



BOARD OF SUPERVISORS

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM 8

Owner: **N/A**

Applicant: **Planning and Building Department**

File Number: **N/A**

Location: **Unincorporated County**

APN: **N/A**

Project Description:

**San Mateo County Housing Element update status, timeline for adoption and certification,
and summary of substantive changes**



Housing Element Overview and Update Timeline





HOUSING ELEMENT OVERVIEW

A plan for the housing needed in a jurisdiction/community

- Part of the County's General Plan
- Required by state law
- Assesses current and future housing needs
- Includes Housing Policies and Programs
- Must be updated every 8 years
- County Housing Element is for unincorporated County only
- Must be submitted to the State for review of compliance with state law



HCD REVIEW AND HOUSING ELEMENT AMENDMENTS

- San Mateo County submitted updated Housing Element to Department of Housing and Community Development (HCD) on Jan. 20, 2023
- HCD responded on April 20, 2023, recommending various changes to achieve compliance with state law
- Staff, in collaboration with existing and new consultants, have now completed draft amendments in response to HCD



EXPEDITED TIMELINE

- Communication with HCD and request for shortened timeline
- Original timeline targeted hearings in May and June 2024
- New update timeline:
 - Public release draft Housing Element: March 26
 - Planning Commission hearing: April 10
 - Board of Supervisors hearing: April 24
- Resubmittal to HCD following BOS hearing



PUBLIC RELEASE DRAFT HOUSING ELEMENT

- Revised draft Housing Element: <https://www.smcgov.org/planning/san-mateo-county-housing-element-update-2023-2031>
- Public, stakeholder, partner and agency notification March 26-30
- 7-day minimum public circulation (State law)
- Draft will be circulated for comment until BOS hearing and resubmittal



Updated Draft Housing Element: Revisions





REVISIONS IN RESPONSE TO HCD

- Additional data and analysis of housing conditions, housing constraints, housing needs
- Additional information and description of County regulations, County policies
- More specificity and more detailed timelines, goals, milestones and objectives for Housing Element programs
- More detailed information on County's compliance with various state laws



MAJOR REVISIONS IN RESPONSE TO HCD

- New Sites Inventory and Rezoning Program
- Expanded Fair Housing Analysis and new Fair Housing policies and programs
- Various new policies addressing unmet housing need



UPDATED SITES INVENTORY AND REZONING PROGRAM

- Comprehensive revision of Sites Inventory and Rezoning Program, demonstrating County's ability to meet Regional Housing Needs Allocation
- Significant new analysis of recent development patterns, trends and types to justify development feasibility projections
- Changes to projections of development and redevelopment of existing sites
- Expansion of rezoning program to include more sites in more County areas, at greater densities



SITES INVENTORY AND REZONING VS RHNA

Income Category	RHNA	Vacant SFR	Vacant MFR	Non-Vacant MFR	Pipeline (RHNA Credits)	ADUs	Rezoning	Surplus/ (Deficit)	Buffer Over RHNA
Very Low	811	0	23	253	254	0	619	339	42%
Low	468	0	23	253	196	60	619	684	146%
Moderate	433	0	23	253	44	120	619	627	145%
Above Moderate	1,121	387	27	253	147	60	619	373	33%
Total	2,833	387	98	1,011	726	240	2,477	2,021	71%



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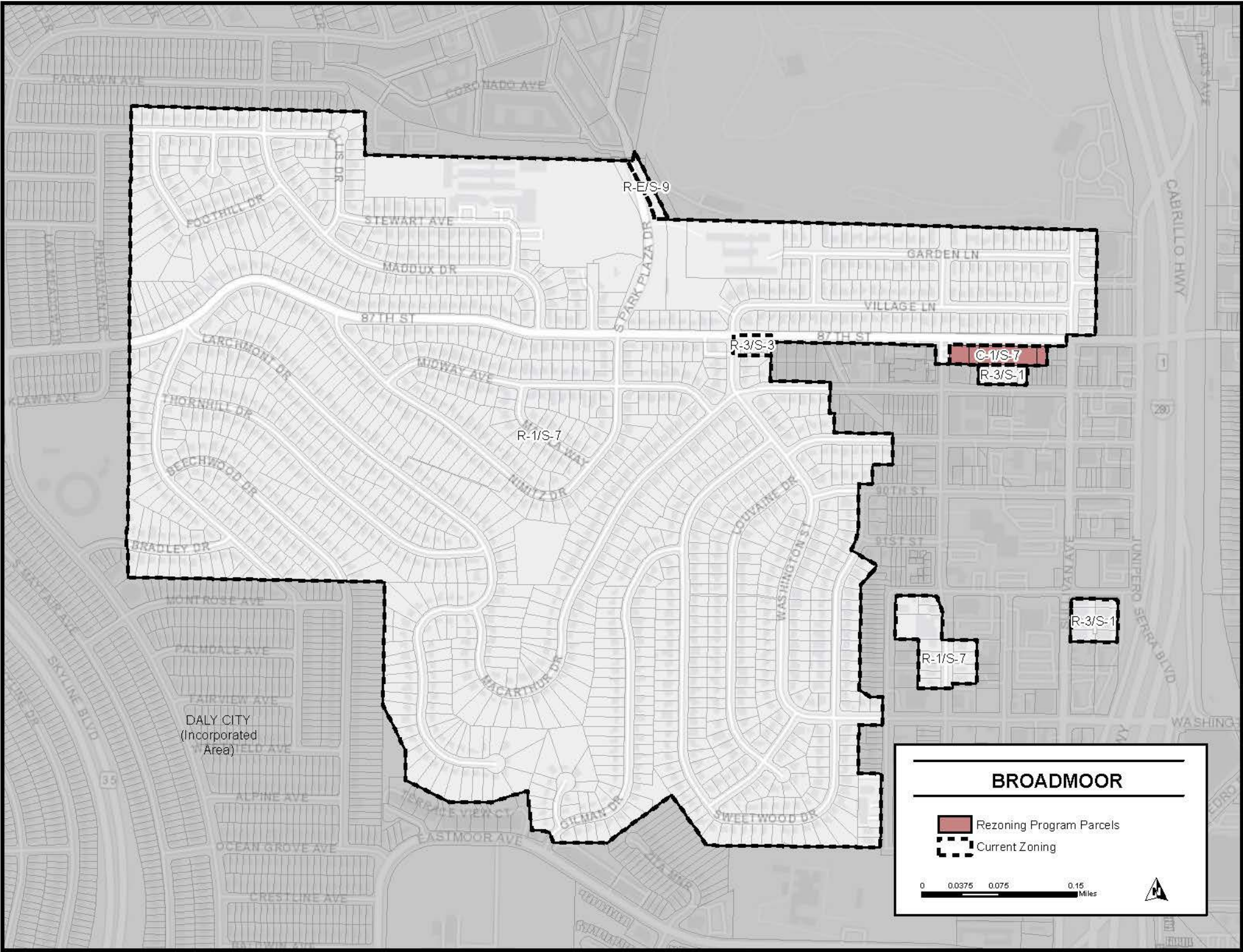
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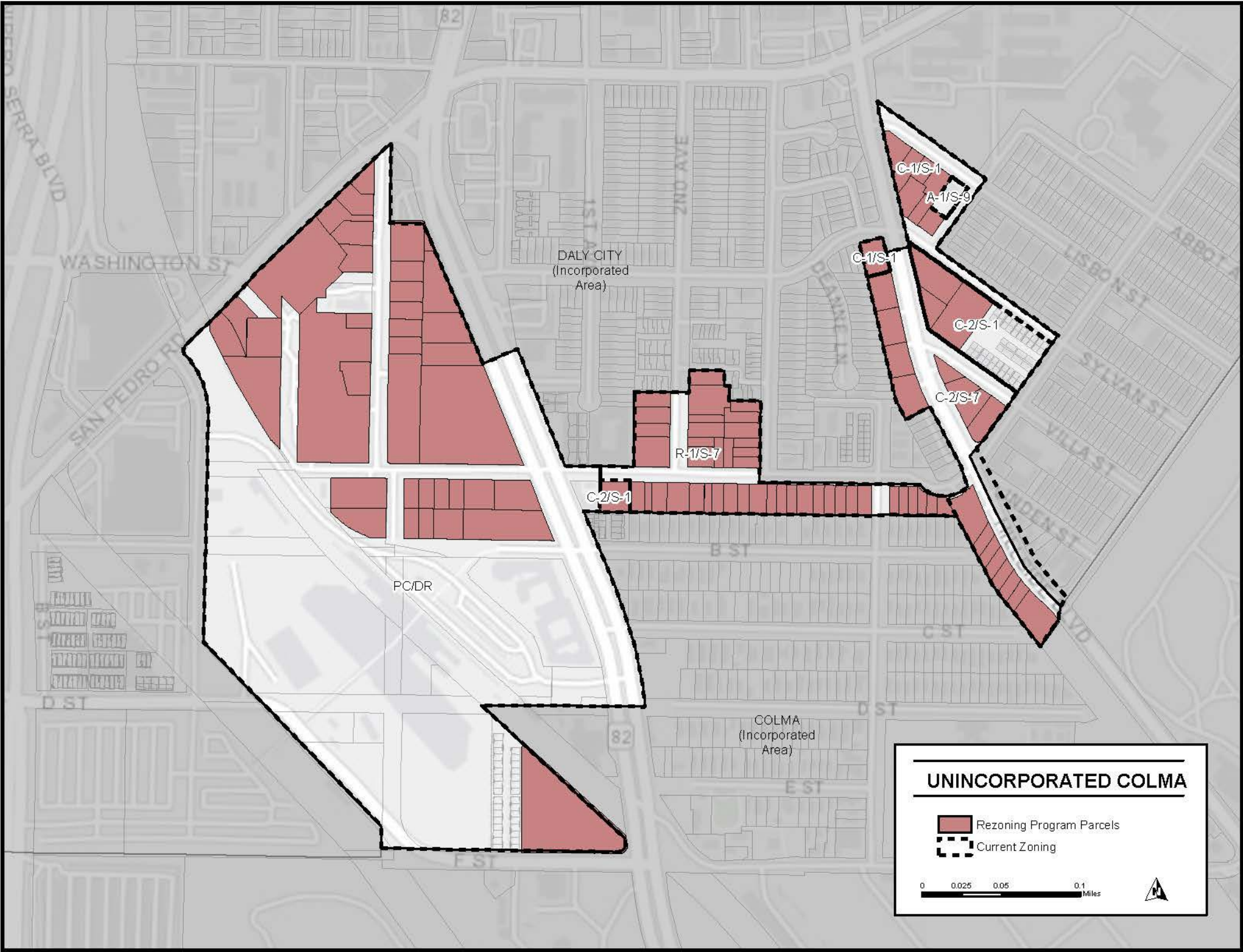
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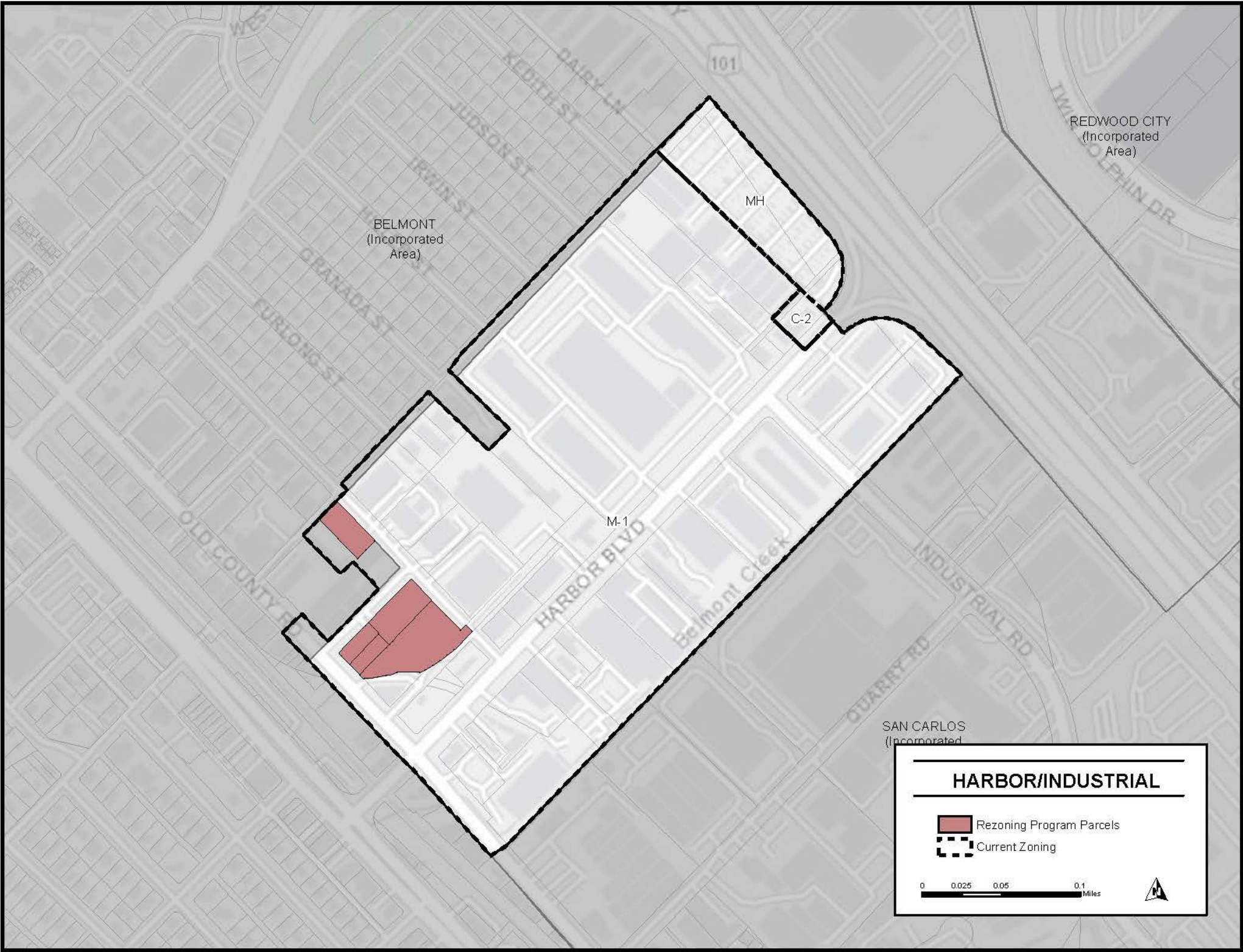


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SITES INVENTORY AND REZONING PROGRAM

- Sites Inventory and Rezoning Program Viewer:
<https://smcmaps.maps.arcgis.com/apps/webappviewer/index.html?id=3a4d0b3bf4664927a844c41ff1525c00>



AFFH ASSESSMENT

More analysis and description of:

- Integration and segregation, disparities in opportunity
- Areas of racially concentrated poverty and affluence
- Displacement risks, particularly from natural disaster
- Homelessness, other special needs populations
- More detailed analysis of the fair housing implications of Sites Inventory and Rezoning Program



SELECTED AFFH PROGRAMS

- Consolidation and publication of fair housing resources
- Dedication of federal and local funds to fair housing assistance, enforcement
- Expansion and targeting of housing funding to special needs populations
- Funding for large family households
- Funding for affordable housing linked to childcare
- Various programs supporting development of farm labor housing
- Develop multilingual regional online affordable housing program
- Submission of Equity Plan to HUD



OTHER NEW PROGRAMS

- Rural South Coast Housing Study and Strategy
- Comprehensively updated Farm Labor Housing Study and Strategy
- Initial assessment of a Community Plan for Pescadero
- Site-by-site assessment of feasibility of developing farm labor housing in the Coastal Zone
- Encouraging the use of local labor and providing publicly-available labor resources
- Creation of ADU resource center to facilitate and incentivize the creation of accessory dwelling units



NEXT STEPS





COLLABORATIVE UPDATE PROCESS

- Planning and Building Department, Department of Housing, Office of Sustainability, Environmental Health, Housing Authority
- Economic Planning Systems, Root Policy, Community Planning Collaborative
- Staff has also worked with partners and stakeholders, housing advocates and others
- Will continue to work with partners through review and submittal
- Will continue to consider comment and incorporate as needed



NEXT STEPS

- Public notification: March 26
- Planning Commission hearing: April 10
- Board of Supervisors hearing: April 24
- Resubmittal to HCD Week of April 24
- HCD has committed to prioritize rapid review



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Very Low	811	0	23	265	296	107	690	(121)
Low	468	0	22	260	239	107	627	159
Moderate	433	0	55	214	44	107	508	75
Above Moderate	1,121	493	181	645	147	36	1,589	468
Total	2,833	493	280	1,384	726	355	3,414	581



SITES INVENTORY vs RHNA w/ REZONING

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



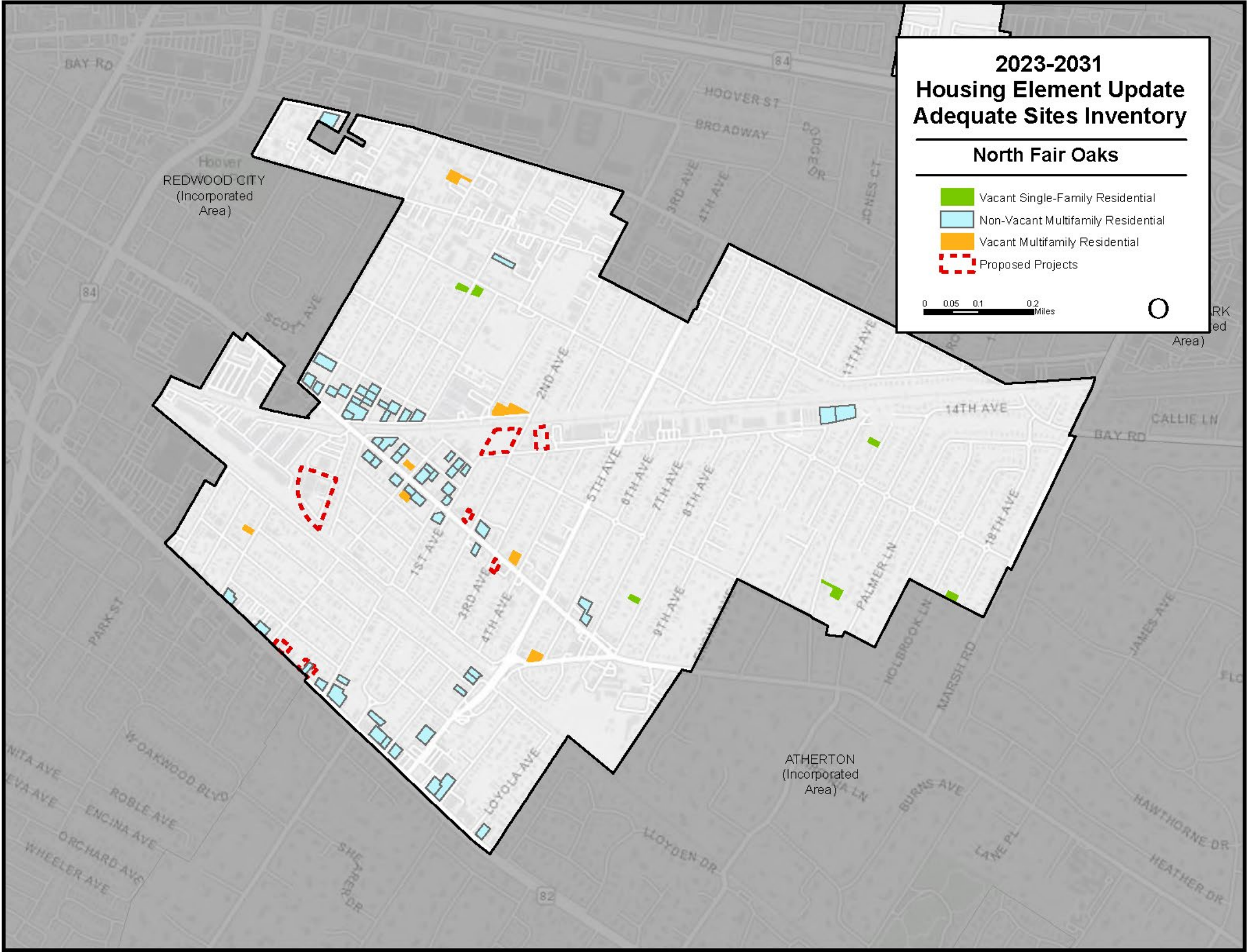
REZONING PROGRAM

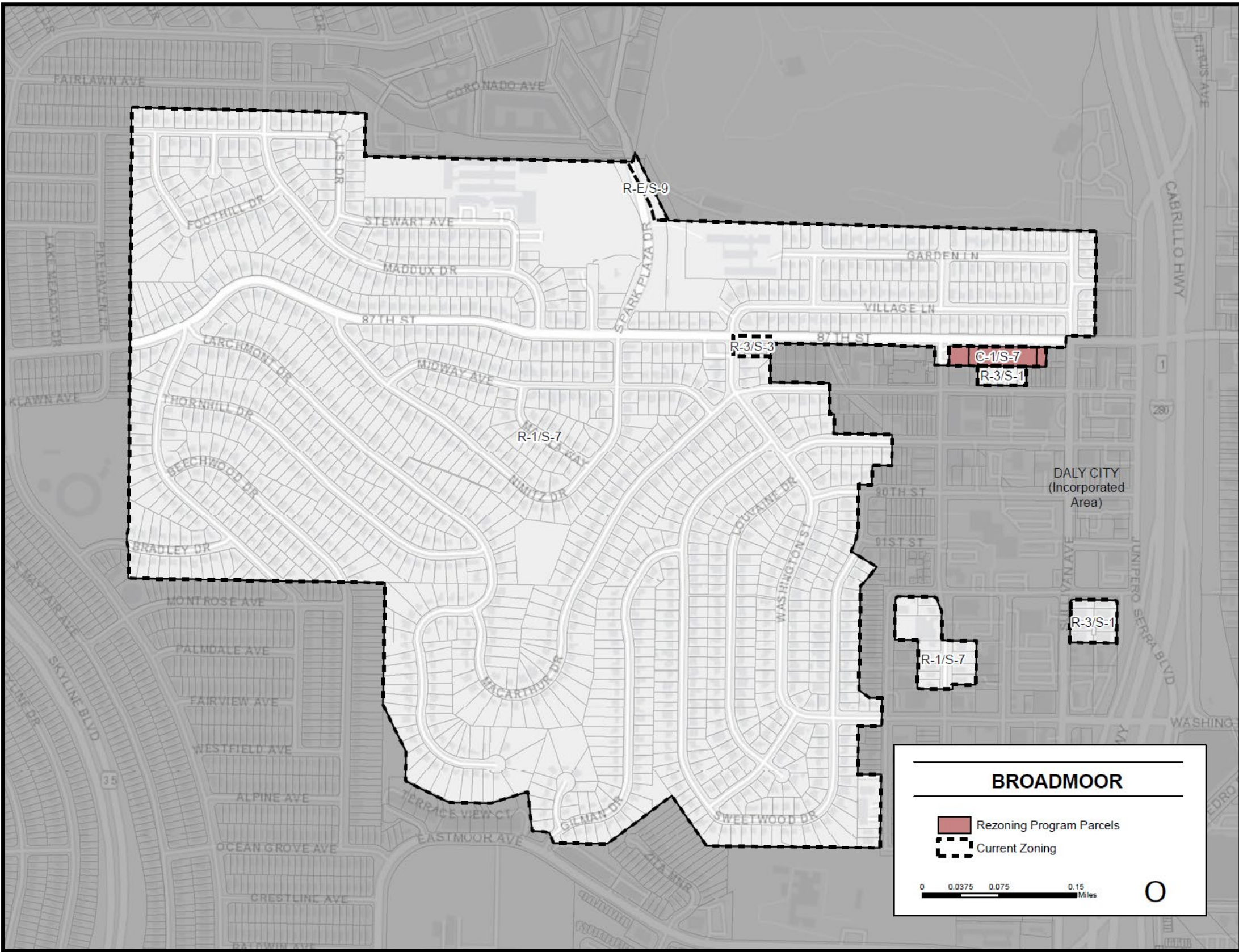
		Potential Units by Income Level			
Community Area	Parcels	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Broadmoor	4	23	21	21	17
Harbor Industrial	10	409	403	403	22
Uninc Colma	73	90	80	80	365
Total	87	522	504	504	404

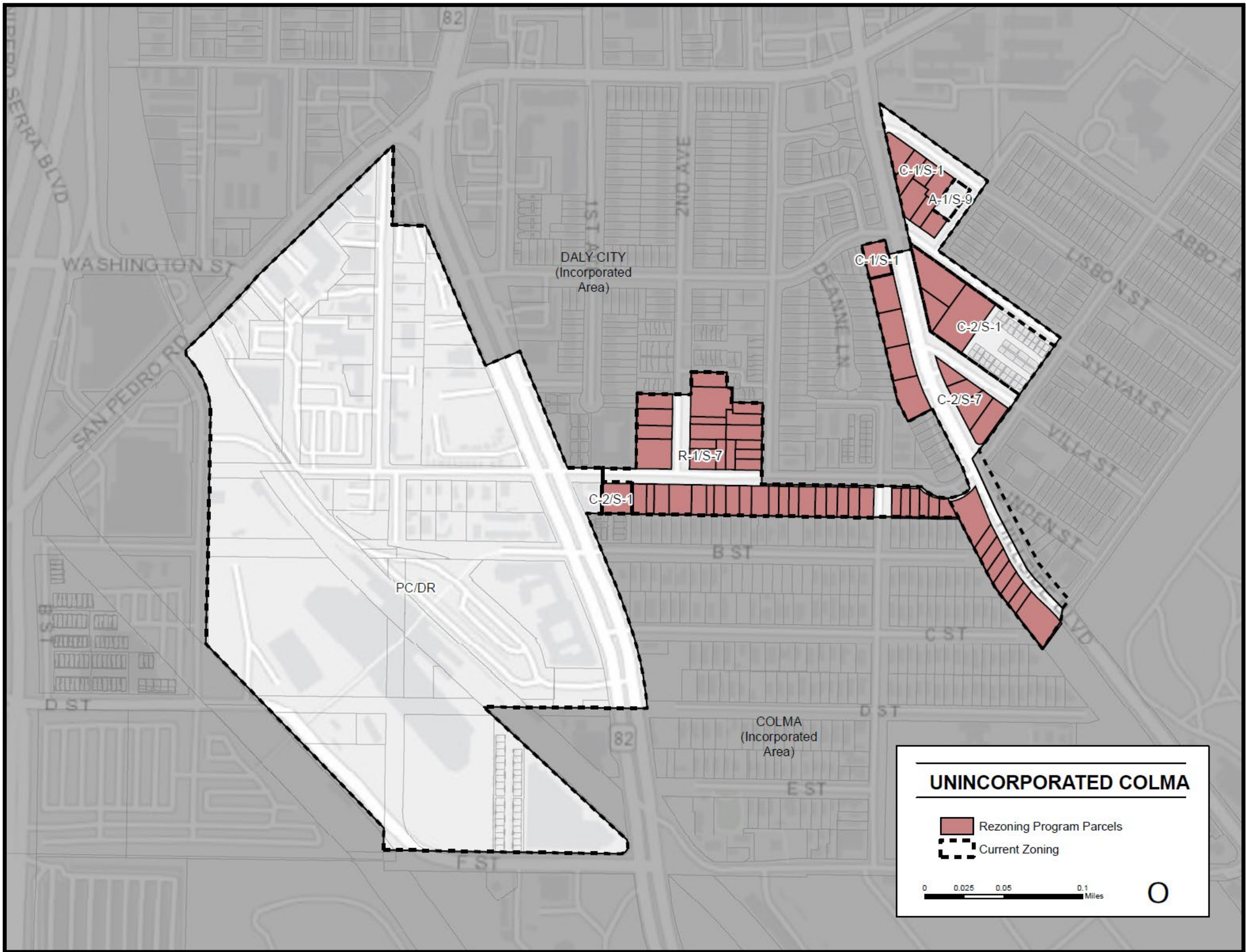


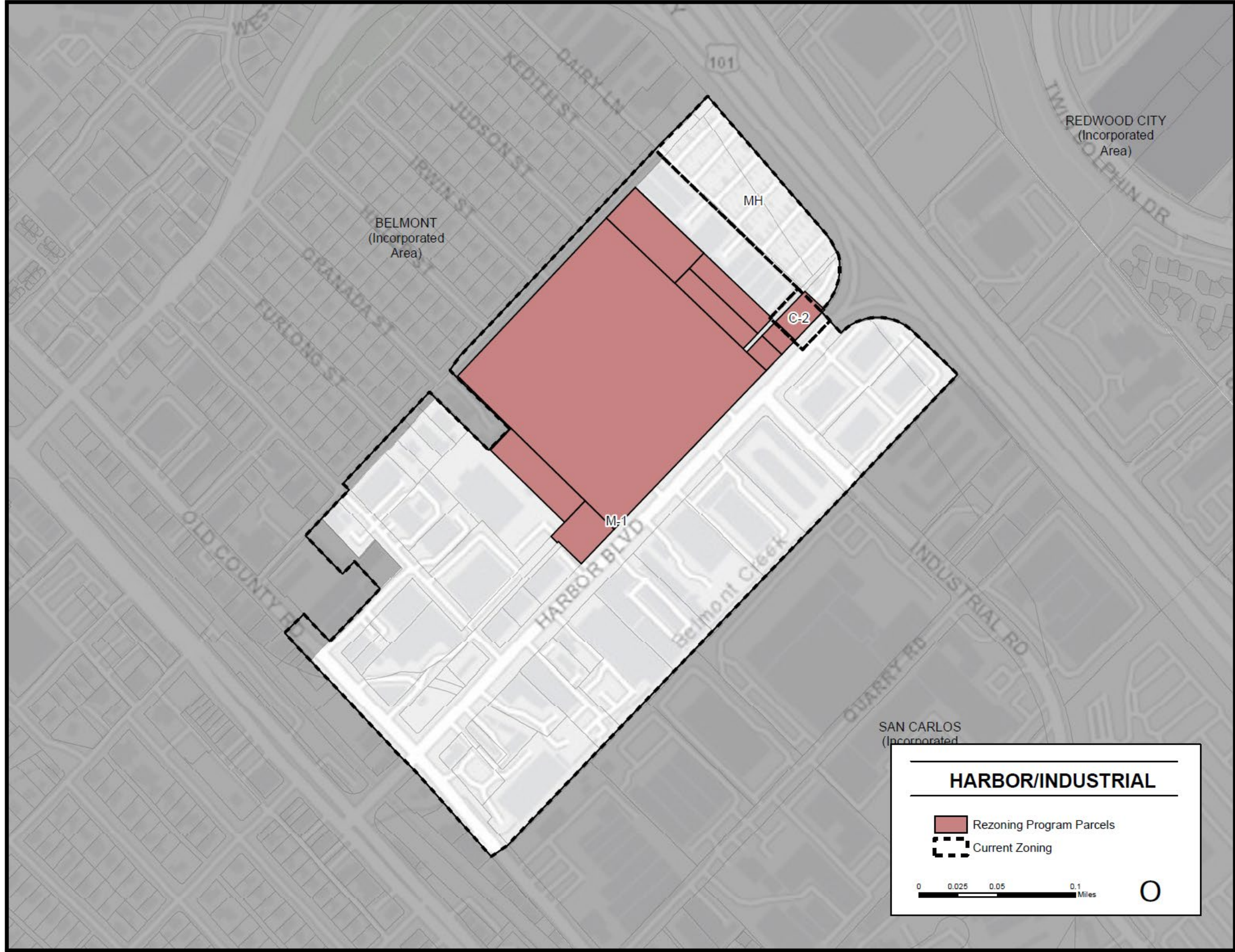
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HARBOR/INDUSTRIAL

 Rezoning Program Parcels

 Current Zoning

0 0.025 0.05 0.1 Miles 