



BOARD OF SUPERVISORS

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM 7

Owner: N/A

Applicant: **Planning and Building Department**

File Number: N/A

Location: **Unincorporated County**

APN: N/A

Project Description:

**An informational briefing on the California Department of Housing and Community
Development's response to the County's Draft 2023-2031 Housing Element**



OVERVIEW

- Housing Element Overview, Update Process and Requirements
- Housing Element Sections
- RHNA and Sites Inventory
- Rezoning Program
- Department of Housing and Community Development Review and Comment
- Strategy and Next Steps



San Mateo County Housing Element Overview





WHAT IS THE HOUSING ELEMENT

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



ADDITIONAL INFORMATION

All materials, including HCD comment letter, available at:

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



HOUSING ELEMENT COMPONENTS

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



HOUSING ELEMENT SUBMITTAL

Planning Commission Hearing

-October 12, 2022

Board of Supervisors Hearings

-November 15, 2022

-December 6, 2022

Housing Element Submittal

-January 20, 2023

HCD Response

-April 20, 2023



RHNA AND SITES INVENTORY

- An inventory of all developable and redevelopable sites (properties) for housing production, sufficient to meet the County's Regional Housing Needs Allocation (RHNA)
- Can include credit for units in the development pipeline, and projected development of ADUs and other units



REGIONAL HOUSING NEEDS ALLOCATION

- Amount of housing needed in San Mateo County over the next 8 years, determined by the State and the Association of Bay Area Governments (ABAG)
- State determines regional share of statewide need
- ABAG allocates regional share among Bay Area jurisdictions
 - This share is the County's RHNA
- Housing Element must identify enough realistically developable sites to meet the RHNA



County RHNA: Current v 2023-2031

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



SITES INVENTORY

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



SITES INVENTORY

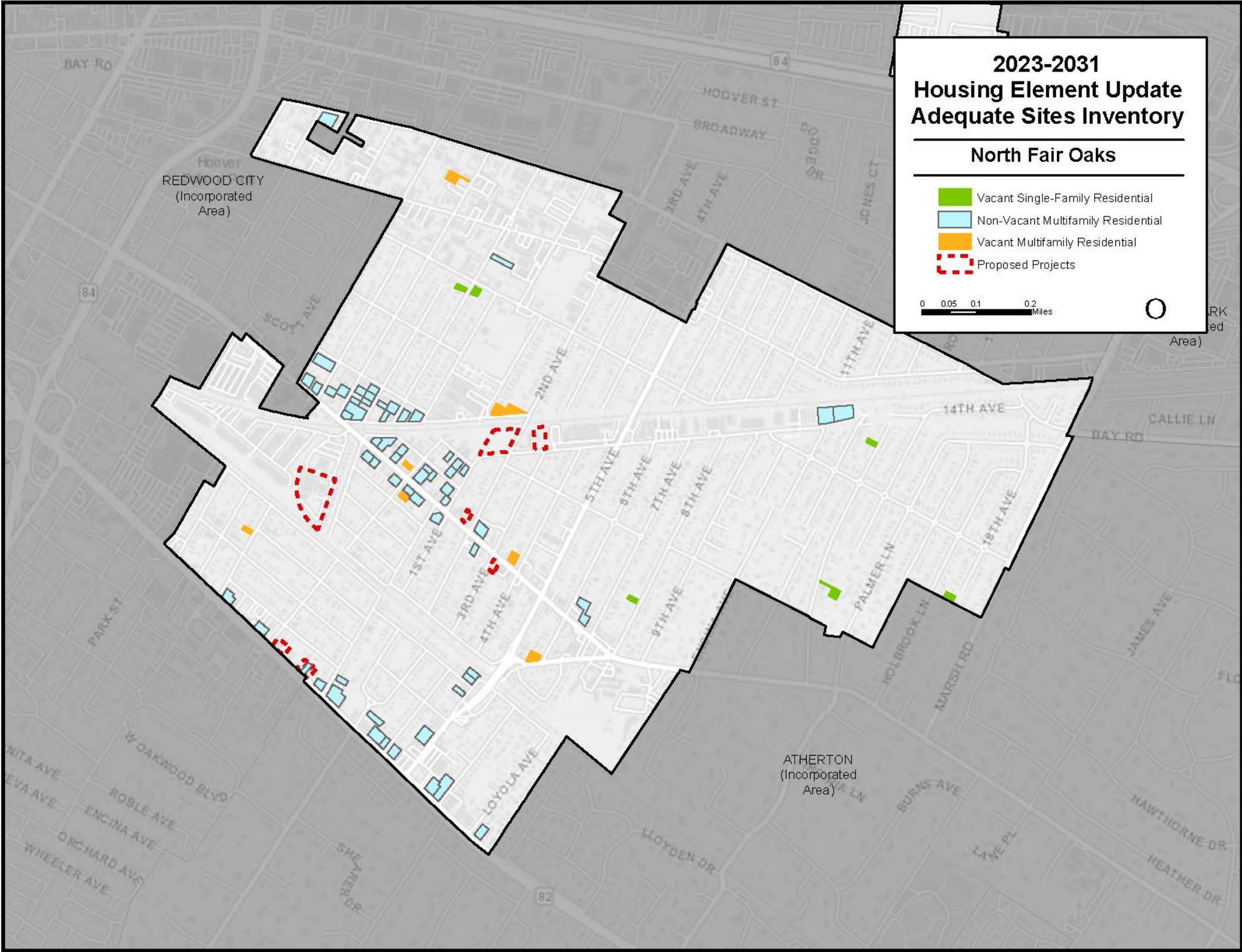
- Projected ADU production, based on past trends
- Projected SB 9 production, based on applications since SB 9 took effect
- Pipeline projects: multifamily projects approved, entitled, and/or significantly advanced
- Vacant and non-vacant sites suitable for development and redevelopment

**2023-2031
Housing Element Update
Adequate Sites Inventory**

North Fair Oaks

- Vacant Single-Family Residential
- Non-Vacant Multifamily Residential
- Vacant Multifamily Residential
- Proposed Projects

0 0.05 0.1 0.2 Miles



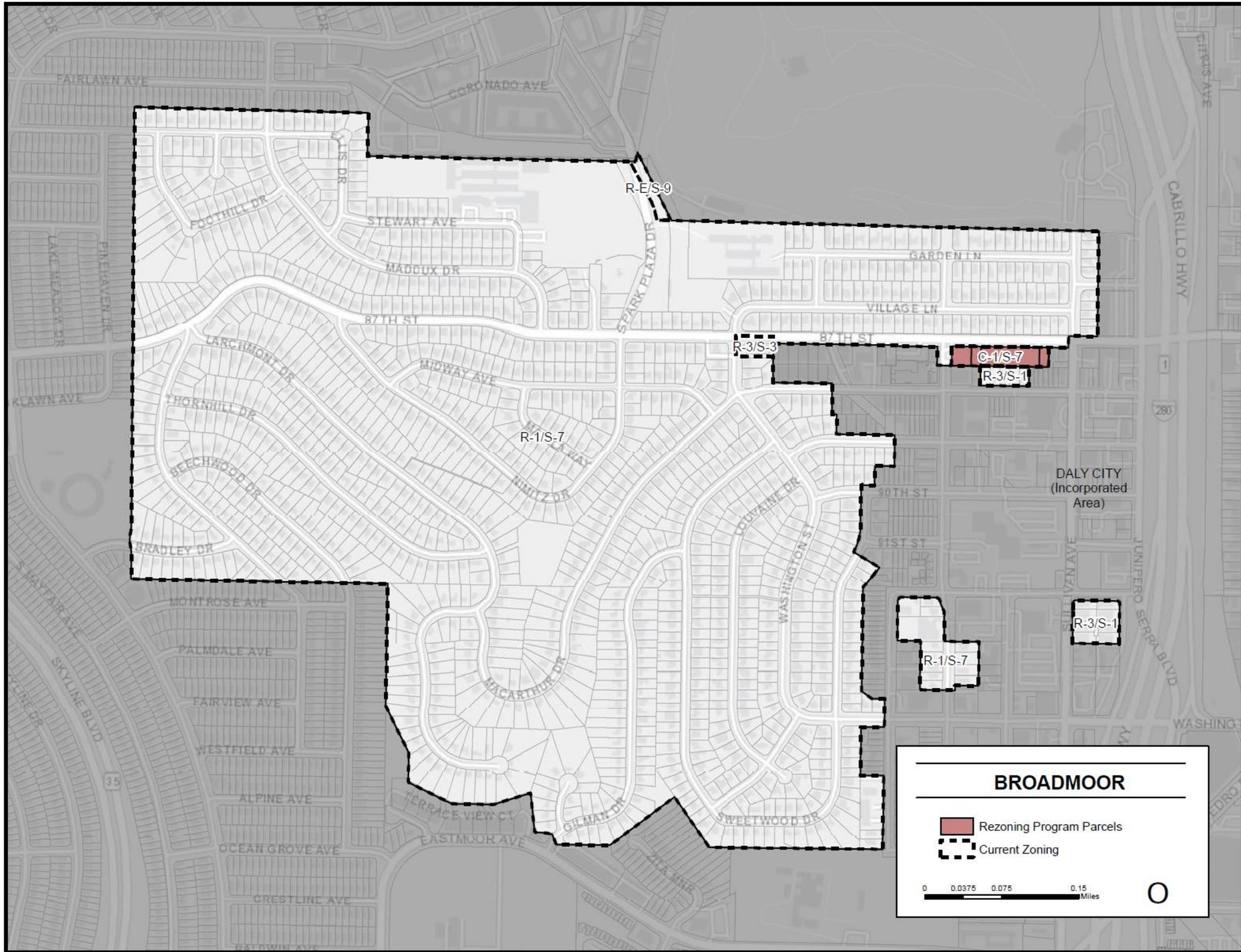
SITES INVENTORY VS RHNA

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



REZONING PROGRAM

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



BROADMOOR

- Rezoning Program Parcels
- Current Zoning

0 0.0375 0.075 0.15 Miles



DALY CITY
(Incorporated
Area)

R-E/S-9

R-3/S-3

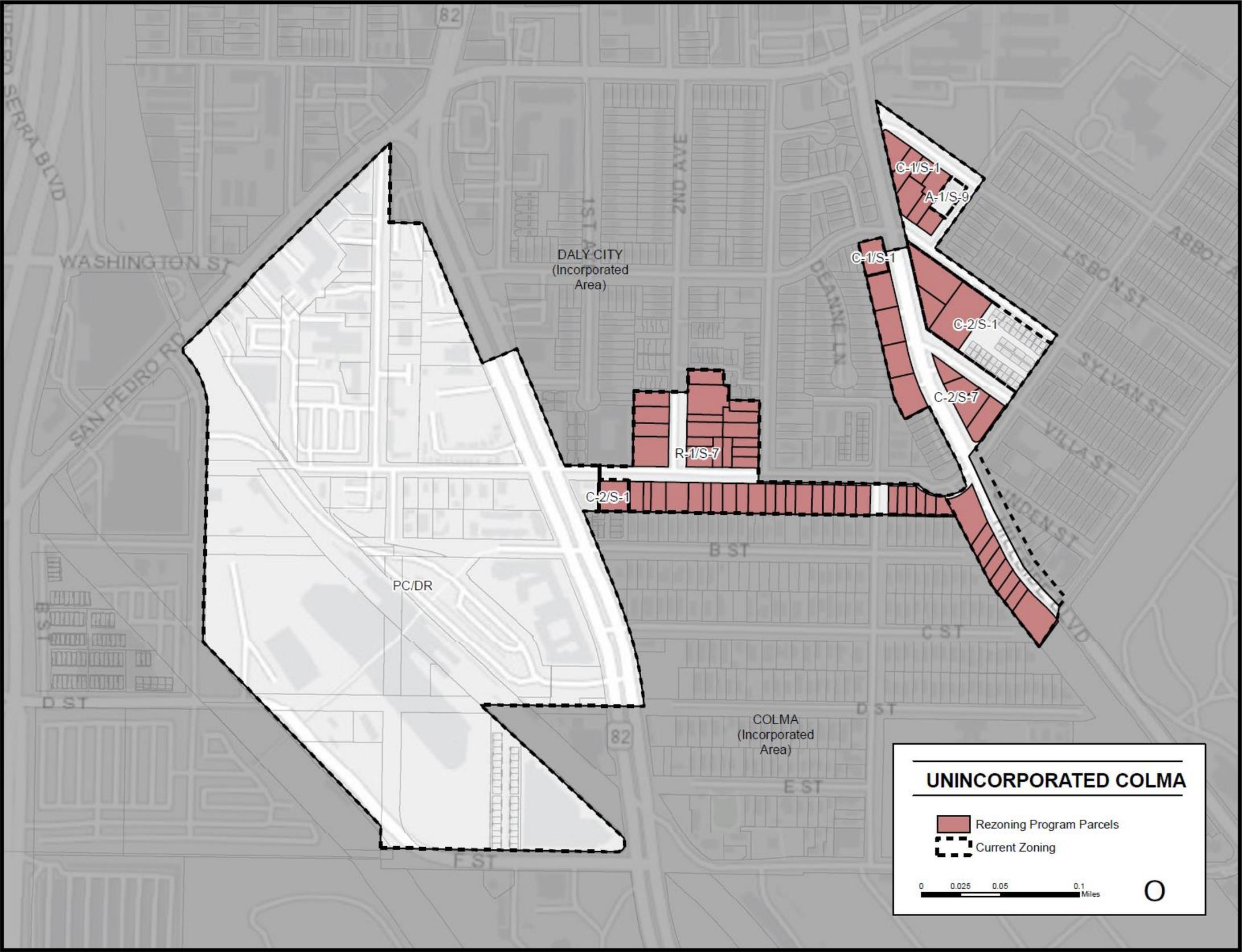
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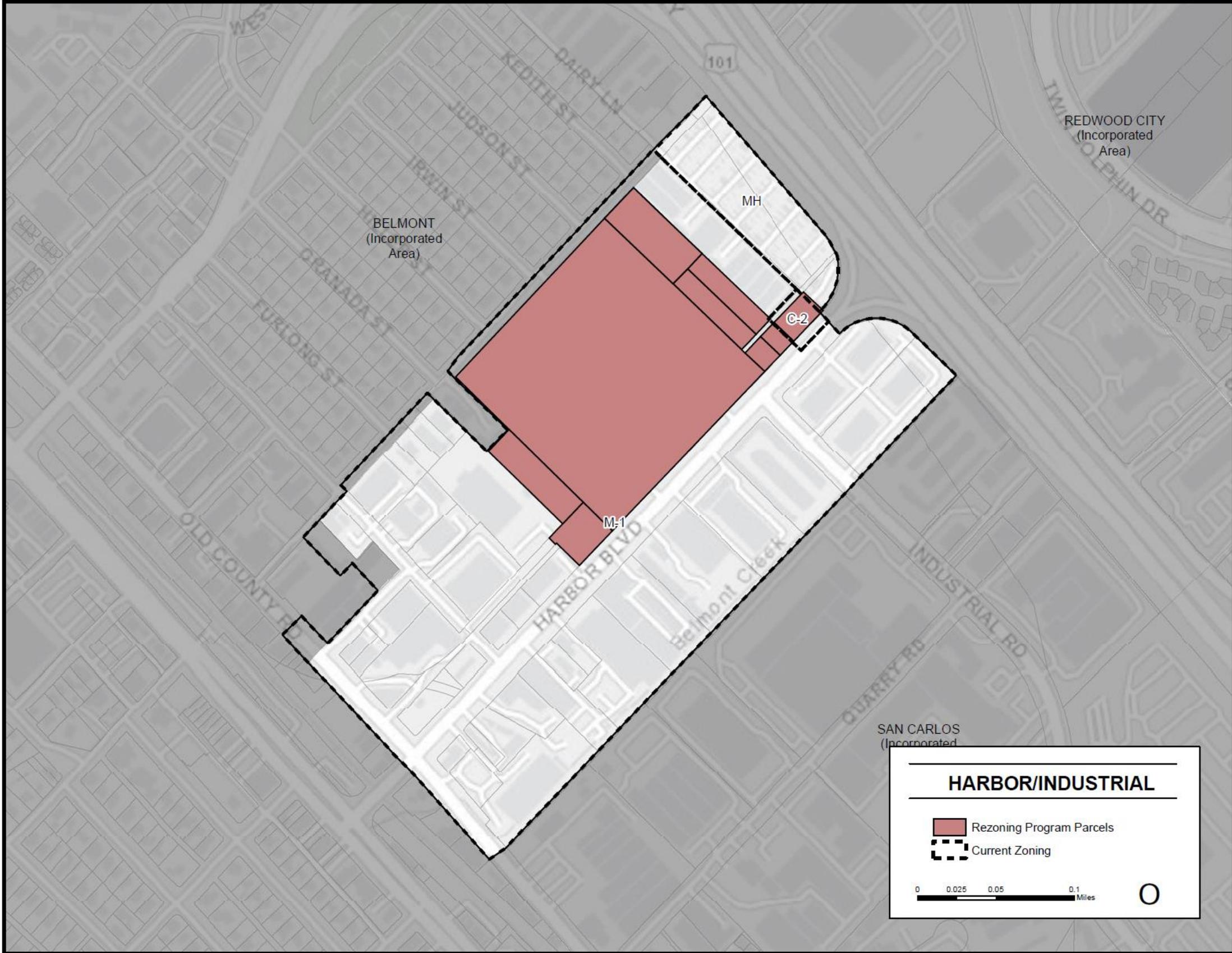
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R-1/S-7

R-3/S-1





BELMONT
(Incorporated
Area)

REDWOOD CITY
(Incorporated
Area)

SAN CARLOS
(Incorporated)

HARBOR/INDUSTRIAL

-  Rezoning Program Parcels
-  Current Zoning

0 0.025 0.05 0.1 Miles





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



HCD Review and Comment





HCD REVIEW AND COMMENT

- More extensive analysis, more granular analysis, more regional analysis and comparison
- More detailed description and assessment of needs and constraints, with additional data sources
- More specificity and firmer commitments in programs and policies
- More robust analysis of fair housing issues
- Some identification of missing components
- Better justification of development and redevelopment assumptions



HCD REVIEW AND COMMENT

More information on:

- County's compliance with fair housing complaint and referral processes
- Compliance with State ADU law
- Compliance with State Density Bonus Law
- Compliance with various transparency requirements – fees, permit processes
- Compliance with permitting of supportive, transitional, homeless housing



HCD REVIEW AND COMMENT

More information on:

- Local rents
- Coastal zone housing production
- The County's Inclusionary Housing Ordinance
- The County's Building Code



HCD REVIEW AND COMMENT

More analysis and description of:

- Integration and segregation, disparities in opportunity
- Areas of racially concentrated poverty and affluence
- Displacement risks, particularly from natural disaster
- Substandard housing stock
- Characteristics of homelessness



HCD REVIEW AND COMMENT

More specificity of Housing Programs:

- Firmer commitment
- More specific actions
- More detailed timelines and deadlines
- Specific funding amounts sought



HCD REVIEW AND COMMENT

More data on:

- Housing costs
- Coastal zone housing production
- Infrastructure constraints
- Fees and costs of housing production



HCD REVIEW AND COMMENT

Sites Inventory and Affirmatively Furthering Fair Housing Analysis:

- Housing Element should include more extensive neighborhood by neighborhood analysis of sites by income level, and the impact of locating housing sites in each identified area



HCD REVIEW AND COMMENT

Realistic Development Capacity:

- Need for more extensive assessment of developability and redevelopability; trends, neighborhood factors, site conditions

Suitability of Non-Vacant Sites:

- Provide trend data, current uses, market demand, improvement-to-land ratio, and other data indicating why non-vacant sites may be redevelopable



HCD REVIEW AND COMMENT

Small Sites:

- Developability/redevelopability of smaller sites in the Inventory

SB 9 Development:

- HCD rejected SB 9 projections based on applications received since SB 9 adoption

ADU Development:

- HCD rejected projections of ADU production based on trends since adoption of State ADU law in 2019



HCD REVIEW AND COMMENT

Rezoning program:

- More specificity of developability assumptions
- More backup data

Belmont rezoning program sites:

- Revision of Inventory in collaboration with Belmont



SITES INVENTORY AND RHNA

Outcomes:

- Lower ADU Projections
- Lower SB 9 Projections
- Loss of some small sites
- Loss of some Belmont sites
- Some adjustment of affordability assumptions across all sites
- Need for additional rezoning to accommodate significantly more units



SITES INVENTORY AND RHNA - STRATEGY

Strategy:

- Additional rezoning in unincorporated Colma, at higher densities
- Rezoning of some commercial and parking parcels in West Menlo Park
- Possible rezoning of some sites in Devonshire
- Comprehensive reassessment of all available sites and their capacity, with additional demonstration of developability
- Potential identification and rezoning of Coastal sites



NEXT STEPS

- Draft amendments in response to all comments
- Meet with HCD for clarification and discussion of proposed strategies
- Revised Sites Inventory, Rezoning Program, and Fair Housing Analysis
- Finalize amendments
- Review with HCD
- Recirculate Housing Element for public review
- Resubmittal and adoption hearings



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