

ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation* (CCR Title 25 §6202)

Jurisdiction San Mateo County
Reporting Period 1/1/2016 - 12/31/2016

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
**Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate				7		7	
No. of Units Permitted for Above Moderate	50					50	

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016							Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	153										153
	Non-deed restricted											
Low	Deed Restricted	103										99
	Non-deed restricted		1	3							4	
Moderate	Deed Restricted	102										89
	Non-deed restricted		6	7							13	
Above Moderate		555	16	53	50						119	436
Total RHNA by COG. Enter allocation number:		913	16	60	60						136	777
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

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

**Table C
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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
HE 1	and rehabilitation of viable deteriorating housing to preserve existing housing stock and neighborhood		
1.1	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, available at https://housing.smcgov.org/sites/housing.smcgov.org/files/Consolidated-Plan-FY2013-14-FY2017-18-and-Action-Plan-FY2013-14-SMC-Urban.pdf and https://housing.smcgov.org/sites/housing.smcgov.org/files/Draft%20Annual%20Action%20Plan%20FY%202015-16%20For%20Public%20Review.pdf
1.2	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 linked in HE 1.1.
1.3	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.

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1.4	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.
HE 2	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,		
2.1	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.
2.2	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.
2.3	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
2.4	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	<p>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.</p>	2015-2018	<p>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.</p>
2.6	<p>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.</p>	2015-2017	<p>The Farm Labor Housing Needs Study is complete, and the County is formulating policy and programmatic measures to implement the Study's findings.</p>

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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		
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		
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		

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<p>Name of Program</p>	<p>Objective</p>	<p>Timeframe in H.E.</p>	<p>Status of Program Implementation</p>
<p>5.1</p>	<p>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.</p>	<p>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.</p>	<p>This analysis is ongoing; the 21 Elements collaborative has undertaken initial discussions, but the feasibility of such a program, and the utility of it for units in the unincorporated County, remains uncertain. This work may continue through 21 Elements, or the Home for All collaborative.</p>
<p>5.2</p>	<p>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.</p>	<p>Ongoing</p>	<p>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.</p>

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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		

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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 would require landlords to provide assistance for evictions caused by code enforcement issues; in pilot form, the program is in place. Regarding a broader demolition/conversion assessment and assistance program, analysis is ongoing, but on track.
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 potential second unit rehabilitation assistance program, which is in process.
HE 7	Provide Rent Subsidies. Provide rent subsidies to Extremely Low, Very Low, and Low Income households, through the		

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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		
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 an emergency moratorium on all closures while crafting strengthened closure regulation and mitigation measures.

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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, and is in the process of finalizing strengthened mobile home rent control regulations.
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 is strengthening 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		

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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		
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		

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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 analysis is ongoing, but no ordinance has been adopted.
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 unpermitted 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 County is near completion of a draft program, targeted for review by the County Board of Supervisors in August 2017.
HE 12	Amend Zoning and General Plan Land Use Designations to Meet Future Housing Needs. Modify general plan land use		

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12.1	Implement the zoning updates required to implement the updated Community Plan.	2015-2018	The first phase of the zoning updates required to implement the Plan were completed in 2016, and the second phase are on track for completion in 2017. However, the two remaining phases will probably require until 2019 for full adoption.
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	Consultants have been engaged for this work, and are studying the overlay zone, and will propose a program for review by the BOS late in 2017, or early 2018.
HE 13	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		

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13.1	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.
	There is no HE 14		
HE 15	Require Development Densities Consistent with General Plan. Continue to require development densities that are		
15.1	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.
HE 16	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		

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16.1	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.
16.2	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, and has postponed either rezoning until other efforts and rezonings are complete.
HE 17	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,		

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<p>17.1</p>	<p>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.</p>	<p>Ongoing, dependent on resources to accomplish a General Plan update.</p>	<p>No General Plan or Specific Plan update has been initiated since adoption of this policy.</p>
<p>17.2</p>	<p>Encourage infill development on vacant or redevelopable lots in already developed areas, near existing infrastructure, and prioritize funding assistance for infill development where possible.</p>	<p>Ongoing</p>	<p>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.</p>
<p>17.3</p>	<p>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.</p>	<p>Ongoing</p>	<p>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.</p>

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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 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		

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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.
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

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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 continues to explore potential policy options, and will report any policy recommendations to the BOS in early 2018.
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.

**Table C
Program Implementation Status**

Program Description (By Housing Element Program Names)	<p align="center">Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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 has not been initiated.

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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.
HE 19	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		

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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 identified, and will be reviewed by the BOS in 2018.
HE 20	Support Development of Affordable and Special Needs Housing on Available Sites. Continue to support		
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, but specific identification of housing sites within the system has not been completed.

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Program Description (By Housing Element Program Names)	<p>Housing Programs Progress Report - Government Code Section 65583.</p> <p>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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		
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.
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.

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HE 22	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		
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.
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		
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.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
He 24	Grant Density Bonuses for Development of Affordable Housing. Continue to grant density bonuses for the development of below-moderate income housing as		
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	Establish methodology and obtain Board approval by May 2016.	This method has not been completed, nor presented to the Board.
HE 25	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		
25.1	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,	Ongoing	The County encourages such projects, but no relevant projects have been proposed in the unincorporated portions of the County since adoption of the Housing Element.
HE 26	Use Available Financing Programs to Support Affordable Housing Development. Continue to support the development of affordable housing for a range of incomes		
26.1	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	Ongoing	The County Department of Housing continues to provide these funds.

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HE 27	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		
27.1	Provide affordable housing and supportive services for elderly and/or disabled persons and households, including persons	Ongoing	The County continues to provide this support and these services.
	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. Continue to collaborate with County agencies (HSA, Behavioral Health, Health Plan, and others) and community	Ongoing	The County continues to collaborate with these agencies and partners.
	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	Create and adopt “Universal Design” standards and checklist by May 2016, and	These standards have not been created.

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	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	The Planning and Building Department is currently using its discretionary authority to grant such exemptions.
	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	Explore and adopt a formal reasonable	This process has not been created.
27.2	Incentivize and support affordable housing opportunities for		
	A. Use available funding programs (HOME, CDBG, and others) to support affordable family housing for families with	Ongoing	The County continues to use available funding for these purposes.
	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.
	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,		
	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.

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	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	2015-2016, and ongoing.	The County has identified sites with expansion potential, and will continue to implement the findings of the completed Needs Study.
	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	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.
	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	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		
	A. Select a consultant to complete the study.	October 2014	The Consultant was selected.
	B. Working with the selected consultant and all relevant stakeholders, complete a comprehensive Farmworker	2014-2016	The Needs Study has been completed..
27.5	Provide affordable housing opportunities and supportive		
	* Continue to support HOPE Plan implementation efforts, as listed in HE 28.3.	See 28.3	The County continues to support HOPE Plan implementation.
	* Continue to use available local, state, and federal funding programs to support emergency, transitional, and permanent	Ongoing	The County continues to support these housign types.
	* 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		

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	* 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	The County continues to explore housing overlay zone, which would incentivize the inclusion of additional affordable housing, as well as implementing the County's Inclusionary Housing Ordinance and Density Bonus Ordinance. However, identification of new policies/exemptions, through the affordable housing overlay zone or otherwise, has not been completed.
	* 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,	This analysis has not been initiated.
HE 28	Support Public-Private Partnerships for Affordable Housing Development. Support the San Mateo County Housing Endowment and Regional Trust (HEART) and other		
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.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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	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	Ongoing	The County has committed to and is continuing to fund the ongoing 21 Elements collaborative.
HE 29	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		
29.1	Explore the financial feasibility and possible structure for a housing land trust.	Completion of study and	This analysis will begin in 2017.
29.2	If a housing land trust is determined by the Board of Supervisors to be both feasible and desirable, establish the	2018-2020, based on feasibility of	TBD, dependent on 29.1
HE 30	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		
30.1	Consider amending the County's Inclusionary Housing ordinance to add an inclusionary requirement for larger-scale	2015-2017; presentation for	This analysis has not been initiated.

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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	2015-2017; presentation to Board of Supervisors by	Creation of the administrative guidelines has not been initiated.
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	2015-2017. Presentation to Board of	These revisions have not been initiated.
HE 31	Consider Establishing a Housing Impact Fee on Employment-Generating Development. Build on existing preliminary research regarding the possibility and requirements for		
31.1	Complete a nexus study of a linkage fee for the unincorporated County, building on the existing nexus study of	The study is ongoing, and	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	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		
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	Revisions to the second unit ordinance are underway, and	The Second Unit ordinance revisions are complete, and the ordinance is adopted and in force.

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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;	The ADU "amnesty" program is in process and on schedule for presentation to the Board of Supervisors in August 2017.
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	2016-2018, contemporaneous with creation of the	The County Housing Department has identified available funding, which will be included in the program presented to the BOS in 2017.
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	2016-1018; templates created by March 2017, incorporated in	The County has determined that these templates are not a useful incentive, and this portion of the program has been terminated.
HE 33	Encourage Self-Help Housing Developments. Continue to		
33.1	Continue to support self-help groups such as Habitat for Humanity that use “sweat equity” to make housing more	Ongoing	The County continues to provide such support.
HE 34	Promote Shared Housing. Encourage shared housing as a way to use existing housing stock to fit diverse housing		
34.1	Continue to Support HIP Housing’s Home Sharing Program	Ongoing	The County continues to support HIP.
HE 35	Promote Community Awareness and Involvement in Meeting Housing Needs. Continue to increase public awareness of housing needs and reduce opposition to		
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	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	Ongoing	The County continues to provide this support.

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HE 36	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		
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,	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	2012-2014 (as part of General	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		
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	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		

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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	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.
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		
39.1	Assess the appropriateness of permitting plastic/PVC piping in new residential construction, and potentially amend County	2016-2018; feasibility	The County Board of Supervisors has adopted new regulations allowing use of PVC piping.
HE 40	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		
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	Create a basic curriculum for education by	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		

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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		
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	Ongoing	The County continues to support these efforts.
HE 43	Promote Community Participation in Housing Plans. Promote broad community participation in the		
43.1	Provide community education materials and outreach regarding housing needs, and support efforts by nonprofits and jurisdictions to promote diverse community participation in	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,		
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	Ongoing	The County encourages such development, both through target funding, and through regulatory changes in new area plans and zoning updates.

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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	Ongoing	The County continues to participate in all of these collaborative efforts, as well as the new interjurisdictional "Home for All" housing initiative.
HE 45	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		
45.1	Continue to use CDBG funds to fund fair housing enforcement, education, and technical assistance in the County. Adhere to the implementation plan included in	Ongoing	The County continues to follow the most recent implementation plan in the County's Fair Housing Strategy.
45.2	Ensure that fair housing information is disseminated and readily available at public locations throughout the County, including County offices and other public County locations,	Ongoing.	This policy has not been initiated.
45.3	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	Formalize and publicize program by August 2017.	This policy has not been initiated.
45.4	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	Research ordinance in 2016; creation and	This policy has not been initiated.
HE 46	Ensure New Multifamily Development Meets Accessibility		
46.1	Ensure that all new, multifamily construction meets the accessibility requirements of the federal and State fair housing	Ongoing	The County assesses all new development to ensure appropriate accessibility requirements.
HE 47	Revise Zoning and Land-Use Policies Negatively Impacting		

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Program Description (By Housing Element Program Names)	<p>Housing Programs Progress Report - Government Code Section 65583.</p> <p>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</p>		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
47.1	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	Ongoing, as General Plan and specific area plan	No General Plan update has been initiated as yet.
HE 48	Promote Energy Conservation in Existing Housing. Promote energy conservation in existing housing through a variety of		
48.1	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.
48.2	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.
48.3	Encourage low-income homeowners or renters to apply for free energy audits and home weatherization through the federal Department of Energy's Weatherization Assistance	Ongoing	The County Housing Department encourages such applications, as does the County's Office of Sustainability.
48.4	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.
HE 49	Promote Higher Density and Compact Developments. Promote higher density, compact development, including		
49.1	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.

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
HE 50	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,		
50.1	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	Should resources for a General Plan update become	No General Plan update has been initiated as yet.
50.2	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.
HE 51	Be Accountable and Transparent in Monitoring and Reporting Progress in Implementing Housing Element		
51.1	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.
51.2	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	Ongoing/Annual	The County will be providing annual updates for the remainder of the Planning Period.
51.3	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	Ongoing	Through the 21 Elements collaborative, the County participates in regular updates on such multijurisdictional or countywide activities.