



## BOARD OF SUPERVISORS

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Board of Supervisors Chambers  
400 County Center, Redwood City

### ITEM 5

Owner: ..... **N/A**

Applicant: ..... **Planning and Building Department**

File Number: ..... **N/A**

Location: ..... **Unincorporated County**

APN: ..... **N/A**

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



## OVERVIEW

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



## OVERVIEW

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



## ADDITIONAL INFORMATION

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All materials, including HCD comment letter, available at:

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



## AMENDMENTS IN RESPONSE TO HCD COMMENT

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



## **AMENDMENTS IN RESPONSE TO HCD COMMENT**

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



## AFFIRMATIVELY FURTHERING FAIR HOUSING

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



## SITES INVENTORY UPDATES

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





## REZONING PROGRAM

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



## REZONING PROGRAM

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



## **SITES INVENTORY AND REZONING PROGRAM**

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



## NEW POLICIES

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### Labor Standards:

“Encourage developers and contractors to evaluate hiring local labor, hiring from or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages.”



## NEW POLICIES

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### Zoning amendments for special needs housing:

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



## NEW POLICIES

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### South Coast Housing Study:

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



## NEXT STEPS

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



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## ADDITIONAL INFORMATION



## HOUSING ELEMENT COMPONENTS

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



## County RHNA: Current v 2023-2031

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



## SITES INVENTORY

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- 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

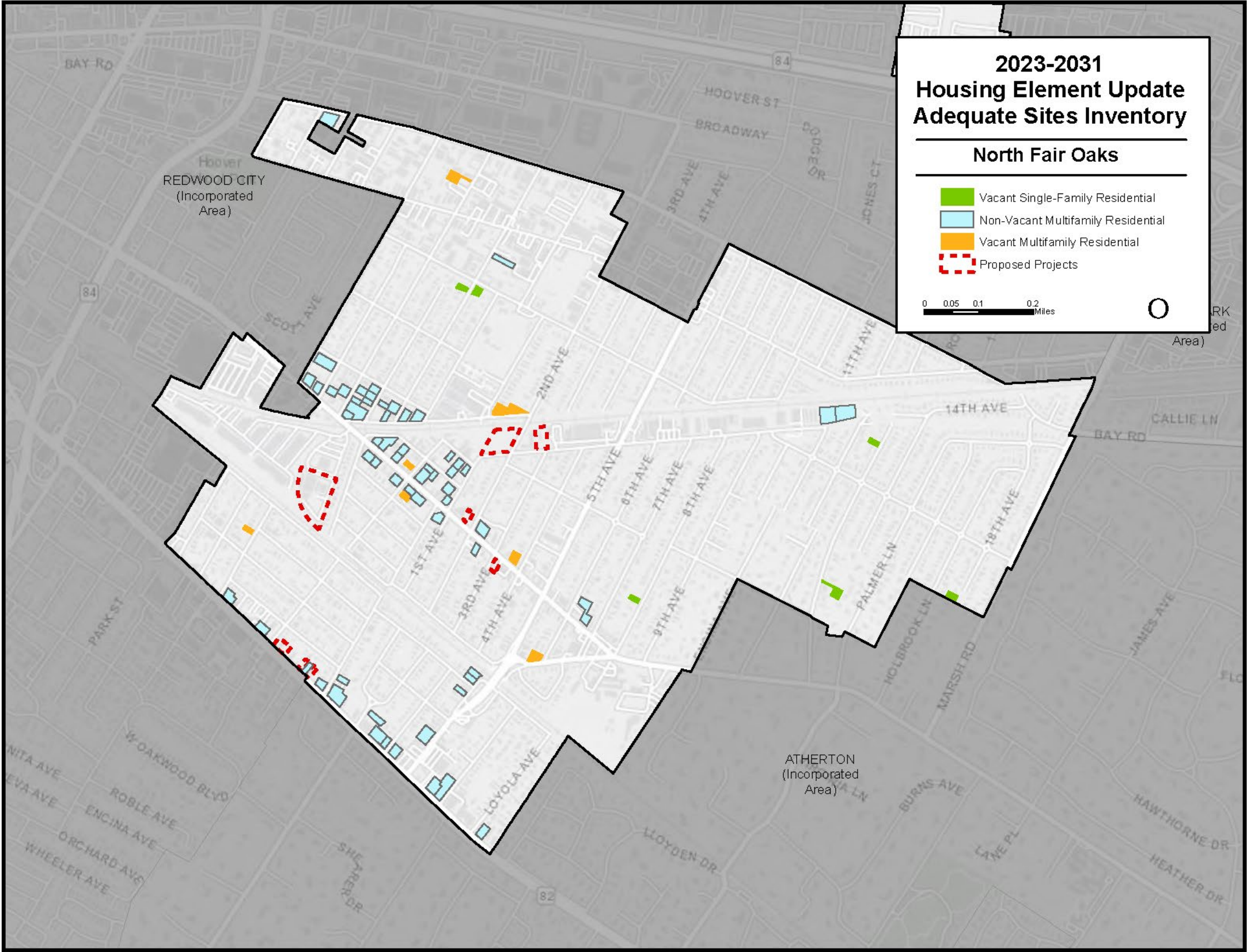


## SITES INVENTORY

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







## SITES INVENTORY VS RHNA

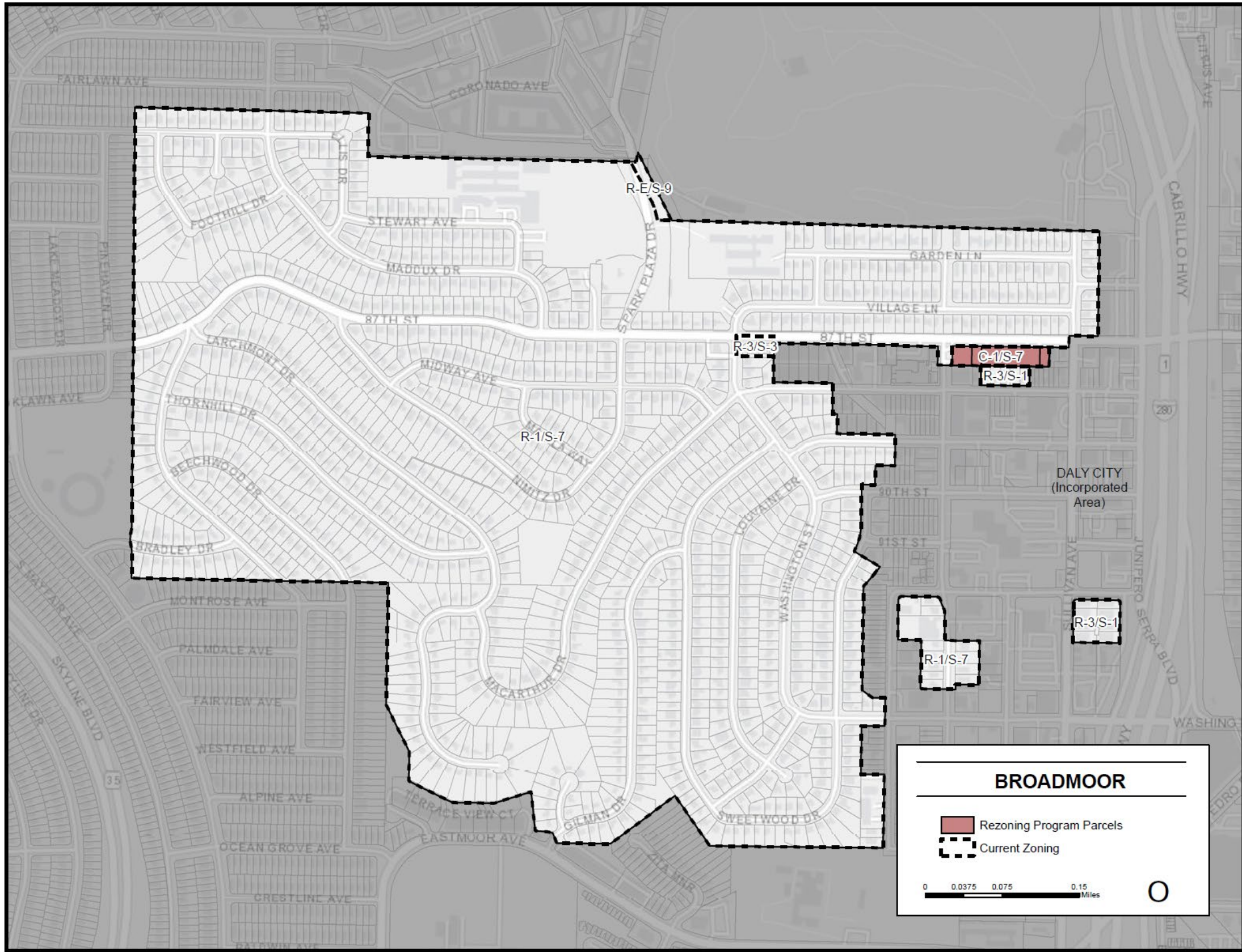
Income Category	RHNA	Vacant SFR	Vacant MFR	Non-Vacant MFR	Pipeline (RHNA Credits)	ADUs	SB 9 Units	Total Units	Surplus/ (Deficit)
Very Low	811	0	23	265	296	107	0	690	(121)
Low	468	0	22	260	239	107	0	627	159
Moderate	433	0	55	214	44	107	88	508	75
Above Moderate	1,121	493	181	645	147	36	88	1,589	468
Total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



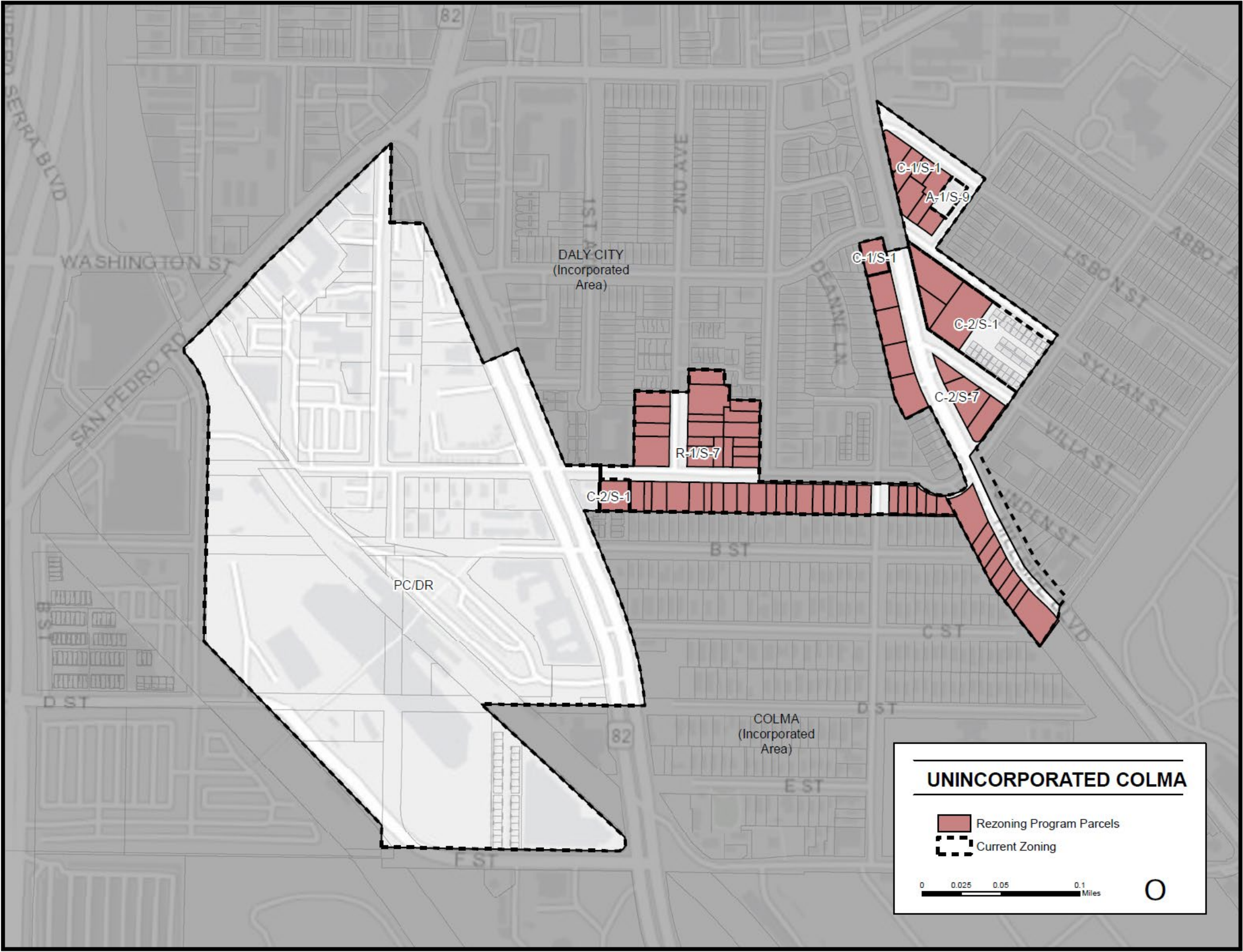
# REZONING PROGRAM

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











## SITES INVENTORY vs RHNA w/ REZONING

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