



County of San Mateo

Inter-Departmental Correspondence

Department: PLANNING AND BUILDING

File #: 23-164

Board Meeting Date: 3/28/2023

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Community Development Director

Subject: Annual Progress Report on the 2014-2022 Housing Element and Regional Housing Needs Allocation

RECOMMENDATION:

Adopt a resolution accepting the County's Annual Progress Report for calendar year 2022 regarding the progress that has been made towards implementing the County's 2014-2022 Housing Element and meeting the County's 2014-2022 Regional Housing Needs Allocation (RHNA).

BACKGROUND:

The San Mateo County Board of Supervisors adopted the County's 2014-2022 Housing Element of the General Plan in April of 2015, and the adopted Housing Element was certified by the California Department of Housing and Community Development (HCD) as compliant with State law.

The Housing Element, as required by law, assesses the County's existing and projected housing need, describes the County's RHNA and the sufficiency of existing developable or re-developable residential sites to meet the RHNA, and establishes policies and programs to facilitate, incentivize, and directly support housing production and rehabilitation. The County's Housing Element is available [here](#).

The Housing Element Chapter 9 describes the County's RHNA, which is the County's share of regional housing need from 2014-2022, as estimated by the HCD and the Association of Bay Area Governments (ABAG) and provides an inventory of developable or re-developable sites to meet the RHNA. Chapter 10 presents the Housing Element Policies and Programs.

Per California Government Code Section 65400, each jurisdiction with an adopted Housing Element must complete an annual report on the progress of implementing the policies in its Housing Element and must also provide a report on annual housing production, for comparison against the jurisdiction's RHNA. This report must be completed on forms prescribed by the State's HCD, and has to be:

1. Submitted to both HCD and the Governor's Office of Planning and Research

(OPR); and

2. Reviewed at an annual public hearing of the local legislative body.

The APR is a summary of ongoing and completed activities and requires no action by the Board of Supervisors apart from receiving the report.

DISCUSSION:

Attachment A provides the information required, in the prescribed form, to meet the annual reporting requirements in Government Code Section 65400. The attachment shows:

- a. The number of new units permitted since adoption of the Housing Element, by year and affordability level.
- b. The number of new units created compared to the affordability targets of the County's Regional Housing Needs Allocation.
- c. The policies of the Housing Element, their objectives and implementation timelines, and implementation status.

The County's 2014-2022 RHNA is shown below.

San Mateo County Regional Housing Needs Alloc		
Income Level	RHNA 5 Allocation	%
Very Low Income (50% AMI)	153	17%
Low Income (60% AMI)	103	11%
Moderate Income (80% AMI)	102	11%
Above Moderate Income	555	61%
TOTAL:	913	100%

Assessment of units permitted vs the County's RHNA, included in Attachment A, shows that while the County is close to reaching the overall unit target, it remains below the requirement for various lower income categories.

The County Housing Element contains 53 policies, each with a designated lead agency (or agencies), an implementation timeline, and various goals and objections related to implementation. There are approximately 130 discrete actions the County has committed to pursue. Each of these policies is presented in more detail in Attachment A. In general, the County has remained on the anticipated implementation timeline for most policies, although some policies have been modified, some have been curtailed, and some are ongoing and will continue beyond 2022.

Examples of Housing Element policies implemented in the 2014-2022 period include:

- a. Adoption of an Affordable Housing Impact Fee (complete)
- b. Updates to the Accessory Dwelling Unit regulations (complete)

- c. Mobile Home Rent Control and Conversion Ordinance Updates (complete)
- d. Continued leadership on interjurisdictional collaboration on housing issues, including 21 Elements and the County-led Home for All initiative (ongoing)
- e. Agricultural Workforce Housing Needs Assessment, Assessment of Regulatory Barriers to Agricultural Worker Housing, and continued assistance with farm labor housing (complete and ongoing)
- f. Continued allocation of funding for new housing, housing rehabilitation, and housing assistance through Measure K, the County's adopted Housing Impact Fee, and other sources (complete and ongoing)
- g. Expansion of the County's multifamily rental health and safety inspection program (complete)
- h. Updates to the County's Density Bonus Ordinance (complete)
- i. Adoption of high-density residential mixed-use zoning in the North Fair Oaks community (complete)

The County continues to implement the policies incorporated in the County Housing Element, among other ways by working to provide greater affordability and availability of housing of all kinds for all County residents.

The 2014-2022 Housing Element will be replaced by the 2022-2031 Housing Element, which was reviewed by the Board of Supervisors on December 6 and December 13, 2022, and has been submitted to HCD for review. After HCD review, the updated Housing Element will return to the Board of Supervisors for further action. The 2014-2022 RHNA will also be replaced by the new RHNA incorporated in the 2022-2031 Housing Element. This APR is the final report of the 2014-2022 Housing Element cycle.

The resolution has been reviewed and approved by County Attorney's Office as to form.

FISCAL IMPACT:

This is an informational item only. Acceptance of the Annual Progress Report has no fiscal impact.

ATTACHMENTS:

2014-2022 Housing Element Annual Progress Report