 STEVEN ST, MOSS BEACH, CA 94038-0000	BLD2022-00157	SFD	O	01/19/2022							1	1	0	0	No	No	N/A	Pending
036152340	2071 DAVIS ST, MONTARA, CA 94027-2000	BLD2022-01725	SFD	O	07/05/2022							1	1	0	0	No	No	N/A	Pending
070602200	1196 VALPARAISO AVE, MENLO PARK, CA 94025-3000	BLD2022-00500	SFD	O	02/28/2022							1	1	0	0	No	No	N/A	Pending
074612220	399 CAMINO AL LAGO, MENLO PARK, CA 94025-0000	BLD2022-02056	SFD	O	02/25/2022							1	1	0	0	No	No	N/A	Pending
074625200	2061 MANZANITA AVE, MENLO PARK, CA 94025-2000	BLD2022-01221	SFD	O	01/17/2022							1	1	0	0	No	No	N/A	Approved
074626030	2132 VALPARAISO AVE, MENLO PARK, CA 94025-0000	BLD2022-01015	SFD	O	02/26/2022							1	1	1	0	No	No	N/A	Approved
074628420	2040 SHARON RD, MENLO PARK, CA 94025-0000	BLD2022-00233	SFD	O	01/31/2022							1	1	1	0	No	No	N/A	Approved
074628430	960 LUCKY AVE, MENLO PARK, CA 94025-0000	BLD2022-00400	SFD	O	02/18/2022							1	1	1	0	No	No	N/A	Approved
074628460	2051 LIBERTY PARK AVE, MENLO PARK, CA 94025-2000	BLD2022-02605	SFD	O	01/13/2022							1	1	0	0	No	No	N/A	Pending
074102030	221 VINE ST, MENLO PARK, CA 94025-0000	BLD2022-00129	SFD	O	01/14/2022							1	1	1	0	No	No	N/A	Approved
074102510	1595 PALA ALTO WAY, MENLO PARK, CA 94025-0000	BLD2022-00614	SFD	O	01/15/2022							1	1	1	0	No	No	N/A	Approved
077151190	264 LA CUESTA DR, MENLO PARK, CA 94025-0000	BLD2022-01302	SFD	O	01/26/2022							1	1	0	0	No	No	N/A	Pending
037124340	129 ARBOR LN, MOSS BEACH, CA 94038-0000	BLD2022-00263	SFD	O	03/03/2022							1	1	0	0	No	No	N/A	Pending
037278010	851 OCEAN BLVD, MOSS BEACH, CA 94038-0000	BLD2022-00682	SFD	O	01/22/2022							1	1	1	0	No	No	N/A	Approved
049103330	110 DOLTON AVE, SAN CARLOS, CA 94067-0000	BLD2022-01645	SFD	O	01/12/2022							1	1	0	0	No	No	N/A	Pending
057111340	52 W SUMMIT DR, EMERALD LAKE HILLS, CA 94620-0000	BLD2022-02839	SFD	O	02/25/2022							1	1	0	0	No	No	N/A	Pending
057141100	434 SUMMIT DR, EMERALD LAKE HILLS, CA 94620-0000	BLD2022-01636	SFD	O	07/7/2022							1	1	0	0	No	No	N/A	Pending
057163090	570 LIVE OAK LN, REDWOOD CITY, CA 94061-0000	BLD2022-00389	SFD	O	02/13/2022							1	1	0	0	No	No	N/A	Pending
059272120	473 RUTHERFORD AVE, REDWOOD CITY, CA 94061-0000	BLD2022-02064	SFD	O	01/26/2022							1	1	0	0	No	No	N/A	Pending
060066310	548 6TH AVE, MENLO PARK, CA 94025-0000	BLD2022-02672	SFD	O	01/13/2022							1	1	0	0	No	No	N/A	Pending
060135060	751 17TH AVE, MENLO PARK, CA 94025-0000	BLD2022-02705	SFD	O	01/15/2022							1	1	0	0	No	No	N/A	Pending
060163180	501 10TH AVE, MENLO PARK, CA 94025-0000	BLD2022-01866	SFD	O	01/04/2022							1	1	0	0	No	No	N/A	Pending
062150350	944 MENLO OAKS DR, MENLO PARK, CA 94025-0000	BLD2022-01930	SFD	O	01/11/2022							1	1	1	0	No	No	N/A	Pending
068031210	114 AGUA VISTA CT, EMERALD LAKE HILLS, CA 94620-0000	BLD2022-02914	SFD	O	02/12/2022							1	1	0	0	No	No	N/A	Pending
069353520	485 DENISE LN, REDWOOD CITY, CA 94061-0000	BLD2022-02297	SFD	O	01/26/2022							1	1	0	0	No	No	N/A	Pending
070280460	51 VASILAKOS WAY, MENLO PARK, CA 94025-0000	BLD2022-00760	SFD	O	01/30/2022							1	1	1	0	No	No	N/A	Approved
074091910	2043 SHARON RD, BLOT 1, MENLO PARK, CA 94025-0000	BLD2022-00120	SFD	O	01/18/2022							1	1	1	0	No	No	N/A	Approved
074091930	2045 SHARON RD, BLOT 2, MENLO PARK, CA 94025-0000	BLD2022-00122	SFD	O	01/18/2022							1	1	1	0	No	No	N/A	Approved
041191020	2051 QUIJENS LN, SAN MATEO, CA 94401	PLN2022-00030	ADU	R	07/2/2022							1	1	1	0	No	No	N/A	Approved
047275450	1100 COLUMBUS ST, EL GORDON, CA 94020-0000	PLN2022-00354	ADU	R	11/29/2022							1	1	0	0	No	No	N/A	Approved
057081190	264 SYLVAN WAY, EMERALD LAKE HILLS, CA 94620-0000	PLN2022-00199	ADU	R	01/22/2022		1					1	1	1	0	No	No	N/A	Approved
057123010	29 W SUMMIT DR, REDWOOD CITY, CA 94061	PLN2022-00196	ADU	R	01/20/2022			1				1	1	1	0	No	No	N/A	Approved
057171080	3106 OAK KNOLL DR, REDWOOD CITY, CA 94061	PLN2022-00270	ADU	R	01/31/2022			1				1	1	0	0	No	No	N/A	Approved
067250000	12400 SKYLINE BLVD, WOODBRIDGE, CA 94701	PLN2022-00109	ADU	R	01/04/2022				1			1	1	0	0	No	No	N/A	Approved
037053080	1585 SURFVIEW VALLEY RD, REAR, MOSS BEACH, CA 94038	PLN2022-00058	FLH	R	01/17/2022					2		2	2	0	0	No	No	N/A	Approved
081250000	123 SEASIDE SCHOOL RD, SAN Geronimo, CA 94061	PLN2022-00326	FLH	R	01/02/2022			1				1	1	0	0	No	No	N/A	Approved
036102490	8003 ST. MONTESSA RD	PLN2022-00265	SFD	O	01/25/2022							1	1	0	0	No	No	N/A	Approved
036103620	700 GEORGE ST, MONTARA, CA 94025	PLN2022-00173	SFD	O	01/19/2022							1	1	0	0	No	No	N/A	Approved
037122210	144 ACTON AVE, MOSS BEACH, CA 94038	PLN2022-00183	SFD	O	01/01/2022							1	1	0	0	No	No	N/A	Approved
037225070	0 PARK WAY, MOSS BEACH, CA 94038-0000	PLN2022-00070	SFD	O	01/17/2022							1	1	0	0	No	No	N/A	Approved
047061060	130 CARMEL AVE, EL GORDON, CA 94020-0000	PLN2022-00128	SFD	O	01/20/2022							1	1	0	0	No	No	N/A	Approved
047127180	130 SONOMA AVE, EL GORDON, CA 94020-0000	PLN2022-00367	SFD	O	02/08/2022							1	1	0	0	No	No	N/A	Approved
057081190	264 SYLVAN WAY, EMERALD LAKE HILLS, CA 94620-0000	PLN2022-00199	SFD	O	01/22/2022							1	1	0	0	No	No	N/A	Approved
057111340	52 W SUMMIT DR, EMERALD LAKE HILLS, CA 94620-0000	PLN2022-00155	SFD	O	01/06/2022							1	1	1	0	No	No	N/A	Approved
057123010	29 W SUMMIT DR, REDWOOD CITY, CA 94061	PLN2022-00196	SFD	O	01/20/2022							1	1	1	0	No	No	N/A	Approved
057171080	3106 OAK KNOLL DR, REDWOOD CITY, CA 94061	PLN2022-00270	SFD	O	01/31/2022							1	1	0	0	No	No	N/A	Approved
057170110	293 LAKEVIEW WAY, EMERALD LAKE HILLS, CA 94620	PLN2022-00165	SFD	O	01/13/2022							1	1	0	0	No	No	N/A	Approved
067250000	12400 SKYLINE BLVD, WOODBRIDGE, CA 94701	PLN2022-00109	SFD	O	01/04/2022							1	1	0	0	No	No	N/A	Approved
068211190	1403 WILMINGTON WAY, EMERALD LAKE HILLS, CA 94620-0000	PLN2022-00323	SFD	O	01/07/2022							1	1	1	0	No	No	N/A	Approved
070270070	13 PATTERSON AVE, MENLO PARK, CA 94025-0000	PLN2022-00384	SFD	O	01/28/2022							1	1	1	0	No	No	N/A	Approved

















069292130	2037 HULL AVE, REDWOOD CITY, CA 94061-0000		BLD2021-01830	ADU	R										0
074023050	2084 MANZANITA AVE, MENLO PARK, CA 94025- 0000		BLD2020-02589	ADU	R										0
074062110	2156 STERLING AVE, MENLO PARK, CA 94025- 0000		BLD2021-00632	ADU	R										0
074072020	2124 ASHTON AVE, MENLO PARK, CA 94025- 0000		BLD2021-00303	ADU	R										0
074086230	2110 PROSPECT ST, MENLO PARK, CA 94025-0000		BLD2021-01847	ADU	R										0
074094020	360 LELAND AVE, MENLO PARK, CA 94025-0000		BLD2020-00569	ADU	R										0
048042280	477 3RD AVE, MIRAMAR, CA 94019		BLD2017-02054	ADU	R										0
064370210	1800 HIGGINS CANYON RD, UNIT 1, HALF MOON BAY, CA 94019- 0000		BLD2021-00394	2 to 4	R										0
064370210	1800 HIGGINS CANYON RD, UNIT 4, HALF MOON BAY, CA 94019- 0000		BLD2021-00397	SFA	R										0
055181020	807 14TH AVE, MENLO PARK, CA 94025-0000		BLD2021-02587	SFD	O										0
057214050	3369 OAK KNOLL DR, EMERALD LAKE HILLS, CA 94062-0000		BLD2021-02633	SFD	O										0
074013170	2025 CAMINO AL LAGO, MENLO PARK, CA 94025- 0000		BLD2021-01537	SFD	O										0
074064050	2138 OAKLEY AVE, MENLO PARK, CA 94025- 0000		BLD2021-02888	SFD	O										0
074084120	2040 SHARON RD, MENLO PARK, CA 94025-0000		BLD2022-00243	SFD	O										0
074091310	2045 SHARON RD, MENLO PARK, CA 94025-0000		BLD2022-00568	SFD	O										0
078210100	105 RAPLEY RANCH RD, REDWOOD CITY, CA 94062-0000		BLD2021-03042	SFD	O										0
070280430	25 VASILAKOS WAY, MENLO PARK, CA 94025- 0000		BLD2022-00875	SFD	O										0
077201070	230 S CASTANYA WAY, LADERA, CA 94028-0000		BLD2022-00674	SFD	O										0
041191020	2035 QUEENS LN, SAN MATEO, CA null		PLN2022-00030	ADU	R							1	11/21/2022		1
000000ELG	208 MAGELLAN AVE, HALF MOON BAY, CA 94019- 0000		PLN2018-00490	SFD	O							1	4/9/2020		1
036031280	0 10th ST, MONTARA, CA null		PLN2021-00187	SFD	O							1	5/20/2022		1
036067300	5th ST, Montara, CA null		PLN2021-00422	SFD	O							1	11/21/2022		1
036132210	0 CEDAR AVE, MONTARA, CA null		PLN2019-00362	SFD	O							1	2/6/2023		1
037084240	560 STETSON ST, MOSS BEACH, CA		PLN2021-00458	SFD	O							1	8/11/2022		1

037085020	2006 VALLEMAR ST, MOSS BEACH, CA null	PLN2020-00450	SFD	O							1	11/23/2021	1
037123560	0 Reef Point RD, CA	PLN2021-00267	SFD	O							1	5/12/2022	1
037144260	Sunshine Valley RD, Moss Beach, CA	PLN2018-00391	SFD	O							1	4/16/2021	1
037147030	0 SIERRA ST, MOSS BEACH, CA null	PLN2019-00378	SFD	O							1	11/26/2021	1
037277160	90 MADRONE AVE, MOSS BEACH, CA 94038-0000	PLN2019-00326	SFD	O							1	3/1/2022	1
037278010	0 Ocean BLVD, Moss Beach, CA	PLN2020-00392	SFD	O							1	7/8/2022	1
037278090	989 OCEAN BLVD, MOSS BEACH, CA 94038	PLN2020-00043	SFD	O							1	4/11/2022	1
047043030	130 PRESIDIO AVE, EL GRANADA, CA 94019	PLN2019-00119	SFD	O							1	11/18/2019	1
047161100	Highland AVE, El Granada, CA	PLN2017-00191	SFD	O							1	6/9/2022	1
047207060	180 AVENUE BALBOA, EL GRANADA, CA 94018	PLN2021-00406	SFD	O							1	6/14/2022	1
047217110	340 AVENUE DEL ORO, EL GRANADA, CA 94019	PLN2020-00266	SFD	O							1	3/28/2022	1
047221060	417 AVENUE DEL ORO, EL GRANADA, CA 94019	PLN2018-00236	SFD	O							1	5/19/2022	1
047292080	Malaga ST, El Granada, CA	PLN2021-00281	SFD	O							1	4/4/2022	1
048044200	380 MEDIO AVE, MIRAMAR, CA 94019	PLN2021-00292	SFD	O							1	5/9/2022	1
048054220	345 MIRAMAR DR, HALF MOON BAY, CA 94019	PLN2020-00291	SFD	O							1	6/6/2022	1
048063420	515 HERMOSA AVE, MIRAMAR, CA null	PLN2021-00047	SFD	O							1	8/17/2021	1
049103330	110 DOLTON AVE, SAN CARLOS, CA	PLN2020-00265	SFD	O							1	3/4/2022	1
054247050	624 HURLINGAME AVE, REDWOOD CITY, CA 94063-0000	PLN2021-00301	SFD	O							1	2/18/2022	1
057111340	52 W SUMMIT DR, EMERALD LAKE HILLS, CA 94062-0000	PLN2022-00155	SFD	O							1	11/10/2022	1
057143100	434 SUMMIT DR, EMERALD LAKE HILLS, CA 94062-0000	PLN2021-00029	SFD	O							1	3/16/2022	1
057203050	411 CREST DR, REDWOOD CITY, CA null	PLN2021-00367	SFD	O							1	5/5/2022	1
057270110	939 LAKEVIEW WAY, EMERALD LAKE HILLS, CA null	PLN2022-00165	SFD	O							1	12/15/2022	1
067167070	229 HUCKLEBERRY TRAIL, WOODSIDE, CA 94062	PLN2018-00289	SFD	O							1	10/22/2019	1
068162520	745 CALIFORNIA WAY, REDWOOD CITY, CA	PLN2021-00385	SFD	O							1	5/17/2022	1
068211270	115 Wika Ranch CT, RWC, CA	PLN2021-00128	SFD	O							1	7/15/2022	1

070270070	18 PATTERSON AVE, MENLO PARK, CA 94025-0000	PLN2022-00384	SFD	O							1	2/3/2023	1
086031190	85 STAGE RD, PESCADERO, CA 94060-0000	PLN2020-00442	SFD	O							1	6/29/2022	1
086191100	12720 CABRILLO HWY, SAN GREGORIO, CA	PLN2021-00022	SFD	O							1	1/6/2023	1
037117140	120 ELLENDALE ST, MOSS BEACH, CA null	PLN2020-00205	SFD	O							1	1/25/2022	1
057231110	755 OAKVIEW WAY, REDWOOD CITY, CA null	PLN2020-00246	SFD	O							1	3/17/2022	1
057022070	243 FERNDALE WAY, REDWOOD CITY, CA null	PLN2021-00288	SFD	O							1	10/7/2022	1
036310180	1455 AUDUBON ST, Montara	PLN2010-00079	SFD	O							1	12/20/2019	1
036025330	350 9TH ST, MONTARA, CA null	PLN2018-00269	SFD	O							1	10/14/2022	1
036243110	15 BAY VIEW RD, MONTARA, CA 94037	PLN2017-00017	SFD	O							1	6/11/2019	1
037123430	199 ARBOR LN, MOSS BEACH, CA	PLN2016-00444	SFD	O							1	8/17/2020	1
047173150	148 SAN PEDRO RD, EL GRANADA, CA 94018	PLN2015-00221	SFD	O							1	5/26/2021	1
047181080	170 DEL MONTE RD, EL GRANADA, CA 94018	PLN2018-00343	SFD	O							1	12/4/2022	1
049110080	121 DOLTON AVE, SAN CARLOS, CA 94070	PLN2020-00372	SFD	O							1	9/27/2022	1
047137100	247 SAN JUAN AVE, EL GRANADA, CA 94019-0000	PLN2018-00320	SFD	O							1	1/10/2020	1
037014030	0 13TH ST, MONTARA, CA 94037-0000	PLN2019-00251	SFD	O							1	2/2/2022	1
047212150	463 THE ALAMEDA, EL GRANADA, CA 94019	PLN2019-00512	SFD	O							1	7/24/2020	1
049110070	123 DOLTON AVE, REDWOOD CITY, CA	PLN2020-00336	SFD	O							1	2/10/2022	1
057163090	570 LIVE OAK LN, REDWOOD CITY, CA	PLN2019-00400	SFD	O							1	8/23/2022	1
066230050	2450 PURISIMA CREEK RD, HALF MOON BAY, CA 94019-0000	PLN2020-00133	SFD	O							1	7/12/2022	1
000000ELG	208 MAGELLAN AVE, HALF MOON BAY, CA 94019-0000	PLN2018-00490	SFD	O							1	4/9/2020	1
036031280	0 10th ST, MONTARA, CA null	PLN2021-00187	SFD	O							1	5/20/2022	1
036067300	5th ST, Montara, CA null	PLN2021-00422	SFD	O							1	11/21/2022	1
036132210	0 CEDAR AVE, MONTARA, CA null	PLN2019-00362	SFD	O							1	2/6/2023	1
037084240	560 STETSON ST, MOSS BEACH, CA	PLN2021-00458	SFD	O							1	8/11/2022	1
037085020	2006 VALLEMAR ST, MOSS BEACH, CA null	PLN2020-00450	SFD	O							1	11/23/2021	1
037123560	0 Reef Point RD, CA	PLN2021-00267	SFD	O							1	5/12/2022	1
037144260	Sunshine Valley RD, Moss Beach, CA	PLN2018-00391	SFD	O							1	4/16/2021	1
037147030	0 SIERRA ST, MOSS BEACH, CA null	PLN2019-00378	SFD	O							1	11/26/2021	1



037277160	90 MADRONE AVE, MOSS BEACH, CA 94038-0000	PLN2019-00326	SFD	O							1	3/1/2022	1
037278010	0 Ocean BLVD, Moss Beach, CA	PLN2020-00392	SFD	O							1	7/8/2022	1
037278090	989 OCEAN BLVD, MOSS BEACH, CA 94038	PLN2020-00043	SFD	O							1	4/11/2022	1
047043030	130 PRESIDIO AVE, EL GRANADA, CA 94019	PLN2019-00119	SFD	O							1	11/18/2019	1
047161100	Highland AVE, El Granada, CA	PLN2017-00191	SFD	O							1	6/9/2022	1
047207060	180 AVENUE BALBOA, EL GRANADA, CA 94018	PLN2021-00406	SFD	O							1	6/14/2022	1
047217110	340 AVENUE DEL ORO, EL GRANADA, CA 94019	PLN2020-00266	SFD	O							1	3/28/2022	1
047221060	417 AVENUE DEL ORO, EL GRANADA, CA 94019	PLN2018-00236	SFD	O							1	5/19/2022	1
047292080	Malaga ST, El Granada, CA	PLN2021-00281	SFD	O							1	4/4/2022	1
048044200	380 MEDIO AVE, MIRAMAR, CA 94019	PLN2021-00292	SFD	O							1	5/9/2022	1
048054220	345 MIRAMAR DR, HALF MOON BAY, CA 94019	PLN2020-00291	SFD	O							1	6/6/2022	1
048063420	515 HERMOSA AVE, MIRAMAR, CA null	PLN2021-00047	SFD	O							1	8/17/2021	1
049103330	110 DOLTON AVE, SAN CARLOS, CA	PLN2020-00265	SFD	O							1	3/4/2022	1
054247050	624 HURLINGAME AVE, REDWOOD CITY, CA 94063-0000	PLN2021-00301	SFD	O							1	2/18/2022	1
057111340	52 W SUMMIT DR, EMERALD LAKE HILLS, CA 94062-0000	PLN2022-00155	SFD	O							1	11/10/2022	1
057143100	434 SUMMIT DR, EMERALD LAKE HILLS, CA 94062-0000	PLN2021-00029	SFD	O							1	3/16/2022	1
057203050	411 CREST DR, REDWOOD CITY, CA null	PLN2021-00367	SFD	O							1	5/5/2022	1
057270110	939 LAKEVIEW WAY, EMERALD LAKE HILLS, CA null	PLN2022-00165	SFD	O							1	12/15/2022	1
067167070	229 HUCKLEBERRY TRAIL, WOODSIDE, CA 94062	PLN2018-00289	SFD	O							1	10/22/2019	1
068162520	745 CALIFORNIA WAY, REDWOOD CITY, CA	PLN2021-00385	SFD	O							1	5/17/2022	1
068211270	115 Wika Ranch CT, RWC, CA	PLN2021-00128	SFD	O							1	7/15/2022	1
070270070	18 PATTERSON AVE, MENLO PARK, CA 94025-0000	PLN2022-00384	SFD	O							1	2/3/2023	1
086031190	85 STAGE RD, PESCADERO, CA 94060-0000	PLN2020-00442	SFD	O							1	6/29/2022	1
086191100	12720 CABRILLO HWY, SAN GREGORIO, CA	PLN2021-00022	SFD	O							1	1/6/2023	1
037117140	120 ELLENDALE ST, MOSS BEACH, CA null	PLN2020-00205	SFD	O							1	1/25/2022	1

057231110	755 OAKVIEW WAY, REDWOOD CITY, CA null	PLN2020-00246	SFD	O							1	3/17/2022	1
057022070	243 FERNDAL WAY, REDWOOD CITY, CA null	PLN2021-00288	SFD	O							1	10/7/2022	1
036310180	1455 AUDUBON ST, Montara	PLN2010-00079	SFD	O							1	12/20/2019	1
036025330	350 9TH ST, MONTARA, CA null	PLN2018-00269	SFD	O							1	10/14/2022	1
036243110	15 BAY VIEW RD, MONTARA, CA 94037	PLN2017-00017	SFD	O							1	6/11/2019	1
037123430	199 ARBOR LN, MOSS BEACH, CA	PLN2016-00444	SFD	O							1	8/17/2020	1
047173150	148 SAN PEDRO RD, EL GRANADA, CA 94018	PLN2015-00221	SFD	O							1	5/26/2021	1
047181080	170 DEL MONTE RD, EL GRANADA, CA 94018	PLN2018-00343	SFD	O							1	12/4/2022	1
049110080	121 DOLTON AVE, SAN CARLOS, CA 94070	PLN2020-00372	SFD	O							1	9/27/2022	1
047137100	247 SAN JUAN AVE, EL GRANADA, CA 94019-0000	PLN2018-00320	SFD	O							1	1/10/2020	1
037014030	0 13TH ST, MONTARA, CA 94037-0000	PLN2019-00251	SFD	O							1	2/2/2022	1
047212150	463 THE ALAMEDA, EL GRANADA, CA 94019	PLN2019-00512	SFD	O							1	7/24/2020	1
049110070	123 DOLTON AVE, REDWOOD CITY, CA	PLN2020-00336	SFD	O							1	2/10/2022	1
057163090	570 LIVE OAK LN, REDWOOD CITY, CA	PLN2019-00400	SFD	O							1	8/23/2022	1
066230050	2450 PURISIMA CREEK RD, HALF MOON BAY, CA 94019-0000	PLN2020-00133	SFD	O							1	7/12/2022	1
057092040	313 LAKEVIEW WAY, EMERALD LAKE HILLS, CA null	PLN2021-00168	ADU	R					1			9/19/2022	1
048013790	167 CORTEZ AVE, HALF MOON BAY, CA 94019	PLN2021-00236	ADU	R				1				6/9/2022	1
048065060	ALTO AVE, MIRAMAR null	PLN2021-00101	ADU	R			1					12/8/2022	1
057123010	29 W SUMMIT DR, REDWOOD CITY, CA null	PLN2022-00196	ADU	R						1		10/24/2022	1
058021050	1462 EDGEWOOD RD, PALOMAR PARK, CA 94062-0000	PLN2021-00300	ADU	R				1				11/3/2022	1
057092040	313 LAKEVIEW WAY, EMERALD LAKE HILLS, CA null	PLN2021-00168	ADU	R			1					9/19/2022	1
048013790	167 CORTEZ AVE, HALF MOON BAY, CA 94019	PLN2021-00236	SFD	O							1	6/9/2022	1
048065060	ALTO AVE, MIRAMAR null	PLN2021-00101	SFD	O							1	12/8/2022	1
057123010	29 W SUMMIT DR, REDWOOD CITY, CA null	PLN2022-00196	SFD	O							1	10/24/2022	1
058021050	1462 EDGEWOOD RD, PALOMAR PARK, CA 94062-0000	PLN2021-00300	SFD	O							1	11/3/2022	1
064370210	1800 HIGGINS CANYON RD, HALF MOON BAY, CA null	PLN2019-00488	SFD	R		1						3/19/2021	1

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7							8	9
Current APN	Street Address	Project Name <sup>+</sup>	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	24	0	14	2	19	22		81
068211270	4049 JEFFERSON AVE, #LOT 2, REDWOOD CITY, CA 94062-0000										0
074073190	2043 ASHTON AVE, MENLO PARK, CA 94025-0000										0
037118100	325 VIRGINIA AVE, MOSS BEACH, CA 94038										0
047043030	130 PRESIDIO AVE, EL GRANADA, CA 94019-0000										0
055201080	819 15TH AVE, MENLO PARK, CA 94025-0000										0
068052160	2535 WOODLAND PL, REDWOOD CITY, CA 94062-0000										0
068211270	108 WIKA RANCH CT, #LOT 4, REDWOOD CITY, CA 94062-0000										0
069262380	1962 HULL AVE, REDWOOD CITY, CA 94061-0000										0
074074150	2181 ASHTON AVE, MENLO PARK, CA null										0
074382170	145 HILLSIDE AVE, MENLO PARK, CA 94025										0
077141060	160 LUCERO WAY, MENLO PARK, CA null										0
047282150	226 AVENUE CABRILLO, EL GRANADA, CA 94018-0000										0
070302020	1875 CAMINO DE LOS ROBLES, MENLO PARK, CA 94025-0000							1	4/22/2022		1

027063110	139 LA MESA DR, BURLINGAME, CA 94010-0000								1	2/13/2023	1
036025330	350 9TH ST, MONTARA, CA								1	6/22/2022	1
036055240	431 FARALLONE AVE, MONTARA, CA null								1	11/16/2022	1
047126210	219 PALMA ST, UNIT B, EL GRANADA, CA 94019-0000								1	1/12/2023	1
047208100	580 THE ALAMEDA, EL GRANADA, CA 94018								1	4/21/2022	1
068082120	641 LOMBARDY WAY, EMERALD LAKE HILLS, CA 94062-0000								1	5/10/2022	1
068211270	107 WIKA RANCH CT, #LOT 9, REDWOOD CITY, CA 94062-0000								1	5/9/2022	1
070280460	55 VASILAKOS WAY, MENLO PARK, CA 94025- 0000								1	7/25/2022	1
070280590	3127 BARNEY AVE, MENLO PARK, CA 94025- 0000								1	9/8/2022	1
070292070	1420 FRANKS LN, MENLO PARK, CA 94025-0000								1	6/15/2022	1
074036030	2132 VALPARAISO AVE, MENLO PARK, CA 94025- 0000								1	11/23/2022	1
074075020	2010 AVY AVE, MENLO PARK, CA null								1	1/12/2022	1
074084130	950 LUCKY AVE, MENLO PARK, CA null								1	1/18/2023	1
074091310	2043 SHARON RD, #LOT 1, MENLO PARK, CA 94025- 0000								1	8/4/2022	1
074091310	2045 SHARON RD, #LOT 2, MENLO PARK, CA 94025- 0000								1	7/19/2022	1
074102110	1995 PALO ALTO WAY, MENLO PARK, CA 94025- 0000								1	2/9/2023	1





077143060	170 PECORA WAY, UNIT A, PORTOLA VALLEY, CA 94028-0000											0
057111390	62 W SUMMIT DR, EMERALD LAKE HILLS, CA 94062-0000						1			6/7/2022		1
069301780	2447 ALAMEDA DE LAS PULGAS, REDWOOD CITY, CA null							1		3/17/2022		1
077122010	121 CORONA WAY, MENLO PARK, CA null							1		6/24/2022		1
041172050	1944 PARROT DR, UNIT B, SAN MATEO, CA							1		9/26/2022		1
047173140	130 SAN PEDRO RD, EL GRANADA, CA null							1		7/18/2022		1
054249130	670 WARRINGTON AVE, REDWOOD CITY, CA 94063-0000								1	12/15/2022		1
077201070	230 S CASTANYA WAY, LADERA, CA 94028-0000								1	6/24/2022		1
013122150	297 ALTA VISTA DR, SOUTH SAN FRANCISCO, CA 94080-0000								1	11/1/2022		1
041152410	5 BURGEOYNE CT, SAN MATEO, CA null								1	9/22/2022		1
047071160	522 SONORA AVE, EL GRANADA, CA 94019-0000								1	11/3/2022		1
049110680	296 DEVONSHIRE BLVD, SAN CARLOS, CA 94070-0000								1	10/20/2022		1
068062160	749 LAKEVIEW WAY, UNIT A, REDWOOD CITY, CA 94062-0000								1	9/1/2022		1
074062090	2142 STERLING AVE, MENLO PARK, CA 94025-0000								1	10/27/2022		1
074101040	339 VINE ST, MENLO PARK, CA								1	9/28/2022		1
054237160	645 HURLINGAME AVE, REDWOOD CITY, CA 94063-0000								1	12/9/2022		1

013124010	382 DORADO WAY, SOUTH SAN FRANCISCO, CA 94080-0000							1		1/27/2022	1
036013010	393 3RD ST, MONTARA, CA 94037-0000							1		12/8/2022	1
036061110	403 3RD ST, MONTARA, CA null							1		6/21/2022	1
036123080	1015 BIRCH ST, MONTARA, CA null					1				1/25/2023	1
036282320	1171 HAWTHORNE ST, UNIT B, MONTARA, CA 94037-0000					1				8/30/2022	1
037155010	601 VUE DE MER AVE, MOSS BEACH, CA 94038-0000					1				1/13/2023	1
037181320	480 CYPRESS AVE, MOSS BEACH, CA 94038-0000					1				6/30/2022	1
038141140	1330 ENCHANTED WAY, SAN MATEO, CA null					1				9/22/2022	1
041122070	1668 PARROTT DR, UNIT B, SAN MATEO, CA 94402-0000					1				2/1/2022	1
041133040	1895 LEXINGTON AVE, SAN MATEO, CA null					1				5/25/2022	1
047042090	115 PRESIDIO AVE, EL GRANADA, CA 94019-0000					1				1/13/2023	1
047071080	107 MADRONA AVE, EL GRANADA, CA 94019-0000					1				7/20/2022	1
047208090	578 THE ALAMEDA, EL GRANADA, CA 94019-0000					1				6/23/2022	1
047224010	206 DOLORES ST, UNIT B, EL GRANADA, CA 94019-0000					1				8/25/2022	1
048013600	124 MAGELLAN AVE, UNIT B, HALF MOON BAY, CA 94019-0000					1				11/22/2022	1
051022040	606 PALOMAR DR, UNIT B, REDWOOD CITY, CA 94062-0000					1				9/15/2022	1



054182030	677 MAC ARTHUR AVE, UNIT A, REDWOOD CITY, CA 94063-0000					1				10/7/2021	1
054247050	624 HURLINGAME AVE, REDWOOD CITY, CA 94063					1				11/22/2022	1
054247050	624 HURLINGAME AVE, UNIT A, REDWOOD CITY, CA 94063-0000					1				9/16/2022	1
054248010	2761 HALSEY AVE., REDWOOD CITY, CA 94063-0000					1				2/3/2023	1
054248010	2761 HALSEY AVE, REDWOOD CITY, CA 94063-0000					1				2/3/2023	1
054282130	2861 MARLBOROUGH AVE, UNIT B, REDWOOD CITY, CA 94063-0000			1						6/22/2022	1
058262010	2110 HILLCREST RD, UNIT B, REDWOOD CITY, CA 94062			1						9/21/2022	1
060094010	306 SEMICIRCULAR RD, UNIT A, MENLO PARK, CA 94025-0000			1						10/26/2022	1
060119190	658 10TH AVE, MENLO PARK, CA 94025-0000			1						3/10/2022	1
060125050	655 14TH AVE, MENLO PARK, CA null			1						12/27/2022	1
060163220	532 PALMER LN, UNIT A, MENLO PARK, CA 94025-0000			1						1/13/2023	1
060182370	440 8TH AVE, MENLO PARK, CA 94025-0000			1						11/1/2022	1
060182500	485 9TH AVE, MENLO PARK, CA null			1						3/11/2022	1
062150270	1000 COLBY AVE, UNIT A, MENLO PARK, CA 94025-0000			1						6/16/2022	1
062262040	383 ARLINGTON WAY, MENLO PARK, CA null			1						12/22/2022	1
068071280	560 LAKEMEAD WAY, EMERALD LAKE HILLS, CA 94062-0000			1						12/30/2022	1



074062110	2156 STERLING AVE, MENLO PARK, CA 94025-0000											0
074072020	2124 ASHTON AVE, MENLO PARK, CA 94025-0000											0
074086230	2110 PROSPECT ST, MENLO PARK, CA 94025-0000											0
074094020	360 LELAND AVE, MENLO PARK, CA 94025-0000											0
048042280	477 3RD AVE, MIRAMAR, CA 94019											0
070260110	20 CERROS MANOR, MENLO PARK, CA 94025-0000								1	12/8/2021		1
077152520	19 BERENDA WAY, PORTOLA VALLEY, CA 94028-0000								1	3/1/2021		1
037156130	1841 SUNSHINE VALLEY RD, MOSS BEACH, CA 94038								1	10/29/2020		1
055202030	832 15TH AVE, MENLO PARK, CA								1	10/4/2021		1
074026280	2181 MANZANITA AVE, MENLO PARK, CA 94025-0000								1	10/29/2021		1
074073040	2024 GORDON AVE, MENLO PARK, CA 94025-0000								1	10/1/2021		1
074084130	960 LUCKY AVE, MENLO PARK, CA 94025-0000								1	2/18/2022		1
077111040	560 LA MESA DR, PORTOLA VALLEY, CA 94028-0000								1	2/10/2021		1
070260110	20 CERROS MANOR, MENLO PARK, CA 94025-0000			1						12/1/2022		1
077152520	19 BERENDA WAY, PORTOLA VALLEY, CA 94028-0000			1						5/23/2022		1
037156130	1841 SUNSHINE VALLEY RD, MOSS BEACH, CA 94038			1						6/24/2022		1
055202030	832 15TH AVE, MENLO PARK, CA						1			3/2/2022		1

074026280	2181 MANZANITA AVE, MENLO PARK, CA 94025-0000					1				5/27/2022	1
074073040	2024 GORDON AVE, MENLO PARK, CA 94025-0000							1		11/16/2022	1
074084130	960 LUCKY AVE, MENLO PARK, CA 94025-0000								1	11/14/2022	1
077111040	560 LA MESA DR, PORTOLA VALLEY, CA 94028-0000							1		7/20/2022	1
077111040	560 LA MESA DR, PORTOLA VALLEY, CA 94028-0000						1			7/20/2022	1
041122060	1660 PARROTT DR, SAN MATEO, CA null										0
068064300	717 HILLCREST WAY, REDWOOD CITY, CA 94062										0
069292130	2037 HULL AVE, REDWOOD CITY, CA 94061-0000										0
074023050	2084 MANZANITA AVE, MENLO PARK, CA 94025-0000										0
074062110	2156 STERLING AVE, MENLO PARK, CA 94025-0000										0
074072020	2124 ASHTON AVE, MENLO PARK, CA 94025-0000										0
074086230	2110 PROSPECT ST, MENLO PARK, CA 94025-0000										0
074094020	360 LELAND AVE, MENLO PARK, CA 94025-0000										0
048042280	477 3RD AVE, MIRAMAR, CA 94019										0
064370210	1800 HIGGINS CANYON RD, UNIT 1, HALF MOON BAY, CA 94019-0000				4					11/8/2022	4
064370210	1800 HIGGINS CANYON RD, UNIT 4, HALF MOON BAY, CA 94019-0000				1					11/8/2022	1





















057131170	444 LAKEVIEW WAY, EMERALD LAKE HILLS, CA 94062-0000														0
047207060	180 Avenue Balboa, El Granada, CA 94018 0000														0
062160130	960 MENLO OAKS DR, MENLO PARK, CA 94025-0000														0
074076120	2190 AVY AVE, MENLO PARK, CA 94025-0000						1							11/28/2022	1
036071010	520 FRANKLIN ST, UNIT B, MONTARA, CA 94038-0000								1					11/22/2022	1
074303460	2465 ALPINE RD, MENLO PARK, CA 94025-0000								1					6/15/2022	1
006343040	1544 EDGEWORTH AVE, COLMA, CA 94015-0000								1					5/13/2022	1
036022290	350 6TH ST, UNIT B, MONTARA, CA 94037-0000								1					10/26/2022	1
060273020	77 COLUMBIA AVE, UNIT A, REDWOOD CITY, CA 94063								1					2/21/2023	1
060274190	90 COLUMBIA AVE, UNIT A, REDWOOD CITY, CA 94063-0000								1					2/6/2023	1
068183220	3964 BROOKLINE WAY, UNIT A, REDWOOD CITY, CA 94062-0000								1					6/24/2022	1
069323310	305 BELMONT AVE, UNIT A, REDWOOD CITY, CA 94061-0000								1					4/15/2022	1
037084270	550 STETSON ST, MOSS BEACH, CA null											1		4/25/2022	1
047095190	247 COLUMBUS ST, EL GRANADA, CA												1	12/8/2022	1
027081180	3007 HILLSIDE DR, BURLINGAME, CA null												1	10/17/2022	1
036067010	502 5TH ST, MONTARA, CA 94037-0000						1							12/29/2022	1

036123340	739 FRANKLIN ST, UNIT 2ND UNIT, MONTARA, CA 94037-0000					1				4/27/2022	1
041142090	33 HOODS POINT WAY, UNIT 2ND, SAN MATEO, CA 94402-0000					1				7/1/2022	1
051151040	260 HUBBARD AVE, REDWOOD CITY, CA null					1				1/27/2022	1
057122250	531 LAKEVIEW WAY, REDWOOD CITY, CA 94062- 0000					1				12/8/2022	1
057131350	2 NORTH VIEW WAY, UNIT A, REDWOOD, CA 94062-0000					1				2/2/2023	1
058253170	330 ALAMEDA DE LAS PULGAS, UNIT B, REDWOOD CITY, CA 94062-0000					1				3/14/2022	1
060144200	4414 FAIR OAKS AVE, UNIT A, MENLO PARK, CA 94025-0000					1				2/18/2022	1
060264080	100 DEXTER AVE, UNIT A, REDWOOD CITY, CA 94063-0000			1						5/27/2022	1
060265080	3101 WAVERLY, UNIT A, REDWOOD CITY, CA			1						5/5/2022	1
060282620	29 LOYOLA AVE, #2ND UNIT, MENLO PARK, CA 94025-0000			1						9/21/2022	1
062171140	935 PENINSULA WAY, MENLO PARK, CA null			1						10/6/2022	1
062190150	632 BAY RD, UNIT A, MENLO PARK, CA 94025-0000			1						1/27/2023	1
062264080	480 ARLINGTON WAY, MENLO PARK, CA null			1						8/11/2022	1
069323310	305 BELMONT AVE, REDWOOD CITY, CA 94061- 0000			1						4/15/2022	1
070302060	1847 CAMINO DE LOS ROBLES, MENLO PARK, CA 94025-0000			1						11/18/2022	1









068071280	560 LAKEMEAD WAY, EMERALD LAKE HILLS, CA 94062-0000																			0	
068072020	711 BAYVIEW WAY, UNIT A, REDWOOD CITY, CA																			0	
068082210	635 LOMBARDY WAY, UNIT A, REDWOOD CITY, CA 94062-0000																			0	
069318180	259 SEQUOIA AVE, REDWOOD CITY, CA 94061-0000																			0	
070302020	1875 CAMINO DE LOS ROBLES, MENLO PARK, CA 94025-0000																			0	
070302200	1846 VALPARAISO AVE, MENLO PARK, CA 94025-0000																			0	
074053240	1198 SHERMAN AVE, UNIT A, CA 94025-0000																			0	
074075020	2008 AVY AVE, UNIT 2ND, MENLO PARK, CA 94025-0000																			0	
074084130	950 LUCKY AVE, UNIT A, MENLO PARK, CA 94025-0000																			0	
074084130	960 LUCKY AVE, UNIT A, MENLO PARK, CA 94025-0000																			0	
074091490	3815 ALAMEDA, MENLO PARK, CA 94025-0000																			0	
067140150	13868 SILVER SKY WAY, REDWOOD CITY, CA 94062-0000																			0	
047127520	231 THE ALAMEDA, EL GRANADA, CA 94018-0000																			0	
041122060	1660 PARROTT DR, SAN MATEO, CA null																		1	11/10/2022	1
068064300	717 HILLCREST WAY, REDWOOD CITY, CA 94062																		1	2/2/2023	1



077152520	19 BERENDA WAY, PORTOLA VALLEY, CA 94028-0000											0
037156130	1841 SUNSHINE VALLEY RD, MOSS BEACH, CA 94038											0
055202030	832 15TH AVE, MENLO PARK, CA											0
074026280	2181 MANZANITA AVE, MENLO PARK, CA 94025-0000											0
074073040	2024 GORDON AVE, MENLO PARK, CA 94025-0000											0
074084130	960 LUCKY AVE, MENLO PARK, CA 94025-0000											0
077111040	560 LA MESA DR, PORTOLA VALLEY, CA 94028-0000											0
077111040	560 LA MESA DR, PORTOLA VALLEY, CA 94028-0000											0
041122060	1660 PARROTT DR, SAN MATEO, CA null			1							11/10/2022	1
068064300	717 HILLCREST WAY, REDWOOD CITY, CA 94062			1							2/2/2023	1
069292130	2037 HULL AVE, REDWOOD CITY, CA 94061-0000			1							10/4/2022	1
074023050	2084 MANZANITA AVE, MENLO PARK, CA 94025-0000								1		6/23/2022	1
074062110	2156 STERLING AVE, MENLO PARK, CA 94025-0000					1					7/15/2022	1
074072020	2124 ASHTON AVE, MENLO PARK, CA 94025-0000					1					7/28/2022	1
074086230	2110 PROSPECT ST, MENLO PARK, CA 94025-0000					1					11/4/2022	1
074094020	360 LELAND AVE, MENLO PARK, CA 94025-0000							1			7/1/2022	1
048042280	477 3RD AVE, MIRAMAR, CA 94019							1			7/25/2022	1

















Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier		13	Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excludes Density)	List the incentives, concessions, waivers, and modifications (Excluding Parking Maximums)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0	0						9		0				
068211270	4049 JEFFERSON AVE, #LOT 2, REDWOOD CITY, CA 94062-0000		0	N	Y					0						No
074073190	2043 ASHTON AVE, MENLO PARK, CA 94025-0000		0	N	Y					0						No
037118100	325 VIRGINIA AVE, MOSS BEACH, CA 94038		0	N	Y					0						No
047043030	130 PRESIDIO AVE, EL GRANADA, CA 94019-0000		0	N	Y					0						No
055201080	819 15TH AVE, MENLO PARK, CA 94025-0000		0	N	Y					0						No
068052160	2535 WOODLAND PL, REDWOOD CITY, CA 94062-0000		0	N	Y					0						No
068211270	108 WIKKA RANCH CT, #LOT 4, REDWOOD CITY, CA 94062-0000		0	N	Y					0						No
069262380	1862 HULL AVE, REDWOOD CITY, CA 94061-0000		0	N	Y					0						No
074074150	2181 ASHTON AVE, MENLO PARK, CA null		0	N	Y					0						No
074382170	145 HILLSIDE AVE, MENLO PARK, CA 94025		0	N	Y					0						No
077141080	160 LUGERO WAY, MENLO PARK, CA null		0	N	Y					0						No
047282150	226 AVENUE CABRILLO, EL GRANADA, CA 94018-0000		0	N	N					0						No
070302020	1875 CAMINO DE LOS ROBLES, MENLO PARK, CA 94025-0000		0	N	Y					0						No
027063110	139 LA MESA DR, BURLINGAME, CA 94010-0000		0	N	Y					0						No
036025330	350 9TH ST, MONTARA, CA		0	N	Y					0						No
036055240	431 FARALLONE AVE, MONTARA, CA null		0	N	Y					0						No
047126210	219 PALMA ST, UNIT B, EL GRANADA, CA 94019-0000		0	N	Y					0						No
047208100	580 THE ALAMEDA, EL GRANADA, CA 94018		0	N	Y					0						No
068082120	641 LOMBARDY WAY, EMERALD LAKE HILLS, CA 94062-0000		0	N	Y					0						No
068211270	107 WIKKA RANCH CT, #LOT 9, REDWOOD CITY, CA 94062-0000		0	N	Y					0						No
070280460	56 VASILAKOS WAY, MENLO PARK, CA 94025-0000		0	N	Y					0						No
070280590	3127 BARNEY AVE, MENLO PARK, CA 94025-0000		0	N	Y					0						No
070292070	1420 FRANKS LN, MENLO PARK, CA 94025-0000		0	N	Y					0						No
074036030	2132 VALPARAISO AVE, MENLO PARK, CA 94025-0000		0	N	Y					0						No
074075020	2010 AVY AVE, MENLO PARK, CA null		0	N	Y					0						No





















**Table I**

**Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)**

Project Identifier				Project Type	Date	Unit Constructed				Notes
1				2	3	4				
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes
Summary Row: Start Data Entry Below										
062140100	1095 COLBY AVE, MENLO PARK, CA null		PLN2022-00123	Application for Parcel Map for Lot Split	4/14/2022					
068031210	11 AGUA VISTA CT, REDWOOD CITY, CA null		PLN2022-00149	Application for Parcel Map for Lot Split	5/3/2022					
068053240	715 VERNAL WAY, EMERALD LAKE HILLS, CA 94062		PLN2022-00210	Application for Parcel Map for Lot Split	7/7/2022					
057092270	327 LAKEVIEW WAY, EMERALD LAKE HILLS, CA null		PLN2022-00264	Application for Parcel Map for Lot Split	8/25/2022					
058265010	909 HILLCREST DR, REDWOOD CITY, CA 94062-0000		PLN2022-00319	Application for Parcel Map for Lot Split	10/25/2022					
057173120	3647 OAK KNOLL DR, REDWOOD CITY, CA		PLN2022-00338	Application for Parcel Map for Lot Split	11/9/2022					
027083010	2935 HILLSIDE DR, BURLINGAME, CA 94010-0000		PLN2022-00339	Application for Parcel Map for Lot Split	11/10/2022					
068211280	4083 JEFFERSON AVE, REDWOOD CITY, CA null		PLN2022-00340	Application for Parcel Map for Lot Split	11/14/2022					

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**Table D**

**Program Implementation Status pursuant to GC Section 65583**

Housing Programs Progress Report  
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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<b>HE 1</b>	Support Housing Rehabilitation. Support the conservation and rehabilitation of viable deteriorating housing to preserve existing housing stock and neighborhood character, and to retain low- and moderate-income units.	N/A	N/A
<b>1.1</b>	Continue funding, with CDBG and/or other funds as available, housing rehabilitation of low- and very low-income units, and continue to require long-term affordability agreements for multi-family rental housing rehabilitation projects that use public resources.	Ongoing	The County Housing Department continues to use available CDBG and all other available funds for this purpose, as described in the County's Consolidated Plan and Action Plan.
<b>1.2</b>	Continue to use CDBG and/or HOME Housing Development Program funds to support major repairs and modifications in existing subsidized affordable housing developments, in order to preserve and enhance the function of these projects.	Ongoing	The County continues to use these funds as described, as indicated in the reports referenced in HE 1.1.
<b>1.3</b>	Encourage energy and water efficiency retrofits in existing affordable housing stock as part of the existing Low Interest Rehabilitation Loan Program and/or with other incentives.	Ongoing	The County continues to encourage such efficiency measures in all housing stock rehabilitated through the Rehab Loan Program.
<b>1.4</b>	Coordinate with, and support with CDBG and/or other funds as available, community programs providing housing or public facilities rehabilitation and repair in order to increase rehabilitation of existing affordable housing stock.	Ongoing	The County continues to coordinate with and support such programs, including programs such as Rebuilding Together, Habitat for Humanity, and others.
<b>HE 2</b>	Enforce and Improve Codes and Regulations that Address Housing Cost and Safety. Ensure that housing is constructed and maintained in a manner that protects the safety of residents, preserves and improves neighborhood character, and complies with housing affordability requirements. Consider establishing new code enforcement programs to maintain and enhance the health and safety of rental housing.	N/A	N/A
<b>2.1</b>	Continue to enforce development policies, building code requirements, permit conditions, and health and safety standards before, during, and after the construction of residential projects.	Ongoing	The County continues to enforce these policies, requirements, conditions and standards for every residential project.
<b>2.2</b>	Continue to offer rehabilitation loans and housing repair assistance to low-income households as listed in HE 1.1.	Ongoing	The Housing Department continues to offer rehabilitation loans and assistance the the Rehabilitation Loan Program.
<b>2.3</b>	Continue residential health and safety code enforcement efforts in unincorporated areas.	Ongoing	The County has launched an emergency code enforcement program in unincorporated areas, and is working on an ADU health and safety inspection and compliance program
<b>2.4</b>	Continue to offer voluntary code inspection services on request, in order to maintain the quality of existing housing and prevent displacement related to code enforcement action.	Ongoing	The Planning and Building Department continues to offer code inspection on request.



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2.5	In order to maintain the viability of rental housing stock and ensure safe and sanitary conditions for tenants, study the most feasible and effective methods for identifying and correcting code violations in multi-family rental properties that impact the health and safety of tenants, including codes addressing the interior condition of units. Potential methods include a program of periodic inspections of all multi-family rental properties, a complaint-based inspection system, landlord self-certification with periodic audits, or some combination of these methods. Any of these methods may include multi-family rental landlord/owner registration with the County and collection of fees to cover the costs of an inspection program. The proposed program might also draw on resources from the Planning and Building Department's Building Inspection Section and Code Enforcement Section, the Housing Department, and Environmental Health. Any program would also include incentives and opportunities for multi-family rental landlords and/or owners to use the Housing Department's rehabilitation assistance programs. Based on the results of study and analysis, draft an ordinance for Board of Supervisors approval.	2015-2018	The County has expanded its existing multi-family inspection program to cover more properties, and to occur more frequently. The County continues to study the viability of and potential necessity for strengthened penalties, registration requirements, and other measures.
2.6	Establish new monitoring, inspection, and regulation programs to ensure the health and safety of farm labor housing, as described in Policy HE 27.3, based on the outcomes of the County's Farm Labor Housing Needs Study.	2015-2017	The Farm Labor Housing Needs Study is complete, and the County is implementing policy and programmatic measures to implement the Study's findings.
HE 3	Preserve and Enhance Neighborhood Character. Preserve and enhance the desirable characteristics of residential areas by establishing and implementing appropriate land use designations and development standards that promote compatible development and minimize displacement of existing residents, particularly during consideration of area plans, land use studies and rezonings.	N/A	N/A
3.1	Evaluate existing neighborhood conditions and consider the needs and desires of existing residents when amending the General Plan and Zoning Regulations.	Ongoing	The County considers these conditions, and neighborhood and community needs and desires, in every General Plan and Zoning Amendment.
HE 4	Discourage Condominium Conversions. Continue to prohibit conversions of rental housing to condominium ownership unless vacancy rates indicate an easing of the rental housing shortage.	N/A	N/A
4.1	Continue the County's prohibition on condominium conversions unless vacancy rates exceed the limit established in the Condominium Conversion Ordinance.	Ongoing	The condominium conversion prohibition remains in force.
HE 5	Retention of Existing Lower-Income Units. Seek to retain existing extremely low-, very low-, low- and moderate-income housing units, especially those that may be at risk of conversion to market rate housing. Retention of existing affordable housing should have high priority for available resources.	N/A	N/A

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
5.1	Inventory and monitor 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 C/CAG and the County Housing Department, which will coordinate ongoing housing efforts between County jurisdictions.	2016-2017, and ongoing. The County will explore potential collaboration with other jurisdictions, explore the potential to work with and through the 21 Elements collaborative, and solicit potential consultants by the end of 2012. If feasible, the inventory and updating and monitoring procedures will be established by the end of 2017.	The County Planning and Building Department is working with the County Housing Department to add all BMR stock to the County's new DAHLIA database for ongoing monitoring.
5.2	Respond to any Federal and/or State 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.	Ongoing	There have no such notices in the unincorporated County, but the Housing Department continues to respond to all such relevant inquiries for any projects over which it has authority, or regarding which it receives such notice.
5.3	Give high priority to retaining existing FHA and HUD subsidized low-income units through use of CDBG funds, local Housing Trust funds, and other solutions. While most at-risk units are located in incorporated areas, the Department of Housing will collaborate with jurisdictions to forecast capital requirements needed to address affordable housing retention countywide, and will identify potential sources of financing.	Ongoing	While there are few such units in the unincorporated County, the Housing Department does prioritize such subsidized units for funding decisions in both unincorporated and incorporated areas.
5.4	Monitor Federal actions and appropriations regarding extension of Section 8 contracts, and actively support additional appropriations.	Ongoing	The County Housing Department continues to monitor these actions.
5.5	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.	Ongoing	The County Housing Department continues to work with existing, and pursue new, landlords for the Section 8 program.
HE 6	Address the Impact of Projects that Convert or Eliminate Housing Units. Evaluate the effect of any proposed demolitions and rezonings on the County's housing stock and the County's ability to accommodate its share of Regional Housing Need, and prohibit, condition, or mitigate projects as necessary to maintain the County's housing stock.	N/A	N/A
6.1	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; require some 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.	Study in 2016-2017; return to the Board with program options, if feasible and desirable, in late 2017. Adopt as appropriate.	The County has created a relocation mitigation assistance program which requires landlords to provide assistance for evictions caused by code enforcement issues. Regarding a broader demolition/conversion assessment and assistance program, this effort is on hold.

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6.2	Work to ensure that housing units are maintained in adequate condition to reduce the need for demolition due to health and safety concerns, potentially through implementation of inspection and enforcement programs described in HE 2.	Ongoing	The expanded multifamily inspection program is in place, as well as expanded inspection of unpermitted second units, and a second unit rehabilitation assistance program has been implemented.
HE 7	Provide Rent Subsidies. Provide rent subsidies to Extremely Low, Very Low, and Low Income households, through the following actions:	N/A	N/A
7.1	Continue administering Section 8 and other rental assistance programs, which are targeted to very low- and extremely low-income individuals and families, including seniors and persons with disabilities. Currently these programs include the Housing Choice Voucher; Project-Based Rental Assistance; Family Unification; Family Self-Sufficiency; Homeownership; Moving To Work Self-Sufficiency; Moving To Work Housing Readiness; Shelter-Plus-Care; Supportive Housing; and Public and County-owned Housing.	Ongoing	The County Housing Department continues to administer these programs.
7.2	Seek out new public and private sources of funding to address additional housing needs in the County. For example, the Housing Authority applied for and was awarded new HUD Family Unification Vouchers in 2009. The Housing Department and Housing Authority will continue to identify and obtain similar new funding sources as they become available.	Ongoing	The County Housing Department continues to monitor and seek out any and all new sources of funding.
HE 8	Protect Mobile Home Park Tenants. Continue to regulate and monitor mobile home park operation, rents, and closures and to provide financial assistance, as appropriate and within available resources, to preserve mobile home parks and stabilize affordability.	N/A	N/A
8.1	Regulate the closure of mobile home parks in accordance with Government Code Section 65863.7 or its successor ordinance, by mitigating the impacts of the closure on tenants through provision of relocation assistance and other resources.	Ongoing	The County continues to regulate the closure of mobile home parks, and has adopted a new closure and conversion ordinance that largely limits such closures and/or conversions.
8.2	Regulate any proposed mobile home rent increases in accordance with County's Mobilehome Park Ordinance	Ongoing	The County continues to regulate rent increases, consistent with the County's mobile home rent control regulations; the County has adopted a new rent control ordinance and reporting system which strengthens the County's mobile home rent controls.
8.3	Continue to monitor mobile home park operation, rents, and closures to ensure compliance with local and state ordinances and with the County's Mobilehome Park Ordinance. In addition, if there are any potential mobile home park closures affecting mobile home parks using County CDBG/HOME funds, monitor these closures to ensure that both State and federal relocation requirements are met.	Ongoing	The County continues to monitor all of these factors, and has strengthened regulations related to both mobile home rent control, and mobile home park closure.
8.4	Continue to offer financial assistance to stabilize mobile home affordability and to support new or renewed tenant interest in purchases of mobile home parks should these situations arise.	Ongoing	The County continues to offer such assistance, as appropriate.
8.5	Continue to use CDBG and/or HOME funds when appropriate to assist with stabilization and preservation of mobile home housing stock.	Ongoing	The County continues to offer such assistance, as appropriate.
HE 9	Consider and Analyze the Potentially Displacing Effects of Development and Redevelopment Programs. Resources devoted to intensified development and redevelopment of County areas may result in increased displacement pressure for existing residents, which should be assessed in determining the costs and benefits of such programs.	N/A	N/A

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9.1	Analyze and monitor the potential and actual displacing impacts of programs such as Plan Bay Area/One Bay Area Grants and other funding programs intended to promote development and redevelopment in specifically targeted areas.	Ongoing	While the County monitors displacement in unincorporated communities generally, particularly in relation to new land use regulations and/or areas experiencing increased intensity and density of development, the County has not yet undertaken substantive analysis specifically focused on the potential displacing impacts of these funding sources.
HE 10	Support Community Resources for Landlords and Tenants. Support community-based agencies and organizations working to educate landlords and tenants about their rights and responsibilities and providing referral, mediation and other assistance.	N/A	N/A
10.1	Provide support, including financial assistance when appropriate from sources such as CDBG and/or private foundations, for community-based agencies and organizations working to educate landlords and tenants about their rights and responsibilities and providing referral, mediation and other assistance.	Ongoing	The County Housing Department continues to provide support both financial and non-financial to a variety of agencies and organizations engaged in this work.
HE 11	Minimize Displacements Due to Code Enforcement. Minimize and avoid if possible displacement of households as a result of code enforcement actions, and assist residents when displacement is unavoidable.	N/A	N/A
11.1	Consider enacting an ordinance addressing demolition and or conversion of multi-family residential property to other uses (e.g., office or commercial), as listed in HE 6.1.	Study in 2016-2017; return to the Board with program options, if feasible and desirable, in late 2017. Adopt as appropriate.	This program has been paused.
11.2	Study and consider adopting a program to ensure and enforce compliance in multi-family rental properties with all codes impacting the health and safety of tenants, as listed in HE 2.5.	2015-2018	The County has expanded its multifamily rental inspection program to help ensure and enforce compliance.
11.3	Coordinate all code enforcement actions that have the potential to result in displacement with the Housing Department.	Ongoing	This policy has been only intermittently implemented, and requires formalization and strengthening.
11.4	Consider establishing an "amnesty" program to legalize un-permitted residential units constructed in unincorporated urban bayside areas prior to January 1, 2018, provided that the units are confirmed or upgraded to be in conformance with building and safety codes and that the rent or resale value of the unit is restricted to be affordable to low or very-low income households. If possible, coordinate the amnesty program with resources identified by the Housing Department through HE 2.7.	2016-2018	The amnesty program has been pause due to resource constraints.
HE 12	Amend Zoning and General Plan Land Use Designations to Meet Future Housing Needs. Modify general plan land use designations and zoning regulations to accommodate the construction of needed new housing units.	N/A	N/A
12.1	Implement the zoning updates required to implement the updated Community Plan.	2015-2018	The zoning updates have been completed.
12.2	Consider creation and adoption of affordable housing overlay zones, which provide a set of incentives for affordable housing production in specifically zoned areas. Overlay zones would be in addition to the County's existing density bonus ordinance, and would be intended to incentivize creation of additional affordable housing beyond that required by the density bonus provisions. Consider, at minimum, affordable housing overlay zones in North Fair Oaks and Unincorporated Colma, with additional County areas to be considered as appropriate.	Research on best practices and experiences in similar communities in 2016. Identification of appropriate sites in 2016/2017. Changes proposed for adoption by Board of Supervisors by October 2017	The overlay zoning effort is on hold.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
<b>HE 13</b>	Monitor Progress in Achieving Sufficient New Housing Units to Match the Need Identified in the County's Fair Share Housing Allocation. Monitor the County's progress in supporting the creation of the number of new housing units identified in the ABAG Sub-Regional Housing Needs Allocation (RHNA), both for total housing needs and for low- and moderate-income needs.	N/A	N/A
<b>13.1</b>	Monitor housing production against the RHNA, providing annual updates for the Planning Commission and Board of Supervisors, or to selected Board subcommittees. Adjust implementation strategies and policies and programs as needed, based on the results of periodic monitoring.	Ongoing (Annual)	The County monitors housing production against the RHNA, and will update the Board annually on compliance, per the requirements of Gov. Code 65400.
<b>n/a</b>	There is no HE 14	N/A	N/A
<b>HE 15</b>	Require Development Densities Consistent with General Plan. Continue to require development densities that are consistent with the General Plan.	N/A	N/A
<b>15.1</b>	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 other than lowering densities, and recommend reductions in density only after other mitigation measures have been determined to be infeasible.	Ongoing	The Planning and Building Department continues to provide such analyses where appropriate.
<b>HE 16</b>	Encourage Residential Uses in Commercial Zones. Allow and encourage residential uses in appropriate commercially zoned areas. The County has single-use zoning in certain areas where mixed-use development may be appropriate. Currently, residential uses are allowed in commercially zoned areas with an approved use permit; however, the use permit process can add time, cost and uncertainty to the approval process, discouraging applications for residential permits in commercial areas. Many potential applicants may also be unaware that residential uses are permitted with a use permit in commercial areas.	N/A	N/A
<b>16.1</b>	As part of the zoning amendments related to the North Fair Oaks Community Plan update, add residential uses as ministerially permitted uses, not requiring use permits, in specific commercial areas and zoning districts.	2015-2018	The updated zoning amendments related to the NFO Community Plan include non-ground floor residential as a ministerial use.
<b>16.2</b>	Explore other County non-residential areas for rezoning to permit mixed use and residential development, including Broadmoor and Harbor Industrial areas, at minimum.	Analyze Broadmoor and Harbor Industrial areas beginning in 2016; propose areas for amendments, as appropriate, in late 2016/early 2017.	The County has analyzed the potential rezoning of Broadmoor and Harbor Industrial; however, these rezonings are included as programs in the updated 2023 Housing Element, to address RHNA shortfalls.
<b>HE 17</b>	Encourage Residential Mixed-Use and Transit Oriented Development (TOD). Allow and encourage a range of housing and mixed-use development in proximity to transit or within commercial districts. Adopt floor area ratios, setback standards, height allowances and other development regulations that facilitate rather than impede such compact and mixed-use development.	N/A	N/A

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1	2	3	4
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17.1	As part of future General or Specific Plan updates, consider adopting “smart growth” overlay districts or other mixed-use zones within which stand-alone residential developments and/or mixed-use projects including residential would be allowed as ministerially permitted uses, without rezoning or conditional use approvals, as long as these uses conform to specified development regulations. Prioritize locations adjacent to or near transit stations and corridors for high intensity residential and mixed-use development, and provide funding assistance using available funding resources to the extent possible.	Ongoing, dependent on resources to accomplish a General Plan update.	No General Plan or Specific Plan update has been initiated since adoption of this policy.
17.2	Encourage infill development on vacant or redevelopable lots in already developed areas, near existing infrastructure, and prioritize funding assistance for infill development where possible.	Ongoing	The County continues to encourage such development, particularly in rezoned areas related to the NFO Community Plan, as well as in other higher-density areas such as the Colma Specific Plan area.
17.3	Include policies and regulations encouraging appropriate transit-oriented development in all revisions to area plans, including the update to the North Fair Oaks Community Plan.	Ongoing	Policies encouraging transit-oriented development are included in the updated North Fair Oaks Community Plan, and will be included in future area plan revisions as they occur.
17.4	Explore ways to allow and encourage conversion and reuse of existing underutilized office and commercial space for residential uses, in appropriate and feasible areas. Analyze areas in which such repurposing of commercial and office space is desirable, and work with developers, real estate professionals, and others to assess the feasibility and requirements for such conversion, and the policies necessary to encourage it. Explore ways in which other communities have pursued similar policies.	Revisit and analyze in 2017, with a target completion of November 2017.	This analysis has not been initiated.
17.5	Continue to participate in and support the Grand Boulevard Initiative, launched in 2006 as a collaboration of 19 cities, San Mateo and Santa Clara counties, local and regional agencies and other stakeholders. The Initiative’s vision is that the El Camino Real corridor will achieve its full potential as a place for residents to work, live, shop and play, and will create links between communities that promote walking and transit and improve the quality of life.	Ongoing	The County continues to actively participate in GBI.
HE 18	Promote Development of Small or Irregular Lots, and Promote the Creation of Smaller Homes. In order to utilize the large number of smaller and/or irregular lots in unincorporated San Mateo County and encourage greater diversity of housing choices and increase affordability, allow and promote development of small and/or irregular lots in appropriate areas, promote the creation of homes smaller than the typical single-family home size, and encourage the consolidation and development of contiguous small lots in common ownership. Currently, minimum lot size regulations may discourage the development of smaller, more affordable dwelling units, County definitions and standards for dwelling units may prohibit very small single family units, and current County regulations and policies do not incentivize lot consolidation.	N/A	N/A
18.1	Consider strategically reducing minimum lot size and modifying non-conforming lot regulations in targeted areas of the unincorporated County.	Ongoing, as feasible.	The County is currently analyzing the feasibility of modifying minimum lot size restrictions in the mid-coast area.

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18.2	Consider creating a set of preapproved design standards that would be allowed for construction on substandard lots. Currently, such lots are typically unsuitable for building; preapproved designs would address site concerns and allow exceptions to building prohibitions on these lots for design meeting very narrowly tailored specifications.	2016-2018. Create a workgroup of stakeholders, including architects and policymakers, to explore potential templates and appropriate areas for adoption. Completion of design and policy options in December 2017; presentation to the Board of Supervisors for recommendations in early 2018.	The County has analyzed the feasibility of preapproved design templates for such areas, and determined that they would not be useful in incentivizing such development. The County has refocused instead on Policy 18.1
18.3	Explore policies to incentivize and streamline the creation of "tiny houses," houses typically below 1,000 square feet, and sometimes as small as 80 to 100 square feet. These extraordinarily small home types are much cheaper to build and purchase than conventional homes, and use far fewer resources in their creation and maintenance.	2016-2018. Completion of study and policy options in December 2017; presentation to the Board of Supervisors for recommendations in early 2018.	The County has determined that, while the County has no prohibitions against any homes based strictly on size, most interest in tiny homes is focused on wheeled homes, and the County does not believe it has authority to permit such residences. This program is on hold indefinitely.
18.4	Explore policies to remove regulatory barriers and incentivize and streamline the creation of micro-apartments, which are multifamily residential rental units typically smaller than 300 square feet per unit. These extraordinarily small apartments can provide for more residential density in a smaller area, at lower rents than more conventional apartments.	2016-2018. Completion of study and policy options in December 2017; presentation to the Board of Supervisors for recommendations in early 2018.	The County has analyzed such barriers, and has determined that current regulations do not present a barrier to creation of micro-apartments.
18.5	Study and map areas of significantly fragmented lots in common ownership, to provide information for County staff, and potentially for developers, on areas with opportunities for significant consolidation of small lots, and to inform policies intended to promote lot consolidation.	2016-2017. Completion of study and mapping in early 2017.	This analysis has not been initiated.
18.6	Explore and adopt policies to encourage the consolidation of adjacent small lots in common ownership for residential development, including various incentives, such as greater allowed density and height, reduced setbacks, reduced parking requirements, streamlined review, and reduced permitting fees for projects that consolidate multiple smaller parcels into a single development. These incentives would be in addition to and would not conflict with the County's current density bonus provisions. Ideally, the incentives would be tiered based on the size of the parcel resulting from consolidation, and the size of the resulting development (for instance, consolidation of lots into a parcel of 1 acre in size would allow one tier of incentives, while consolidation into two acres might allow another tier). In addition, explore the possibility of prioritizing housing financing for such projects with extremely low, very low, and low income housing components.	2017-2018. Completion of study and policy options in September 2018; presentation to the Board of Supervisors for recommendations in early 2018; adopt if feasible.	This analysis is underway in the County's coastal zone.

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18.7	Study policies to directly incentivize development of small lots, through financial assistance, permit and regulatory streamlining, or other means. As part of the broader study to explore policies to encourage lot consolidation, also analyze ways to directly encourage development of small lots that are not in common ownership, and cannot be consolidated.	2017-2018. Completion of study and policy options in September 2018; presentation to the Board of Supervisors for recommendations in early 2018; adopt if feasible.	This analysis has not been initiated, although consistent with state law, the County now allows ADU development on substandard lots, as well as small-scale multifamily development pursuant to SB 9.
HE 19	Promote Attached/Multifamily Ownership Housing. The County's zoning regulations and subdivision regulations mandate minimum 5,000 square foot lots in many areas where residential units are allowed. Multifamily attached ownership units (townhomes) often require much smaller lots, because the units connect with one another, with no side setbacks. 5,000 minimum square foot lot size requirements necessitate a PUD for multifamily attached ownership development, and the PUD process adds time, complexity, and cost to the permitting process, potentially discouraging housing development.	N/A	N/A
19.1	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.	North Fair Oaks rezoning in three stages, as described in HE 13, between 2015 and 2018; subdivision updates beginning in 2015, to be completed in 2017.	The North Fair Oaks rezonings include lot size modifications to encourage multifamily and higher-density development; changes to the subdivision regulations have been implemented.
HE 20	Support Development of Affordable and Special Needs Housing on Available Sites. Continue to support development of appropriate sites including but not limited to those identified in the Housing Element.	N/A	N/A
20.1	Undertake General Plan amendments and/or rezoning of undeveloped and underutilized land for higher density residential and mixed-use development, as necessary, to meet the County's current and future Regional Housing Needs Allocation and to facilitate housing production countywide, as described in Section 9.	Ongoing	No rezonings or GP amendments are required to meet the current RHNA requirements.
20.2	Inform developers of identified housing sites through the preparation of GIS-based mapping applications available through the Planning and Building Department website	Completion of mapping application by February 2016.	The County's public-facing GIS system has been fully implemented, and now includes layers identifying housing sites.
20.3	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 and persons with disabilities.	Ongoing	The Planning and Building Department continues to offer such waivers and expediting.
HE 21	Support Infrastructure Adequate to Support Housing Development. Continue to support infrastructure expansion and identify opportunities for County assistance with infrastructure improvement in specific areas.	N/A	N/A
21.1	Continue to support infrastructure expansion and to identify opportunities for County assistance with infrastructure improvements in specific areas, such as North Fair Oaks, including identification of needs and of external funding sources and other available resources. Continue to identify capital improvements to County-maintained roads necessary to support residential and other types of development.	Ongoing	The County continues to monitor and identify needed infrastructure improvements to facilitate housing development.



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21.2	Continue to analyze appropriate policy and programmatic responses to the findings of the completed Groundwater Study for the Midcoast area, including the impacts on development of all types of housing in the Midcoast area.	Policy and programmatic responses as needed by December 2015.	The County has received and reviewed Phase III of the Groundwater Study, and has identified no required housing-related policy or programmatic responses, but continues to implement the specific programmatic measures identified in the Study.
21.3	Continue to support annexations to sewer and water providers to support new residential development.	Ongoing	The County continues to support annexations.
HE 22	Encourage Use of Surplus and Underutilized Public Lands for Affordable Housing. Continue, as required by state law, to investigate and refine the inventory of County-owned lands that have the potential to be used for affordable housing. This inventory may include parcels that have been declared surplus property by the County as well as underutilized County properties, including air-rights parcels, which might be determined to be appropriate for affordable housing development.	N/A	N/A
22.1	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.	December 2015/Ongoing	The County has completed its assessment of County-owned parcels, and is engaged in ongoing analysis of potential use of identified parcels for housing development, particularly in conjunction with other planned or required development or redevelopment of these parcels. The County will fully implement the new publicly-owned land provisions in state law.
22.2	For parcels with potential to be used for below-moderate income 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 for affordable housing. In cases where transfers are infeasible or undesirable, consider the possibility of ground leasing of County properties for affordable housing use.	Ongoing, following completion of HE 22.1	The County is working with various partners on some identified sites, including Middlefield Junction, to develop significant amounts of new housing, including affordable housing.
HE 23	Support Site Acquisition for Affordable Housing. Continue to provide support and assistance for developers in the acquisition of sites for affordable housing development.	N/A	N/A
23.1	Continue, within funding and programmatic constraints, to use available local, state and federal funds to support developers in acquiring sites for extremely low, very low, and low-income housing.	Ongoing	The County Department of Housing continues to provide these funds.
HE 24	Grant Density Bonuses for Development of Affordable Housing. Continue to grant density bonuses for the development of below-moderate income housing as allowed in the County's density bonus ordinance, and revise the ordinance as needed to streamline and update implementation procedures.	N/A	N/A
24.1	Establish a new method of determining rent limits for affordable rental units created under density bonus provisions. Currently, rent limits applicable to affordable rental units that comply with the density bonus ordinance are established and updated by Board of Supervisor resolution. Because market conditions change frequently, this method can be inefficient, and rent levels are not updated regularly. The new method should tie rent levels to published HUD rent limits, Housing Authority rent standards, or another appropriate, periodically updated source.	Establish methodology and obtain Board approval by May 2016.	This update is complete.

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<b>HE 25</b>	Encourage Development of Smaller Units Including Single Room Occupancy. To encourage housing more affordable to lower-income seniors, persons with disabilities, and workers, provide for the development of single room occupancy (SRO) units and efficiency (studio) units and offer incentives that facilitate development of high-density housing containing smaller units.	N/A	N/A
<b>25.1</b>	Encourage and approve density bonuses for senior housing projects and/or projects where at least 15% of the units are efficiency (studio) or single room occupancy (SRO) units. These density would be in addition to, and would not replace, any requirements and benefits provided by the County's existing density bonus program.	Ongoing	This program has been superseded by implementation of state Density Bonus law, which provides significant incentives.
<b>HE 26</b>	Use Available Financing Programs to Support Affordable Housing Development. Continue to support the development of affordable housing for a range of incomes and household needs, including new construction, acquisition/rehabilitation, and adaptive re-use.	N/A	N/A
<b>26.1</b>	Continue to use available local, state and federal funds to increase the supply of extremely low, very low, low- and moderate-income affordable housing through support for site acquisition, new construction, acquisition/rehab, and adaptive re-use.	Ongoing	The County Department of Housing continues to provide these funds.
<b>HE 27</b>	Provide Affordable Housing Opportunities and Supportive Services for Special Needs Populations, and Facilitate New and Remodeled Housing Appropriate for Special Needs Populations. Continue to use available funding to support affordable housing and supportive services for special needs populations, and investigate potential new resources for these activities. Adopt new building design standards and permitting procedures to require and encourage units appropriate for special needs groups.	N/A	N/A
<b>27.1</b>	Provide affordable housing and supportive services for elderly and/or disabled persons and households, including persons with developmental disabilities and persons with permanent supportive housing needs:	Ongoing	The County continues to provide this support and these services.
<b>N/A</b>	A. Use available funding programs for housing and supportive services, including CDBG, HOME, Mental Health Services Act (MHSA), and similar programs, and continue to prioritize use of CDBG and HOME funds for supportive and extremely low-income housing. To the greatest degree possible, use the available pool of MHSA Housing Program funds, which help create supportive housing for seriously mentally ill persons who are homeless or at-risk.	2014-2022/Ongoing	The County continues to use this funding.
<b>N/A</b>	B. Continue to collaborate with County agencies (HSA, Behavioral Health, Health Plan, and others) and community service providers to ensure that appropriate support services are linked with housing.	Ongoing	The County continues to collaborate with these agencies and partners.

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N/A	C. Adopt an inventory of "Universal Design" components (building features, fixtures, and other elements), based on the San Mateo County Joint Housing Taskforce "Universal Housing Design Recommendations for Accessibility" and "Residential Visitability" standards, that ensure that housing is accessible and usable for all residents, regardless of level of ability or disability. Encourage or require developers to use these Universal Design elements for new construction projects. Explore adoption of Universal Design standards as mandatory elements of appropriate projects.	Create and adopt "Universal Design" standards and checklist by May 2016, and implement as voluntary, encouraged elements of new construction through the Planning and Building Department in 2016. Explore adoption of mandatory standards by April 2017.	These standards have not been created; this program has been carried over to the updated 2023 Housing Element.
N/A	D. 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 lead to other safety concerns.	Immediately begin using the Planning and Building Department's discretionary authority to grant exemptions related to appropriate permit applications. Formalize these exemptions as part of the project permitting process, subject to the discretion of the Community Development Director or designee, by submitting the exemptions and procedures to the Board of Supervisors for approval by May 2016.	The Planning and Building Department is currently using its discretionary authority to grant such exemptions.
N/A	E. 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.	Explore and adopt a formal reasonable accommodation request and approval procedure by March 2016	This process has not been created; this program has been carried over to the 2023 Housing Element.
27.2	Incentivize and support affordable housing opportunities for Large Family and Single-Parent Households:	N/A	N/A
N/A	A. Use available funding programs (HOME, CDBG, and others) to support affordable family housing for families with extremely low, very low, and low incomes	Ongoing	The County continues to use available funding for these purposes.
N/A	B. Encourage affordable housing developments assisted by the Housing Department to include larger units when feasible.	Ongoing	The County Housing Department continues to encourage development of large family units.
N/A	C. Encourage affordable housing development linked to childcare services.	Ongoing	The County continues to encourage provision of childcare services in affordable housing sites.
27.3	Provide additional affordable housing opportunities for farm laborers, streamline existing farm labor permitting procedures, and ensure quality and safety of farm labor housing:	N/A	N/A

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N/A	A. Use available funding programs to support affordable housing targeted to farm laborers.	Ongoing	The County is providing funding for rehabilitation and replacement units for farm laborers, and continues to identify opportunities to provide funding assistance for larger scale projects.
N/A	B. Work with community partners, such as Puente De La Costa Sur and other organizations that represent and assist farmworkers, to identify potential new farm labor housing sites or opportunities for expansion of existing sites, identify funding opportunities to support new and expanded farm labor housing, and to provide information to farmworkers on new and existing affordable housing opportunities, in conjunction with the County's Farmworker Housing Needs Study.	2015-2016, and ongoing.	The County has identified sites with expansion potential, and will continue to implement the findings of the completed Needs Study.
N/A	C. Work with the County's Environmental Health, Housing, and Planning Departments, and with community partners, such as Puente De La Costa Sur and other organizations, that represent and assist farmworkers, and with farm owners, to create a comprehensive monitoring, inspection, and regulation program to ensure adequate health and safety of existing farm labor housing, in conjunction with the County's Farmworker Housing Needs Study.	2015-2016, and ongoing.	The County is implementing the recommendations of the completed Needs Study, in collaboration with Public Works, Environmental Health, and the Housing Department.
N/A	D. Work with farm owners and operators, community partners, and other organizations to assess opportunities to expand existing farm labor housing sites, and encourage and incentivize farm owners and operators, with County assistance, collaboration from appropriate developers, and other assistance, to expand existing sites, consistent with the findings of the County's Farmworker Housing Needs Study, once the study has been completed.	2015-2017, and ongoing.	The County is implementing the findings of the Needs Study, and the findings of the assessment of Farm Labor Housing sites with expansion potential.
27.4	Undertake a comprehensive assessment of the County's farm labor population, existing farm labor housing stock, farm labor housing conditions and farm labor housing needs.	N/A	N/A
N/A	A. Select a consultant to complete the study.	Oct-14	The Consultant was selected.
N/A	B. Working with the selected consultant and all relevant stakeholders, complete a comprehensive Farmworker Housing Needs Study, including recommendations and best practices to address the results of the study.	2014-2016	The Needs Study has been completed..
27.5	Provide affordable housing opportunities and supportive services to homeless individuals and families:	N/A	N/A
N/A	* Continue to support HOPE Plan implementation efforts, as listed in HE 28.3.	See 28.3	The County continues to support HOPE Plan implementation.
N/A	* Continue to use available local, state, and federal funding programs to support emergency, transitional, and permanent housing opportunities.	Ongoing	The County continues to support these housing types.
N/A	* Continue to provide rental assistance through various programs to serve homeless persons.	Ongoing	The County continues to provide such rental assistance.
27.6	Assist and support the development of housing for Extremely Low Income households of all types:	N/A	N/A

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N/A	* Promote inclusion of rental and ownership housing suitably priced for extremely low income households in all possible housing developments, including transit-oriented and mixed-use housing created as part of program HE 17, and other new housing created, assisted, or incentivized by County policies. Explore specific policies offering additional development exemptions and/or bonuses in exchange for inclusion of extremely low income housing in new housing projects.	Analysis of potential development exemptions, exceptions and incentives by January 2017; analysis of available opportunities for specifically targeted financial and other assistance by March 2017.	The County is exploring these policies.
N/A	* Provide specifically targeted financial and other assistance for creation extremely low income households as part of programs HE 25, HE 26 and all other applicable assistance programs provided by the County.	Analysis of potential development exemptions, exceptions and incentives by January 2017; analysis of available opportunities for specifically targeted financial and other assistance by March 2017.	This analysis has not been initiated.
<b>HE 28</b>	Support Public-Private Partnerships for Affordable Housing Development. Support the San Mateo County Housing Endowment and Regional Trust (HEART) and other important public-private partnerships working to increase affordable housing options.	N/A	N/A
28.1	Continue the County's membership and active participation in HEART, including providing operating funds, policy and program support, and fiscal and legal services.	Ongoing	The County continues to participate in HEART, and has committed, in addition to continuing funding through other means, to contribute half of the County's collected Housing Impact Fee revenue to HEART for at least the initial years of the Impact Fee program.
28.2	Continue the County's participation in and support for the Grand Boulevard Initiative, including active participation in the Working Group and Task Force.	Ongoing	The County continues active participation in GBI, through the Working Group and Task Force.
28.3	Continue to provide support for the HOPE 10-Year Plan to Address Homelessness through the following means: active participation in the HOPE Interagency Council and various HOPE sub-committees, support for community outreach and education efforts, and support for a variety of housing opportunities for homeless individuals and families.	Ongoing	The County continues to provide this support.
28.4	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 in the process of completing their Housing Elements and (b) help jurisdictions with ongoing implementation issues related to completed Housing Elements.	Ongoing	The County has committed to and is continuing to fund the ongoing 21 Elements collaborative.
<b>HE 29</b>	Explore Establishment of a Countywide Housing Land Trust. Explore the feasibility of establishing a countywide land stewardship utility organization, also known as a housing land trust, as a means to receive and hold land (and/or affordability restrictions on land) in perpetuity in the public interest, primarily for affordable housing purposes.	N/A	N/A

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29.1	Explore the financial feasibility and possible structure for a housing land trust.	Completion of study and presentation to Board of Supervisors by December 2018.	This program is on hold.
29.2	If a housing land trust is determined by the Board of Supervisors to be both feasible and desirable, establish the entity and begin operations of the land trust.	2018-2020, based on feasibility of study, findings of study, and Board of Supervisors' direction.	This program is on hold.
HE 30	Strengthen and Clarify County Inclusionary Housing Requirements. Potentially broaden and strengthen the County's Inclusionary Housing Ordinance to include larger-scale single-family residential developments, which are currently exempted. Also, adopt Inclusionary Housing administrative guidelines to provide greater clarity and consistency in implementation of the regulations, and to allow greater flexibility as market conditions or housing regulations change over time.	N/A	N/A
30.1	Consider amending the County's Inclusionary Housing ordinance to add an inclusionary requirement for larger-scale single-family residential developments.	2015-2017; presentation for Board of Supervisors' recommendation by July 2017.	This program has been paused, but will be continued in the 2023 Housing Element cycle.
30.2	Adopt administrative guidelines for the Inclusionary Housing ordinance, which can be modified periodically, 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 HUD's published rents and prices, or other regularly adjusted levels, rather than levels established and updated by the Board of Supervisors.	2015-2017; presentation to Board of Supervisors by	These guidelines will be created in tandem with 30.1.
30.3	Explore revisions to in-lieu fee, off-site, and land dedication options included in the Inclusionary Ordinance, to ensure that these options are consistent with the Ordinance's intent to promote sufficient affordable housing, and to increase the flexibility of use of these options.	2015-2017. Presentation to Board of Supervisors by July 2017.	These revisions will accompany 30.1
HE 31	Consider Establishing a Housing Impact Fee on Employment-Generating Development. Build on existing preliminary research regarding the possibility and requirements for implementing a housing impact ("linkage") fee on employment-generating development.	N/A	N/A
31.1	Complete a nexus study of a linkage fee for the unincorporated County, building on the existing nexus study of a potential countywide linkage fee, which focuses on the entire County, including incorporated areas.	The study is ongoing, and targeted for completion in 2015	The Nexus Study is complete.
31.2	Continue to work with C/CAG and the 21 Elements collaborative to encourage other cities to explore and potentially adopt linkage fees.	2015-2017, after completion of the nexus study.	Through the multi-jurisdictional nexus study and the 21 Elements process, a number of jurisdictions have worked together to analyze and implement a housing impact fee.
31.3	Research policy alternatives for establishing a linkage fee, and, if a nexus is established in the nexus study, present alternatives to the Board of Supervisors for consideration. If directed by the Board, create an implementing ordinance for a linkage fee, for adoption by the Board.	2015-2017	The nexus was established, and the County's Housing Impact Fee has been adopted and is in force.
HE 32	Encourage Accessory Dwelling Units (Second Units). Encourage and facilitate accessory dwelling unit ("ADU") development in single-family residential areas and adopt measures to make existing ADUs both safe and legal under County regulations.	N/A	N/A

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32.1	Revise the County's existing Second Unit Ordinance, and ensure that accessory dwelling unit regulations and procedures comply with existing State law. Pursue way to streamline the ordinance including "pre-approved" ADU design templates (described in HE 32.4), standardization of regulations countywide, and other methods.	Revisions to the second unit ordinance are underway, and targeted for completion in June 2016. Adoption of ordinance and ADU templates should be pursued in early 2017.	The Second Unit ordinance revisions are complete, and the ordinance is adopted and in force, including updates adopted through 2020.
32.2	Consider establishing an ADU "amnesty" program, to allow existing unpermitted units to come up to code standards without penalty, helping to preserve accessory units.	Implementing ordinance by September 2017; presentation to Board of Supervisors by March 2018.	The ADU "amnesty" program was adopted, and the pilot program was completed, but the program is on hold due to resource constraints.
32.3	Identify potential sources of financial assistance for applicants attempting to bring accessory dwelling units up to code, including funding from HEART and other entities, to assist applicants in making necessary repairs and upgrades.	2016-2018, contemporaneous with creation of the ordinance noted in 31.2.	This funding source is now available.
32.4	Explore creation and adoption of "pre-approved" ADU design templates, available at no charge to applicants, tailored to meet the specific zoning and building standards for various areas of the County. Use of these free design templates by a potential developer would ensure that the proposed ADU meets most, if not all, required standards at the outset of the development process, minimizing and streamlining the review process and reducing time and cost.	2016-1018; templates created by March 2017, incorporated in ordinance by September 2017, for Board review by June 2018.	The County had determined that these templates were not a useful incentive, and this portion of the program was terminated. However, the new uniform development standards implemented by state law in 2019 and 2020 have changed this calculation, and the County is now participating with multiple other jurisdictions to design and adopt pre-approved ADU designs.
<b>HE 33</b>	Encourage Self-Help Housing Developments. Continue to encourage and support self-help housing.	N/A	N/A
33.1	Continue to support self-help groups such as Habitat for Humanity that use "sweat equity" to make housing more affordable to lower income residents.	Ongoing	The County continues to provide such support.
<b>HE 34</b>	Promote Shared Housing. Encourage shared housing as a way to use existing housing stock to fit diverse housing needs and help both existing homeowners and residents needing affordable housing.	N/A	N/A
34.1	Continue to Support HIP Housing's Home Sharing Program	Ongoing	The County continues to support HIP.
<b>HE 35</b>	Promote Community Awareness and Involvement in Meeting Housing Needs. Continue to increase public awareness of housing needs and reduce opposition to affordable housing development by promoting civic engagement and other community education and involvement efforts.	N/A	N/A
35.1	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 between developers, residents, property owners, and other stakeholders through the use of the Planning Department's Pre-Application Workshop process.	Ongoing	The County continues to provide this coordination, through the Pre-App process, neighborhood outreach, and other means.
35.2	Continue to provide support, including funding if feasible, to community nonprofits engaged in civic engagement and community education activities, such as Threshold 2009 and the Housing Leadership Council of San Mateo County.	Ongoing	The County continues to provide this support.
<b>HE 36</b>	Amend Zoning Codes, Building Codes and Permitting Procedures to Facilitate Higher-Density and Special Needs Housing. In order to support the programs in the Housing Element aimed at encouraging development of higher density and special needs housing, amend the County's zoning and building codes, and permitting procedures as necessary to facilitate such housing.	N/A	N/A

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**Table D**

**Program Implementation Status pursuant to GC Section 65583**

Housing Programs Progress Report  
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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
36.1	In addition to constraints identified in Section 4 of the Housing Element, monitor feedback from developers, community members, and other stakeholders on whether existing County zoning regulations, building codes, and permitting procedures have the unintended effect of constituting barriers to the development of higher density and special needs housing, including SROs, efficiency units for seniors or disabled persons, housing combined with supportive facilities, group homes, single-family housing intended for residents with special needs, and other types. If ongoing monitoring during the Housing Element period indicates that additional barriers exist, amend codes and regulations accordingly.	Ongoing, as needed	The County continues to monitor this feedback, and to track and inventory potential regulatory barriers that could be addressed.
36.2	Explore expanding the areas in which larger group homes are allowed by right, rather than as a conditionally permitted or non-permitted use.	2012-2014 (as part of General Plan updates)	No General Plan update has been initiated as yet.
HE 37	Minimize Permit Processing Fees. Continue to offer fee reductions, waivers or deferrals for affordable housing developments. Review the existing policy for clarity, and potentially revise the policy and attendant procedures to clarify and streamline the fee reduction, waiver, and deferral process.	N/A	N/A
37.1	Continue to offer fee reductions, waivers or deferrals for affordable housing developments and review policy for clarity and ease and effectiveness of implementation.	Ongoing; review policy and determine any required revisions by 2017.	The County continues to offer waivers and incentives, and has determined that the policy is sufficiently clear and understood.
HE 38	Update Parking Standards to Facilitate Affordable and Transit Oriented Development. Revise the zoning regulations to include parking standards and policies that reflect the actual parking needs of different types of affordable housing and transit-oriented-development.	N/A	N/A
38.1	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 development), which are often lower than those of single-family residential uses, and may be significantly lower than the County's 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.	Ongoing, in conjunction with changes to area plans and area-specific zoning regulations	The County continues to assess the specific parking needs of areas and types of development incorporated in area plans and zoning changes, and to appropriately modify parking regulations contingent on assessed parking needs. However, in many cases new state laws have already significantly reduced or eliminated parking minimums in many County areas, obviating the need for such amendments.
HE 39	Explore Permitting Use of Plastic/PVC Piping in New Residential Construction. The County's Building Standards are largely based on the California Building Code. County regulations differ from the California Code, however, in that plastic or PVC piping is not allowed in new residential construction. Use of plastic/PVC piping can offer a significant cost savings over use of other materials.	N/A	N/A
39.1	Assess the appropriateness of permitting plastic/PVC piping in new residential construction, and potentially amend County regulations to permit such materials.	2016-2018; feasibility assessment by February 2018.	The County Board of Supervisors has adopted new regulations allowing use of PVC piping.
HE 40	Educate County Staff on Housing Policies and Housing Law. Often, staff at County agencies and departments are unaware of the County's housing policies, and the requirements of local, state, and federal housing law, and how those laws and policies impact the types of analyses and approvals required for specific projects. This lack of knowledge can create additional barriers to project approval, as well as require additional time and cost in the approval process.	N/A	N/A



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40.1	Create an ongoing series of educational sessions with key County staff in Planning and Building, Public Works, Health, Environmental Health, the County Manager's Office, and other departments, as needed.	Create a basic curriculum for education by August 2015. Begin trainings by December 2015/January 2016, and continue on an ongoing basis.	This policy has not been initiated.
HE 41	Coordination of Housing Activities with Cities of San Mateo County. In conjunction with the City/County Association of Governments of San Mateo County (C/CAG), coordinate inter-jurisdictional efforts during future housing element cycles. Continue collaborative work on housing element implementation and monitoring issues.	N/A	N/A
41.1	Coordinate, in conjunction with C/CAG, inter-jurisdictional efforts during future housing element cycles. Continue collaborative work on housing element implementation and monitoring issues.	Ongoing	The County continues to coordinate with C/CAG, the 21 Element Collaborative, and fellow jurisdictions to ensure cooperation during future housing element cycles.
HE 42	Support Regional and Countywide Planning Efforts. Continue County participation in inter-jurisdictional collaborations. Provide support and assistance for regional planning efforts affecting San Mateo County.	N/A	N/A
42.1	Continue the County's participation in inter-jurisdictional collaborations such as C/CAG and ABAG.	Ongoing	The County continues to actively support these collaborations.
42.2	Provide support and assistance for regional planning efforts affecting San Mateo County such as the North Fair Oaks Community Plan update and current regional planning activities in the county supported by funding awards from the Silicon Valley Community Foundation.	Ongoing	The County continues to support these efforts.
HE 43	Promote Community Participation in Housing Plans. Promote broad community participation in the development, implementation, and monitoring of housing plans.	N/A	N/A
43.1	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.	Ongoing	The County continues to support such efforts through its support, including financial support, for nonprofits and community partners.
HE 44	Encourage Transit Oriented Development, Compact Housing, and Mixed-Use Development in Appropriate Locations. Encourage transit-oriented development, compact housing, and a mix of uses in appropriate locations throughout the county, such as along transit corridors and in commercial areas.	N/A	N/A
44.1	Encourage transit-oriented development, compact housing, and a mix of uses in appropriate locations countywide such as along transit corridors and in commercial areas, and provide support for such development including the use of available funding as allowable, as listed in HE 16 and HE 38.	Ongoing	The County encourages such development, both through target funding, and through regulatory changes in new area plans and zoning updates.
44.2	Provide support and assistance for transit oriented development, compact housing, and mixed-use development through participation in countywide collaborations including "21 Elements", the HOPE Initiative, and the Grand Boulevard Initiative, as described in HE 16, HE 26, HE 40, and HE 41.	Ongoing	The County continues to participate in all of these collaborative efforts, as well as the new interjurisdictional "Home for All" housing initiative.

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<b>HE 45</b>	Enforce Fair Housing Laws. Promote equal access measures and continue to support nonprofit groups that advocate for and enforce fair housing in the County. Ensure that fair housing information is publicly available throughout the County. Continue to refer fair housing complaints to appropriate organizations and agencies for resolution, and formalize and publicize the referral process.	N/A	N/A
<b>45.1</b>	Continue to use CDBG funds to fund fair housing enforcement, education, and technical assistance in the County. Adhere to the implementation plan included in County's Fair Housing Strategy, which is part of the County's Consolidated Plan for FY2012/13 (available through the County Housing Department website).	Ongoing	The County continues to follow the most recent implementation plan in the County's Fair Housing Strategy.
<b>45.2</b>	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.	Ongoing.	This policy has not been initiated.
<b>45.3</b>	Formalize 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 various websites.	Formalize and publicize program by August 2017.	This policy has not been initiated.
<b>45.4</b>	Explore creation and adoption of a "source of income" ordinance that 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.	Research ordinance in 2016; creation and presentation for Board of Supervisors review by March 2017.	This policy has not been initiated.
<b>HE 46</b>	Ensure New Multifamily Development Meets Accessibility Requirements.	N/A	N/A
<b>46.1</b>	Ensure that all new, multifamily construction meets the accessibility requirements of the federal and State fair housing acts through local permitting and approval processes.	Ongoing	The County assesses all new development to ensure appropriate accessibility requirements.
<b>HE 47</b>	Revise Zoning and Land-Use Policies Negatively Impacting Housing Choice.	N/A	N/A
<b>47.1</b>	As part of the General Plan update, assess any negative impacts of zoning and land use policies on the ability of families with children, low-income families, and renters with disabilities to have maximum choice of housing options, and explore amendments to eliminate these impacts.	Ongoing, as General Plan and specific area plan updates occur.	No General Plan update has been initiated as yet.
<b>HE 48</b>	Promote Energy Conservation in Existing Housing. Promote energy conservation in existing housing through a variety of activities:	N/A	N/A
<b>48.1</b>	Provide educational outreach support for the newly launched Countywide Residential Energy Efficiency program, intended to improve energy efficiency in existing homes.	Ongoing	The County is undertaking this outreach through the Office of Sustainability, on an ongoing basis.
<b>48.2</b>	Promote energy audits and resident participation in utility rebate programs through private and public utility companies.	Ongoing	The County is promoting participation, through the Office of Sustainability.
<b>48.3</b>	Encourage low-income homeowners or renters to apply for free energy audits and home weatherization through the federal Department of Energy's Weatherization Assistance Program, in partnership with state and local programs operated by local nonprofits.	Ongoing	The County Housing Department encourages such applications, as does the County's Office of Sustainability.
<b>48.4</b>	Promote the use of solar roof systems and other passive solar devices to reduce the use of electricity and natural gas.	Ongoing	The County Office of Sustainability actively promotes use of solar roof and other passive solar devices.

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<b>HE 49</b>	Promote Higher Density and Compact Developments.Promote higher density, compact development, including mixed-use development, to reduce vehicle miles traveled and reduce use of water, land and other resources.	N/A	N/A
<b>49.1</b>	Promote higher density compact development, including residential mixed-use, as listed in the various Housing Programs under Goals 2 and 3.	Ongoing	The County continues to promote such development, both through targeted funding, and regulatory changes and incentives in new area plans and rezonings.
<b>HE 50</b>	Maintain Consistency Between Housing Element, General Plan, and Implementation Measures. The General Plan is required to be internally consistent, including consistency between discrete sections, such as the Housing Element, and the remainder of the General Plan. Maintain consistency by amending the General Plan as necessary, through the General Plan update, to be consistent with the goals, policies, and objectives of the updated Housing Element.	N/A	N/A
<b>50.1</b>	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 and the Countywide Transportation Plan.	Should resources for a General Plan update become available, undertake revisions at that time.	No General Plan update has been initiated as yet.
<b>50.2</b>	To the greatest extent possible, resolve any conflicts and ensure ongoing consistency between the Housing Element and the County's adopted plans and ordinances, including the airport/land use plans and statutes.	Ongoing	The County has reviewed the Housing Element for consistency with other ordinances and plans, and to date, has identified no inconsistencies requiring resolution.
<b>HE 51</b>	Be Accountable and Transparent in Monitoring and Reporting Progress in Implementing Housing Element Policies and Programs.	N/A	N/A
<b>51.1</b>	Submit annual reports to the Planning Commission, Board of Supervisors, and State HCD.	Ongoing/Annual	The County will be submitting annual reports on the Housing Element for the remainder of the Planning Period.
<b>51.2</b>	As described in HE 11.1, monitor housing production against the ABAG sub-RHNA Allocation, provide annual updates for the Planning Commission and Board of Supervisors, and adjust implementation strategies and policies and programs as needed.	Ongoing/Annual	The County will be providing annual updates for the remainder of the Planning Period.
<b>51.3</b>	Participate in any countywide efforts to collaboratively update and report on Housing Element implementation activities that are countywide in scope (such as the Grand Boulevard Initiative, 21 Element activities, HOPE Initiative efforts, and others).	Ongoing	Through the 21 Elements collaborative, the County participates in regular updates on such multijurisdictional or countywide activities.